



**PLANNING BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, September 16, 2024
4:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the September 16, 2024 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for general and agenda items. Public comment on agenda items will be allowed when that item is called. Please complete and submit a comment card to the Clerk.

3. Approval of Minutes

a. July 15, 2024

4. Action Items -

a. Election of Officers

Following the August Special Election, the Board will need to appoint both a Chair and Vice Chair for the remainder of 2024-25.

Requested Actions:

Motion to APPOINT _____ as the Committee Chair for 2024-2025.

Motion to APPOINT _____ as the Committee Vice Chair for 2024-2025.

b. 2025 Planning Board Meeting Dates

Review of proposed meeting dates for the 2025 calendar year.

5. Ordinances - Sitting as the Local Planning Agency -

a. Ordinance 2024-03: Permitting Attached Single-family Residential in the Resort Facilities Medium Zoning District and Adjusting Subdivision Lot Coverage Standards

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CITY'S LAND DEVELOPMENT CODE DIVISION 14 – RFM RESORT FACILITIES MEDIUM DISTRICT, SECTION 14.2. – PERMITTED PRINCIPAL USES AND STRUCTURES, AND DIVISION 24 – SUBDIVISIONS, SECTION 24.9. – DEVELOPMENT AND SUBDIVISION OF SINGLE-FAMILY ATTACHED DWELLINGS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

This ordinance contains the modifying language applied for under Land Development Code Text Change 24041.

Motion Request: Motion to recommend approval of Ordinance 2024-03 to the City Commission.

b. Ordinance 2024-07: Awarding 12 Units From The Boutique Hotel/Condo District Temporary Lodging Unit Density Pool to 4200 Gulf Boulevard (Miramar Beach Resort)

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR THE ALLOCATION OF 12 UNITS OF TEMPORARY LODGING DENSITY UNDER THE PROVISIONS OF THE BOUTIQUE HOTEL/CONDO DISTRICT TEMPORARY LODGING UNIT DENSITY POOL, AS ESTABLISHED IN THE CITY OF ST. PETE BEACH COMPREHENSIVE PLAN, TO PROPERTY LOCATED AT 4200 GULF BLVD (MIRAMAR BEACH RESORT), AND REVERTING THE 15 TEMPORARY LODGING UNITS ALLOCATED UNDER ORDINANCE 2021-04 BACK TO THE NAMED DENSITY POOL; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

This request is a companion to Resolution 2024-08 (Conditional Use Permit #24038).

Action Request: Motion to recommend approval of Ordinance 2024-07 to the City Commission.

6. Conditional Use Permits -

a. Resolution 2024-08 (Conditional Use Permit #24038): 4200 Gulf Blvd (Miramar Beach Resort)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, APPROVING A CONDITIONAL USE PERMIT, PURSUANT TO SECTIONS 39.6.(p) AND 46.4.(c) OF THE LAND DEVELOPMENT CODE, TO ALLOW THE PARTIAL REDEVELOPMENT OF A TEMPORARY LODGING USE THAT WILL INCLUDE 50 TOTAL TEMPORARY LODGING UNITS, OR 64.2 UNITS PER BUILDABLE ACRE, WITH NEW STRUCTURE THAT WILL EXTEND TO 76 FEET ABOVE BASE FLOOD ELEVATION WITH NON-HABITABLE OVERRUN NOT TO EXCEED 86 FEET ABOVE BASE FLOOD ELEVATION, TO PARCEL # 07-32-16-07380-000-0120 WITH ADDRESS OF 4200 GULF BOULEVARD; INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

This is a companion to Ordinance 2024-07.

Motion Request: Motion to recommend approval of Resolution 2024-08 to the City Commission with included conditions.

7. Discussion Items

8. Adjournment -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

**The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.**

DRAFT PLANNING BOARD MEETING MINUTES

July 15, 2024 4:00PM

MEMBERS PRESENT: Tiffany Secka, Chair
Tom DeYampert, Vice Chair (via Zoom)
Sam Angelides, Jr., Member
David Hubbard, Member
Susan Konczal

STAFF PRESENT: Matthew McConnell, Assistant City Attorney
Jennifer McMahon, Chief Operating Officer
Ginny Bodkin, Deputy City Clerk
Brandon Berry, Senior Planner

Chair Secka called the meeting to order at 4:00 PM, followed by the Pledge of Allegiance.

1. Approval of the Agenda – Chief Operating Officer Jennifer McMahon announced that this would be Chair Secka’s last meeting for the Planning Board and thanked her for her many years of service. Shawn Rae will be the new member; an election of Chair and Vice Chair will be on the next agenda.

Motion: Member Hubbard moved, and Member Angelides seconded to approve the July 15, 2024 agenda as presented: the motion passed unanimously.

2. Audience Comments –

None.

3. Approval of Minutes – March 18th and May 20th, 2024

Member Konczal referred to punctuational corrections to be made by the Clerk.

Motion: Member Hubbard moved, and Member Angelides seconded, to approve the March 18 and May 20, 2024, minutes as presented: the motion passed unanimously.

4. Discussion Items –

a. Coastal Resiliency Planning

Brandon Berry, Senior Planner, made a presentation to the Board of a high-level review of resiliency planning efforts focusing on coastal protection, flood mitigation, and stormwater management. His presentation is part of the meeting record. Mr. Berry reviewed the short and long-term recommendations from the St. Pete Beach Vulnerability Report and Resilient Pinellas Action Plan from 2023, as well as the Resilient Pinellas Goals and Policies. He went on to define and describe SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analyses and how they are used by businesses and communities as a starting point for identifying existing resources and those needed in the future. He asked the Board for general SWOT input on resilience in the community.

Chief Operating Officer Jennifer McMahon explained that the City Commission directed staff to begin the process with this Board, then possibly an outside committee with professional experience along with community meetings with businesses, residents and the Commission, with the goal of a

creating scope of work to put out to bid for a firm for a master plan to include dollar amounts. This is a first step, although some studies have been completed. Assistant City Attorney Matthew McConnell added that resiliency is a broad umbrella, and a future plan may entail a phased, 10-year (or more) plan.

Public Works Director Mike Clarke was present to answer questions. Board discussion ensued:

- Most of data in reports is hard data; infrastructure has not changed, but nature does
- Brief overview of the districts and Gulf Blvd. during recent storms
- How to create infrastructure for storm and flood mitigation
- Difference between inland rainwater and rise over seawalls
- The City is working on two potential preventatives – tidal check valves and chimney structure/s to allow water to rise and fall
- Collaborating with other communities on innovative ideas
- Sea level rise and budgeting
- Public Works/Engineer adding sustainability review to all projects
- Potential of reconfiguration of the internal drainage system connecting the storm water basins, interconnecting watersheds
- Public property vs. private residences (seawalls)
- Industry standard every six years for cleaning of water and sanitary pipes
- Estimate of \$22-25,000 per household cost for undergrounding – Duke and Spectrum do some on their own; potential underground strikes of other utilities
- Funding priorities are discussed as the budget is built - “worst first”
- Flooding at intersections
- Public Works is currently managing six grants and always looking for others

Following the discussion, Ms. McMahon reviewed the Strengths, Weaknesses, Opportunities and Threats that were identified during Board discussion and asked for any additions.

Strengths: Some repetitive data has already been collected on structure, undergrounding already completed in Pass-A-Grille and Gulf Blvd., putting resiliency in existing projects, the identification of watersheds, the ability to clean and televise pipes, numerous studies have been completed, the Adopt-a-Drain Program.

Weaknesses: Stormwater, high check valves in some locations, pipe cleaning out of date, utility breaks (uncertainty of utility locations), lack of plan for District 1.

Opportunities: District 1, high check valve maintenance and protection, innovation (new technology), grant funding, millage rate, special assessment, intersections identification, connecting watersheds underneath, undergrounding in neighborhoods, prioritizing, Boca Ciega Project, seawall heights, elevating residences, more pervious surfaces older properties and shell removal, outfall system check, more inlets per outfall.

Threats: Money, budget, sea level rise. Balancing the change in level of service, blocked pipes (storm, sewer, etc.), utilities underground (can be months before damage is realized).

Ms. McMahon will summarize the findings and distribute them to the Board through the Clerk's Office.

b. Right-of-Way Application for Marine Contractors & Commercial Operators

Mr. Berry provided an update on the expected cost for the permits as discussed at the May 2024 meeting, where consensus was to base costs on the number of vessels. Staff researched other jurisdictions and the standard is \$125 to \$150 per vessel. Ms. McMahon indicated that this is a similar price structure to business tax receipts. Per suggestion, the City can ask for input from owner/operators prior to moving forward. Ways to monitoring for permits was discussed.

Following that discussion, Attorney McConnell added his gratitude to Chair Secka for her service to the Board and City over the years. He also reminded the members that this is the only Board meeting at 4:00pm; the Historic Preservation Board moved to an earlier time; the Board may change their meeting time by a majority vote if desired. Members Hubbard and Angelides were content with the current start time.

6. Adjournment –

There being no further business, Chair Secka adjourned the meeting at 5:30 PM.

These minutes will be considered for approval at the August 19, 2024 meeting of the Planning Board.

**PLANNING BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: 2025 Planning Board Meeting Dates

Action Request: Motion to approve the proposed 2025 Planning Board meeting dates.

Strategic Objective:

Date: September 16, 2024

Prepared By: Ariana Wilson, Assistant to the City Clerk

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Review of proposed meeting dates for the 2025 calendar year.

Funding: N/A

Attachments: 1. Proposed Meeting Dates

Notice of Meetings
Planning Board
2025

The Planning Board meets on the third Monday of the month in the Commission Chambers of City Hall, 155 Corey Avenue, St. Pete Beach, Florida.

<u>Meeting Date</u>	<u>Time</u>	
January 27, 2025*	4:00 pm	*(Moved due to MLK holiday)
February 24, 2025*	4:00 pm	*(Moved due to Pres Day holiday)
March 17, 2025	4:00 pm	
April 21, 2025	4:00 pm	(day after Easter)
May 19, 2025	4:00 pm	
June 16, 2025	4:00 pm	
July 21, 2025	4:00 pm	
August 18, 2025	4:00 pm	
September 15, 2025	4:00 pm	
October 20, 2025	4:00 pm	
November 17, 2025	4:00 pm	
December 15, 2025	4:00 pm	

Meeting to elect the Chair and Vice Chair will be on April 21, 2025, or the soonest meeting thereafter.

*Rescheduled due to holidays

The Code of Ordinances pertaining to this board can be found at:

https://www.municode.com/library/fl/st._pete_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BOCOC_O_ARTVIIIPLBO

**PLANNING BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Ordinance 2024-03: Permitting Attached Single-family Residential in the Resort Facilities Medium Zoning District and Adjusting Subdivision Lot Coverage Standards

Action Request: Motion to recommend approval of Ordinance 2024-03 to the City Commission.

Strategic Objective:

Date: September 16, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Ely Payne of Baysite Engineering LLC for SMILEY'S SNACK SHACK INC. requests text amendments to the Land Development Code to allow "attached single-family" developments (townhouses) in the Resort Facilities Medium zoning district, and allow for lot coverage maximums for attached single-family developments to be based upon the total zoning lot area, rather than the individual subdivided parcels.

Funding: N/A

Attachments:

1. Ordinance 2024-03 (Draft)
2. Staff Report
3. Ordinance 2024-03 - Business Impact Estimate
4. Application with Request
5. Agent Authorization

Ordinance 2024-03

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CITY'S LAND DEVELOPMENT CODE DIVISION 14 – RFM RESORT FACILITES MEDIUM DISTRICT, SECTION 14.2. – PERMITTED PRINCIPAL USES AND STRUCTURES, AND DIVISION 24 – SUBDIVISIONS, SECTION 24.9. – DEVELOPMENT AND SUBDIVISION OF SINGLE-FAMILY ATTACHED DWELLINGS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City's use standards for the RFM District and attached single-family developments have remained relatively unmodified since their adoption in 2003.

WHEREAS, the applicant for this text amendment made complete an application on June 24, 2024 to request adding "attached single-family" as a permitted residential dwelling type in the RFM District.

WHEREAS, Staff reviewed the request at Technical Review Committee on July 17, 2024 where no concerns were expressed about the aforementioned request, but where Staff indicated that the layout of townhouse lots the applicant proposed for a companion plat were not of sufficient permeable surface to permit administratively.

WHEREAS, at the July 17, 2024 Technical Review Committee, the applicant chose to amend their request to modify the City's subdivision regulations to have permeability requirements calculated at the development rather than the individual parcel level.

WHEREAS, Staff has reviewed this request as amended and found it to be consistent with the City's Comprehensive Plan and other related regulations in the Land Development Code.

WHEREAS, the Planning Board reviewed this request at the September 16, 2024 meeting and recommended [approval/denial/approval with conditions] of this Ordinance to the City Commission with a vote of [x-x].

WHEREAS, this Ordinance is exempt from the requirement to prepare a business impact estimate pursuant to Florida Statute 166.041(4)(c)7.b. as amended through the 2024 session.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2. The Land Development Code is amended as shown in EXHIBIT A to this Ordinance.

SECTION 3. Codification. This Ordinance shall be codified in the Land Development Code of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This ordinance shall take effect immediately upon adoption.

FIRST READING: _____
 PUBLISHED: _____
 SECOND READING: _____
 PUBLIC HEARING: _____

CITY COMMISSION, CITY OF ST. PETE
 BEACH, FLORIDA.

 Adrian Petrila, Mayor

I, Amber LaRowe, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2024.

Words ~~stricken~~ through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Andrew Dickman, City Attorney

Words ~~stricken~~ through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

EXHIBIT A

Land Development Code Division 14 – RFM RESORT FACILITIES MEDIUM shall be amended as follows:

Sec. 14.2. Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RFM Resort Facilities Medium District are as follows:

(j) Residential dwellings—~~Multifamily-only~~ and attached single-family.

Land Development Code Division 24 – SUBDIVISIONS shall be amended as follows:

Sec. 24.9. - Development and subdivision of single-family attached dwellings.

Except in the RU-1, RU-2, RLM-1 and RLM-2 districts where single-family attached dwellings are not permitted, the design and the platting of developments containing single-family attached dwellings shall meet the following requirements:

(b) Notwithstanding the provisions of section 24.8(f), the minimum width of an individual unit within a single-family attached development shall be 16 feet, and when subdivided into separate lots, the maximum lot coverage for an individual zoning lot shall be 70 percent.



**PLANNING DIVISION
LAND DEVELOPMENT CODE TEXT CHANGE
STAFF REPORT TO THE
CITY OF ST. PETE BEACH PLANNING BOARD**

CASE NO.: 24041
APPLICANT/AGENT:
PREPARED BY:

HEARING DATE: September 16, 2024
Baysite Engineering LLC for Smiley's Snack Shack Inc.
Brandon Berry, Senior Planner

REQUEST

This application is a request for a Two-Part Land Development Code Text Change as amended:

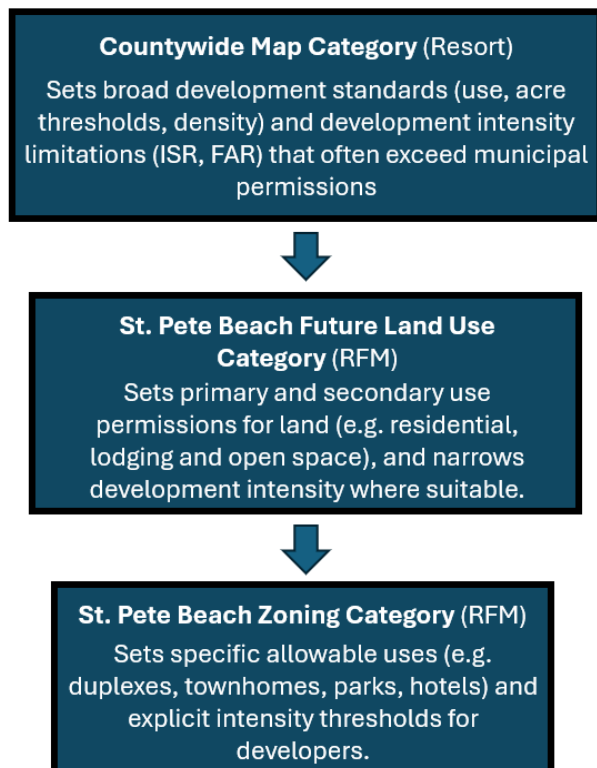
- (1) Request to add "attached single-family" (townhouses) as an allowable residential building type in the RFM – Resort Facilities Medium zoning district (LDC Sec. 14.2.(j));
- (2) Modify LDC Sec. 24.9.(b) to clarify that the lot coverage maximum of 70 percent applies to the "zoning lot" rather than the individual lots or parcels that comprise the zoning lot.

BACKGROUND

Request (1)

The applicant and agent for this project is seeking to develop a four-unit townhome-style development at 3700 Gulf Boulevard, one of the few remaining parcels in the City that retains the "Resort Facilities Medium" (RFM) zoning and Future Land Use category that was adopted by the City in 2003. An agent for the owner initially applied in early 2024 for a resort-style development with the same layout as the applicant is proposing for the residential townhouse development, with the current agent requesting to instead develop the property with residences rather than transient rentals.

RFM is both a zoning and a future land use category, as well as the local implementation of the Forward Pinellas' "Resort" Countywide Category. The Resort category provides broad standards, which are narrowed to more direct local standards in the City's Comprehensive Plan, which are then further narrowed to specific density, intensity, height, and other development standards in the City's Land Development Code. As the RFM zoning district is not part of the Community Residential District and therefore was not modified to be identical to its Future Land Use standards when the City settled its Comprehensive Plan in 2015, there are elements of the zoning category that are stricter



than the Comprehensive Plan category, which is in turn stricter than the County category. The Land Development Code can be stricter, but not more lenient, than the Comprehensive Plan as it pertains to use and development standards of land.

The City's RFM future land use category permits residential and transient accommodations as primary uses. Both are permitted in the land use category without need for special approvals outside of the site planning and building permit process. However, the RFM zoning category currently permits only multifamily, like apartment dwellings and condominiums, as an allowable residential use type. City zoning classifications differentiate between multifamily development and attached single-family development, commonly known as townhouses, which are often developed to allow for fee-simple ownership of the individual unit as well as occasionally some portion of the exterior of the unit, with the remainder of the land kept in a tract in common ownership. In tandem with this subject code change, the applicant is seeking a preliminary plat (Case #24042) to allow for such a subdivision. This plat was recommended to the City Commission by the Board of Adjustment at a vote of 5-0 on August 28, 2024.

Request #2

The agent met with staff for Technical Review Committee on July 17, 2024 to discuss this request. At the meeting it was determined the individual fee-simple parcels that the applicant is requesting under Case #24042 did not all individually meet the lot coverage limitations of 70 percent pursuant to LDC Sec. 24.9.(b). The applicant has amended the request to specify that the lot coverage limitation applies to the zoning lot, or the overall parcel for which the subdivision is requested, rather than the proposed individual fee-simple ownership parcels.

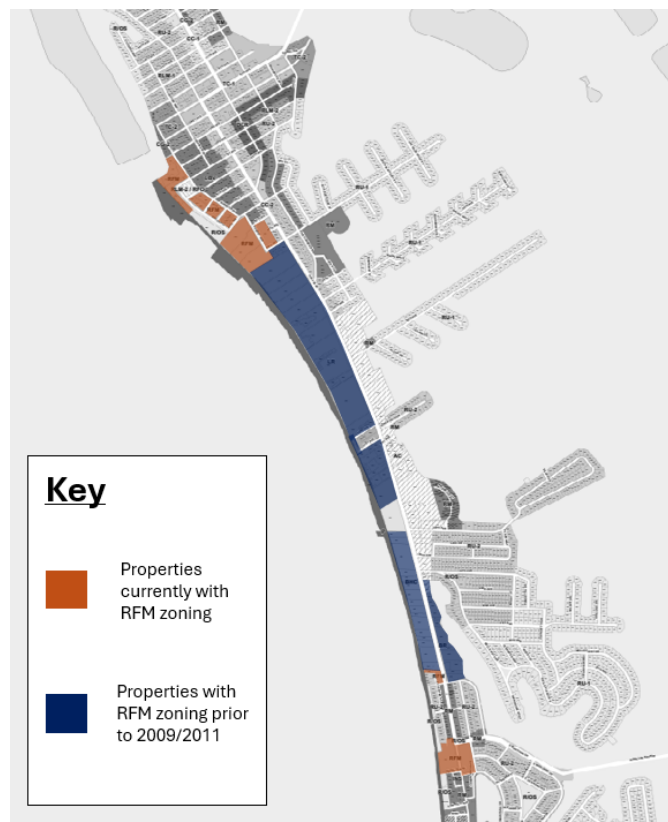
APPLICABILITY

Request #1

The request to add attached single-family as a residential building type would apply to all parcels in the RFM zoning district.

From 2003 to 2008, RFM comprised the zoning of almost all parcels west of Gulf Boulevard between 37th and 64th Avenues, excluding a small cluster of commercial properties between 51st and 52nd Avenues, and the County parking lot. Properties north of the County parking lot were zoned into the LR – Large Resort District in 2009, and most properties to the south into the BHC – Boutique Hotel/Condo District in 2011.

As of this hearing, only eleven developments remain within the RFM zoning district. These include several Upham Beach-area condominium developments to the immediate east and west of Beach Plaza, the three Silver



Sands phases west of Sunset Way, the former Smiley's Snack Shack lot which the applicant seeks to develop, a condominium north of the applicant's property, and the Don CeSar Hotel along with its parking lot. Other than the applicant's property and the Don CeSar Hotel with parking lot, all other RFM-zoned developments are in condominium ownership.

Request #2

The request to allow lot coverage to be assessed at the zoning lot level rather than individual parcel level when an applicant is undertaking a subdivision for attached single-family development purposes would apply to any zoning category where townhouse development is permitted. These are currently the RM – Residential Medium, UBV – Upham Beach Village, ROR – Residential/Office Retail, BR – Bayou Residential, and DCR – Downtown Core Residential Districts. If Request #1 is approved, the RFM – Resort Facilities Medium District would also be eligible for attached single-family development.

ANALYSIS

Request #1

While introducing the possibility of a new construction and residential ownership type, the subject request does not increase any development standard, such as height, density, or overall intensity. No property owner in the RFM District could build a larger, taller, or higher-unit count development than the Land Development Code currently allows as the result of this request, only a townhome-style development. In the RFM District, apartments and condominiums are the only allowable multifamily residential construction and ownership types at this time.

Staff has spoken to the nearby beach communities of Treasure Island and Madeira Beach to learn what types of residential development are permitted in their resort, beachfront and beach-adjacent zoning category. Treasure Island permits attached single-family in its resort category, and Madeira Beach is amending its zoning code to permit this building type.

While not impossible, elective redevelopment of condominium properties is rare. As all but two developments in the RFM zoning are condominiumized, staff finds that immediate impacts of this change outside of the companion development the applicant is seeking to be unlikely. This does not, however, account for future zoning into or out of the category. Given local limitations, it is unlikely that other properties between 37th and 64th Avenues that share the countywide Resort category would elect to zone into the RFM category, given the significant limitation in density and intensity that would occur under current code standards. Both the LR and BHC zoning categories allow, with City Commission approval, a lodging density more than double that of the subject category. The residential density is the same in the RFM as the LR District, and is three units fewer per acre than permitted in the BHC District.

Request #2

Adopting this request could result in townhouse-style development subdivisions where individual fee-simple parcels have a lot coverage of effectively 100 percent, such as where ownership follows the center of the walls of a single unit and includes no outdoor greenspace. However, it would still require the overall development parcel to retain a 70 percent lot coverage, requiring common areas or other individual parcel(s) to counterbalance higher lot coverage on any other individual parcel. The applicant has applied for a plat that would take advantage of both requests proposed here. This plat has individual lot coverage which significantly exceeds 70 percent, but

with a zoning lot that is compliant when accounting for provided greenspace maintained on the common parcel.

The City's existing single-family attached dwelling subdivision regulations place stricter standards on these development types than other residential types, requiring that the development be replatted if developed in any other form than townhouses. As this standard is remaining in place if the request is adopted, property owners could not create a situation in which the zoning lot standards are exceeded, provided that adequate safeguards like covenants are put into place during the platting and development process.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan provides minimal comment on attached-single family development or subdivision regulations in specific, instead encouraging a variety of housing types in the Housing Plan Element. This amendment would promote that policy. The Comprehensive Plan promotes subdivision regulation generally, but does not provide specifics. Staff does not find these amendments would be inconsistent with the Comprehensive Plan.

SUMMARY/RECOMMENDATION

Staff does not take issue with either request. The expected immediate impact is low and pertains in the near term only to a single lot the applicant seeks to redevelop. Longer-term, Request #2 does potentially result in developments with ownership schemes where individual units contain less greenspace, in favor of more greenspace residing in a common tract. However, if adequate safeguards are put in place that ensure individual owners in the development are collectively responsible for the maintenance of the greenspace tract, and such is made a condition of approval, the request will not result in development projects that exceed current allowable lot coverage standards.

Staff recommends the Planning Board recommend approval of the subject text change requests, presented here as Ordinance 2024-03, to the City Commission as proposed.

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of St. Pete Beach website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CITY'S LAND DEVELOPMENT CODE DIVISION 14 – RFM RESORT FACILITIES MEDIUM DISTRICT, SECTION 14.2. – PERMITTED PRINCIPAL USES AND STRUCTURES, AND DIVISION 24 – SUBDIVISIONS, SECTION 24.9. – DEVELOPMENT AND SUBDIVISION OF SINGLE-FAMILY ATTACHED DWELLINGS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of St. Pete Beach is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of St. Pete Beach is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement;
- ☐ The proposed ordinance is enacted to implement development orders and development permits, as those terms are defined in s. 163.3164, F.S., and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss.163.3220-163.3243;
- ☒ The proposed ordinance implements a comprehensive plan or land development regulation amendment and was initiated through application by a private party other than the municipality.
- ☐ The proposed ordinance relates to Sections 190.005, 190.046, 553.73 (Florida Building Code), or 633.202 (Florida Fire Prevention Code).

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of St. Pete Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Provides for attached-single family as a permitted residential use type in the Resort Facilities Medium District, which currently permits residential but only in a multifamily (apartments or condominiums) arrangement. Also amends the lot coverage standards for attached-single family dwellings to permit the coverage standards to be met at the zoning lot level rather than the individual lot level. While these amendments were privately initiated, they serve the public purpose by allowing for a use arrangement that may be desirable in certain contexts, and by allowing for parcel coverage standards that preserve the intent of the City's stormwater and landscaping provisions.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of St. Pete Beach, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of St. Pete Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

This ordinance is permissive in nature and is not expected to have any direct economic impact on private, for-profit businesses in the City of St. Pete Beach in terms of compliance costs. There are also no additional new fees or regulatory costs introduced with this ordinance above those involved in the voluntary development of the use that is the subject of this ordinance. This ordinance does not impose additional requirements on any business or property owner, only provide for alternative development options to those currently permitted.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The business or developer responsible for development of the lot accompanying this ordinance for subdivision is likely to benefit from the ordinance. There are also ten other developments remaining within the RFM District that, while many are condominiums and are unlikely to redevelop in the near future, would also benefit from this ordinance. The subdivision lot coverage standards would only apply to a property owner who chooses to redevelop or newly-develop attached single-family, of which there are few in the City.

4. Additional information the governing body deems useful (if any):

[You may wish to include the methodology or data used to prepare the Business Impact Estimate in this section. For example: City of St. Pete Beach staff solicited comments from businesses in the City of St. Pete Beach as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City of St. Pete Beach website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses); therefore, the proposed ordinance does not affect only businesses.]

This ordinance applies to all persons similarly situated, being property owners possessing a seawall, whether residential or commercial.



City of St. Pete Beach

LAND USE MAP AMENDMENT/ REZONING / TEXT CHANGE APPLICATION

(Check appropriate boxes)

- ☐ Comprehensive Plan Text Change
☐ Future Land Use Map Change

- ☒ Land Development Code Text Change
☐ Rezoning

Case Number: #24041

SUBJECT PROPERTY (N/A for text changes):

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 3700 GULF BLVD, ST.PETE BEACH

Parcel ID: 07-32-16-21852-028-0001

Current Zoning Category:	<u>RFM</u>	Proposed Zoning Category:	<u>RFM</u>	Current FLUM Category:	<u>VACANT RESTAURANT</u>	Proposed FLUM Category:	<u>SINGLE FAMILY ATTACHED</u>
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Lot area: 0.39 ACRES (16,956 SF)

APPLICANT:

Name: SMILEY'S SNACK SHACK INC.

Address: 3700 GULF BLVD

City: ST.PETE BEACH State: FL

Zip: 33706 Telephone: 727-520-2737

AGENT (must have agent authorization):

Name: BAYSITE ENGINEERING LLC

Address: 2054 CENTRAL AVE

City: ST. PETERSBURG State: FL

Zip: 33712 Telephone: 813-679-9918

Text to be stricken and/or added (Add additional sheets if necessary):

1. Requesting to add "attached single-family" as an allowable residential type under LDC Sec. 14.2.(j):
(j) Residential dwellings—Multifamily only.
2. Requesting to revise Sec. 24.9 (b): to allow for the maximum 70 percent coverage on a proposed lot to be based on
the individual "zoning" lot instead of the individual lot. In this case the entire lot, with tract and four fee-simple parcels, to
be treated as one zoning lot for coverage purposes.

APPLICATION FEES

Land Development Code Text Change	\$800.00 plus direct mailing costs
Land Development Code Map Change	\$2,000.00 plus direct mailing costs
Comprehensive Plan Amendment (not in CRD)	\$2,500.00 plus direct mailing costs
Comprehensive Plan Amendment (in CRD)	\$3,000.00 plus direct mailing costs

THE FOLLOWING ITEMS MUST BE INITIALED BY OWNER OR AGENT:

- ☒ I understand that the Planning Board's action is not final. It must be approved by the City Commission.
- ☒ I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 days after the Commission decision; otherwise, the decision shall be final.
- ☒ I understand that I, as the applicant, or an authorized representative must be present at all scheduled public meetings on the application.



Owner/Agent Signature

7-22-24

Date

LEGAL DESCRIPTION:

(per LAUSTER LAND SURVEY LLC survey)

THE PART OF BLOCK "G" OF DON CE-SAR PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 15-20, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF 37TH STREET (FORMERLY KNOW AS SEVILLE STREET) AND THE WESTERLY BOUNDARY OF GULF BOULEVARD (FORMERLY KNOWN AS PASS-A-GRILLE WAY AND FLORIDA AVE.), SAID POINT BEING OTHERWISE DESCRIBED AS THE SOUTHEASTERLY CORNER OF SAID BLOCK "G", AS A POINT OF BEGINNING; RUN THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID BLOCK "G", A DISTANCE OF 110 FEET TO A POINT; THENCE RUN NORTHERLY PARALLEL TO THE EAST BOUNDARY LINE OF SAID BLOCK "G" TO A POINT ON THE NORTH BOUNDARY LINE OF SAID BLOCK "G" A DISTANCE OF 178 FEET MORE OR LESS; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK "G" TO THE INTERSECTION OF THE NORTHERLY BOUNDARY OF SAID BLOCK "G" AND THE WESTERLY BOUNDARY OF GULF BOULEVARD (FORMERLY KNOW AS PASS-A-GRILLE WAY AND FLORIDA AVE.), SAID POINT BEING OTHERWISE DESCRIBED AS THE NORTHEASTERLY CORNER OF SAID BLOCK "G", A DISTANCE OF 122.26 FEET MORE OR LESS; THEN SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID BLOCK "G", TO THE POINT OF BEGINNING;

LESS THAT PORTION LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD NO. 699, SECTION 15100, AS SAID SURVEY LINE IS FURTHER DESCRIBED IN DEED TO THE STATE OF FLORIDA, FILED APRIL 11, 1962, AND RECORDED IN OFFICIAL RECORDS BOOK 1402, PAGE 12, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

ALSO LESS THAT PORTION LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION: BEGIN ON THE EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF LOT 9, BLOCK 4, SAID SUBDIVISION, AT A POINT 140.02 FEET EASTERLY OF THE WESTERNMOST CORNER OF SAID LOT 9, RUN THENCE NORTH 10°20'31" WEST, 50.00 FEET; THENCE SOUTH 79°40'20" WEST 40 FEET TO A POINT OF BEGINNING; CONTINUE THENCE SOUTH 79°40'29" WEST, 6 FEET; THENCE NORTH 34°39'59" EAST, 8.49 FEET; THENCE SOUTH 10°20'31" EAST, 6 FEET TO THE POINT OF BEGINNING.

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE

SMILEY'S SNACK SHACK INC.

(print name of property owner)

hereby authorize

BAYSITE ENGINEERING LLC

(print name of agent)

to represent me/us in an application for

TEXT CHANGE AMENDMENT

(type of application: variance, conditional use, zoning, etc.)


Signature of Owner

Karen Browning
Print Name of Owner


Signature of Owner

A. Paul Nicklaus Jr.
Print Name of Owner

The forgoing instrument was acknowledged before me this 12th day of JUNE 2024 by Karen Browning & A. Paul Nicklaus Jr. or who is

personally

known

produced

as identification.


(Notary Signature)

6-12-24
(Date)

My Commission Expires _____



**PLANNING BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Ordinance 2024-07: Awarding 12 Units From The Boutique Hotel/Condo District Temporary Lodging Unit Density Pool to 4200 Gulf Boulevard (Miramar Beach Resort)

Action Request: Motion to recommend approval of Ordinance 2024-07 to the City Commission.

Strategic Objective:

Date: September 16, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Under companion case 24038 (Resolution 2024-08), the applicant has requested 50 total units of density for redevelopment of Miramar Resort at 4200 Gulf Boulevard, resulting in a total site density of 64.2 units per buildable acre. The standards for the Boutique Hotel/Condo District require any density greater than 50 units per buildable acre to be requested from a limited density pool established for the District, of which 110 of 125 units are currently available, but with all 15 entitled to the subject property under a former redevelopment request approved in 2021. Approval of this ordinance would accompany the companion conditional use permit case, but is also drafted to return a net of three of those 15 units to the density pool, resulting in a project with four total units fewer than approved in 2021.

The one unit disparity between the density pool request and the total site density is accounted for by a reduced recalculation of the site area under the newest submitted survey, with the lot entitled to only 38 units of base density rather than the 39 previously demonstrated.

Funding: N/A

Attachments: 1. Ordinance 2024-07

Ordinance 2024-07

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR THE ALLOCATION OF 12 UNITS OF TEMPORARY LODGING DENSITY UNDER THE PROVISIONS OF THE BOUTIQUE HOTEL/CONDO DISTRICT TEMPORARY LODGING UNIT DENSITY POOL, AS ESTABLISHED IN THE CITY OF ST. PETE BEACH COMPREHENSIVE PLAN, TO PROPERTY LOCATED AT 4200 GULF BLVD (MIRAMAR BEACH RESORT), AND REVERTING THE 15 TEMPORARY LODGING UNITS ALLOCATED UNDER ORDINANCE 2021-04 BACK TO THE NAMED DENSITY POOL; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City Commission supports redevelopment projects that fit the character, context, and purpose and intent of the zoning district;

WHEREAS, the applicant held a noticed public meeting on April 30, 2024 at the Miramar Beach Resort property where the initial redevelopment proposal was presented and comments were solicited;

WHEREAS, the applicant made complete the subject application for development on August 2, 2024 under Conditional Use Permit Request 24038, which included a request to draw 12 of the project's 50 total units from the Boutique Hotel/Condo District Temporary Lodging Unit Density Pool, being all of those units requested for the project for which density exceeds 50 per buildable acre;

WHEREAS, the case was reviewed at the August 28, 2024 Technical Review Committee, where significant comments pertained to fire vehicle access, wastewater calculations, and parking requirements;

WHEREAS, Staff has reviewed this request as amended and found it to be consistent with the City's Comprehensive Plan and other related regulations in the Land Development Code.

WHEREAS, the Planning Board reviewed this request at the September 16, 2024 meeting and recommended [approval/denial/approval with conditions] of this Ordinance to the City Commission at a vote of [x-x].

WHEREAS, notice of this Ordinance has been provided in accordance with applicable law.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2. Kevin Bowden, Managing Partner for Miramar Resort St. Pete LLC, desires to redevelop the 0.779 buildable acre site at 4200 Gulf Boulevard with 50 temporary lodging units at a height of 76 feet above base flood elevation with a non-habitable overrun not to exceed 86 feet. The property is permitted up to 38 temporary lodging units with a Conditional Use Permit, and up to an additional 15 temporary lodging units from the Boutique Hotel/Condo District Temporary Lodging Unit Density Pool (“BHC Pool”), of which 12 are requested.

SECTION 3. As the property is already subject to an allocation of units granted under Ordinance 2021-04, and an additional allocation would cause the property to exceed permitted density established in the Comprehensive Plan, the approval of allocation of units under this Ordinance and approval granted under Resolution 2024-08 (CUP #24038) shall cause the immediate reversal of units approved under Ordinance 2021-04 to the BHC Pool, resulting in a net increase of three units as detailed in EXHIBIT A.

SECTION 4. Upon this Ordinance becoming effective, and procedure detailed in SECTION 3 undertaken, there shall be 113 units in the BHC Pool.

SECTION 5. The 12 units awarded by this ordinance shall revert back to the density pool should a building permit to undertake the construction of the additional 30-unit building proposed under Resolution 2024-08 not be obtained within one year of the passage of this Ordinance, or should “continual construction” as defined in Division 2 of the Land Development Code cease, unless extended by resolution of the City Commission.

SECTION 6. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. Scrivener’s Error. The City Attorney may correct scrivener’s errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 8. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 9. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 10. Effective Date. This ordinance shall take effect upon adoption of both this Ordinance and companion Resolution 2024-08.

FIRST READING: _____
PUBLISHED: _____
SECOND READING: _____
PUBLIC HEARING: _____

CITY COMMISSION, CITY OF ST. PETE
BEACH, FLORIDA.

Adrian Petrila, Mayor

I, Amber LaRowe, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2024.

Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Andrew Dickman, City Attorney

EXHIBIT A

Temporary Lodging Unit Density Pool Information			
<u>District</u>	<u>Total Units Available</u>	<u>Total Units Utilized</u>	<u>Total Units Remaining</u>
Boutique Hotel/Condo	125	15 12	110 113
Town Center Core	50	0	50
Upham Beach Village	175	3	172
Town Center – Corey Circle	325	64	261
Town Center – Coquina West			
Activity Center			
Bayou Residential			
Total	675	82 79	593 596

Residential Density Pool Information			
District	Total Units Available	Total Units Utilized	Total Units Remaining
Community Redevelopment District	195	150	45

**PLANNING BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Resolution 2024-08 (Conditional Use Permit #24038):
4200 Gulf Blvd (Miramar Beach Resort)

Action Request: Motion to recommend approval of Resolution 2024-08
to the City Commission with included conditions.

Strategic Objective:

Date: September 16, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: The applicant has requested a partial site redevelopment of the existing two-story, two-building, and 30-unit Miramar Beach Resort. This request will demolish ten of the existing units in favor of a new 76-foot tower at the rear of the site containing 30 units and a rooftop restaurant, increasing total site unit count to 50 units or approximately 64.2 units per buildable acre where a maximum of 70 units per acre is permitted with conditional use permit and density pool allocation.

Staff is requesting through companion Ordinance 2024-07 that the units from the prior approval (Ord. 2021-04 & Res. 2021-04) be reallocated to the density pool should this request be approved. If approved as such, the pool will gain a net of three units upon approval of this request.

Funding: N/A

Attachments:

1. Resolution 2024-08
2. Staff Report
3. Application
4. Supplemental Application Documents
5. Site Plan, Floor Plans and Elevations (Updated 9/3/24)
6. Renderings (Updated 9/3/24)
7. Property Survey

8. Fire Truck Exhibit (Updated 9/3/24)
9. Technical Review Committee Response Letter

RESOLUTION 2024-08

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, APPROVING A CONDITIONAL USE PERMIT, PURSUANT TO SECTIONS 39.6.(p) AND 46.4.(c) OF THE LAND DEVELOPMENT CODE, TO ALLOW THE PARTIAL REDEVELOPMENT OF A TEMPORARY LODGING USE THAT WILL INCLUDE 50 TOTAL TEMPORARY LODGING UNITS, OR 64.2 UNITS PER BUILDABLE ACRE, WITH NEW STRUCTURE THAT WILL EXTEND TO 76 FEET ABOVE BASE FLOOD ELEVATION WITH NON-HABITABLE OVERRUN NOT TO EXCEED 86 FEET ABOVE BASE FLOOD ELEVATION, TO PARCEL # 07-32-16-07380-000-0120 WITH ADDRESS OF 4200 GULF BOULEVARD; INCORPORATING THE CONDITIONS OUTLINED HEREIN; AND PROVIDING FOR CORRECTION OF SCRIVENER'S ERROR AND AN EFFECTIVE DATE.

WHEREAS, Section 4.7 of the City of St. Pete Beach's Land Development Code requires the City Commission to adopt conditional use permits by resolution.

WHEREAS, Section 39.6.(p) of the City of St. Pete Beach's Land Development Code requires any temporary lodging use in the Community Redevelopment District proposed to be developed or redeveloped at a density greater than 30 units per acre or 50 feet in height to obtain a conditional use permit.

WHEREAS, Section 4.7 requires any aforementioned conditional use to be reviewed by the Planning Board prior to the City Commission for the purposes of making a recommendation.

WHEREAS, Katie E. Cole of Hill Ward Henderson and Jack Bodziak of Bodziak Hayes Architects for Kevin Bowden of Miramar Resort St. Pete LLC has made application for a partial site redevelopment of the Resort at 4200 Gulf Blvd (CUP #24038), which will include renovation of existing low-rise buildings as well as construction of a new 76-foot tower with total unit count of approximately 64.2 units per buildable acre at completion.

WHEREAS, "applicant" or "owner" as used herein shall include successors, assigns, and legal representatives.

WHEREAS, on April 30, 2024, the owner held a noticed community meeting as required by Land Development Code Section 39.17 at the Miramar Beach Resort property.

WHEREAS, on August 2, 2024, the applicant made complete the subject application for development, which includes a request to draw 12 of the additional 20 lodging units above existing from the Boutique Hotel/Condo District Temporary Lodging Unit Density Pool, which is companion Ordinance 2024-07 to this request.

WHEREAS, on August 28, 2024, staff held a Technical Review Committee (TRC) meeting to discuss the subject request.

WHEREAS, on September 16, 2024, the Planning Board convened and recommended [approval/denial/approval with conditions] of this Resolution to the City Commission at a vote of [x-x].

WHEREAS, notice of this hearing has been provided in accordance with applicable law.

WHEREAS, the City Commission has the authority to approve none, some, or all of the requested conditional uses.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, THAT:

SECTION 1. Recitals. The above recitals (“Whereas” clauses) are true and correct and adopted hereby as findings, purpose and intent of the City Commission.

SECTION 2. The City Commission hereby approves the requested conditional use permit application number #24038, incorporated herein by reference, and with the list of conditions enumerated in Exhibit “A” incorporated herein.

SECTION 3. Scrivener’s Error. The City Attorney may correct scrivener’s errors found in this Resolution by filing a corrected copy of this Resolution with the City Clerk.

SECTION 4. Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS _____ DAY OF _____, 2024.

CITY COMMISSION, CITY OF ST. PETE
BEACH, FLORIDA.

Adrian Petrila, Mayor

ATTEST:

Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Andrew Dickman, City Attorney

EXHIBIT “A” Conditions

Density Contingency Condition

- 1) Approval of the temporary lodging unit count and floor area ratio of the subject development requested herein is contingent upon the passage of companion Ordinance 2024-07. Should Ordinance 2024-07 be denied, or reduced in unit count, the applicant shall be required to reduce the number of temporary lodging units and/or floor area ratio to provide compliance with the requirements of Land Development Code Division 46.
- 2) Should Resolution 2024-08 and companion Ordinance 2024-07 be approved by the City Commission, all bonus units awarded to the subject property under Ordinance 2021-04 shall be considered divested and return to the Boutique Hotel/Condo Temporary Lodging Unit Density Pool immediately upon passage of both Ordinance 2024-07 and Resolution 2024-08.

Rooftop Operation Condition

- 3) The outdoor balcony space adjacent to the enclosed rooftop restaurant shall not be used for permanent seating without issuance of a subsequent conditional use permit. The use of any rooftop outdoor speakers shall be discontinued after 10 PM. Furthermore, music played indoors to the restaurant shall not be piped outdoors through the use of amplification equipment, speakers, or other equipment after 10 PM.

Resort Development: Public Benefit Requirements

- 4) Prior to issuance of a site plan for the subject project, the applicant shall provide the following:
 - a. A pedestrian access easement, prepared to the satisfaction of the City Attorney, on the southern side of the property of sufficient size to expand the adjacent public beach access to at least ten feet in width from the front property line adjacent Gulf Boulevard to the mean high water line, high water mark, or existing watermark, as determined by the City Attorney.
 - b. Execution and recordation of an unimproved public beach access easement of at least fifteen feet in width along the sandy beach landward of the mean high water line, high water mark, or existing watermark, whichever is determined to achieve the intent of this condition, for any portion of private property which extends to said line.
 - c. Preliminary identification of the two green building standards to be pursued subject to LDC Sec. 39.9., including identification of any exterior site improvements necessary to achieve such certification.
 - d. Placement of a protected pedestrian pathway from the hotel exterior to the sidewalk or, if one is not viable such that it would reduce parking below the minimum for the use, or reduce the density of plantings, installation of a safe pathway through the parking lot using a differently-textured surface such as pavers.

- e. Submission of a draft dunes plan if one is necessary to achieve compliance with City Code requirements for installation of an uninterrupted dune plan, or to achieve Florida Department of Environmental Protection compliance for best practices in dune planting, grading, or quality.
 - f. A draft pedestrian access sidewalk easement, prepared to the satisfaction of the Florida Department of Transportation (FDOT) and the City of St. Pete Beach, of sufficient size to allow the sidewalk along the property frontage to expand to ten feet in width except where approved driveway connection(s) cross the property line.
- 5) Prior to Certificate of Occupancy for the subject hotel tower, the applicant shall provide the following:
- a. Demonstration of sitewide compliance with the City's standards for new beachfront development lighting, Pinellas County Coastal Construction Code, or Florida Department of Environmental Protection (FDEP) Coastal Construction Line Code standards as they pertain to protection of marine turtles, whichever is or are more stringent. At the discretion of the City, this may include coordination of a beachfront review by Turtle Trackers to ensure that standards have been met;
 - b. Grading, screening, and installation of all other improvement necessary to create a walkable pedestrian access of at least ten feet in width from the property line adjacent Gulf Boulevard to the mean high water line, which includes any land already provided for such purpose on the adjacent property;
 - c. Construction of a dune walkover across the southern property line where the path mentioned in subitem b. above crosses said dune, and any other dedicated guest access point, unless determined by the FDEP to be unnecessary to preserve the function of the restored system;
 - d. Construction of a ten-foot sidewalk, to the satisfaction of the FDOT, across the front of the property and adjacent right-of-way as demonstrated on the conceptual site plan, as well as transference of a pedestrian access easement to the FDOT for any portion of the sidewalk that extends onto the subject property;
 - e. Installation of all landscaping, irrigation, and other requirements of LDC Division 22 and 39, including installation of plant material as depicted in the conceptual site plan set or as may be amended;
 - f. Final certification from the reviewing agencies for achievement of the two green building standards selected from LDC Sec. 39.9., unless it can be demonstrated that such certification is guaranteed to be met contingent upon final administrative review of the project by outside agencies, and that all such improvements necessary for such certification have been completed.

Resort Development: Operational and Design Requirements

- 6) The finding of project consistency with Criteria 4.12.(a)(4) is found to extend to the project as presented through renderings and elevations submitted with this request at the final reading before the City Commission. Any significant alteration to the exterior color, façade material, massing, or window or feature placement, at the discretion of the City

Manager, may require this request to be returned to the City Commission for reconsideration. These criteria shall be in addition to those listed in Land Development Code Section 4.10.

- 7) All hotel deliveries shall take place on site, with no deliveries to the hotel occurring from the center lane of Gulf Boulevard, by the issuance of the certificate of occupancy for the subject hotel tower.
- 8) Valet service shall be maintained for the life of the development. A valet plan, prepared to the standards of Land Development Code Division 23, shall be submitted at time of site plan application.

Resort Development: Landscaping Requirements

- 9) The quality, density, and amount of landscaping shown in the conceptual site plan shall be the minimum installed. If a Florida-friendly species is substituted it shall be with another Florida-friendly species. Landscaping caliper and height site-wide shall exceed minimum standards where viable, but with particular emphasis given to landscaping along the property frontage. Unless it would cause conflicts with existing utilities or other critical public infrastructure, any tree installed within the front buffer shall be a minimum of twelve feet in height and three inches in caliper measured 4.5 feet above the ground at time of planting.
- 10) The applicant shall establish and maintain connection to the public reclaimed water system for landscaping irrigation, and such usage shall be metered., if connections are available. The irrigation system shall include pressure-regulated systems and there shall be monitoring devices installed to address leaks from lines and equipment.
- 11) The applicant shall demonstrate compliance with the relevant requirements of LDC Sec. 39.10., 39.11., 39.12., 39.13., and 39.14., which relate to site design and improvements, at time of site plan issuance. The applicant shall demonstrate compliance with relevant requirements of LDC Sec. 39.7. and 39.8., which relate to building design, at time of building permit issuance. The development shall also comply with relevant provisions of LDC Sec. 39.5. and 39.6., pertaining to lodging operation standards and general operational and aesthetic requirements, at relevant parts of the permitting and operations process. These standards are in addition to other standards imposed within the property's zoning district, parking and coastal construction requirements, and other requirements of the LDC and Comprehensive Plan.
- 12) Where viable and not in conflict with other requirements, the applicant shall plant trees with substantial canopies along the southern buffer to provide shade for users of the beach access.

Resort Development: Site Improvement Requirements

- 13) The applicant shall install and be responsible for emptying trash cans along the southern beach access. These cans shall be placed at least every 100 feet on the applicant's property.
- 14) All pedestrian pathways, surface parking spaces, and other paved non-structural surfaces shall be installed with permeable pavers, concrete or asphalt, turf block with interspersed vegetation, or similar except where accessibility or building or fire code requirements require impermeable surfaces. These areas shall be maintained so the surface continues to

provide permeability, and the city may request periodic maintenance updates from the applicant if necessary to ensure the intent of this condition prevails.

Resort Development: Energy and Environmental Requirements

- 15) On the roof of the rooftop restaurant, the applicant shall install green roofs or utilize another technique demonstrated to reduce the heat island effect and improve thermal performance.

General Conditions

- 16) Any violation of the above-stated conditions will allow the City Commission to rescind or modify the Conditional Use Permit as it pertains to the request under which the condition is classified.
- 17) The City Commission may review the Conditional Use Permit periodically to determine whether the order is in compliance with the terms and conditions herein.



**PLANNING DIVISION
CONDITIONAL USE APPLICATION
STAFF REPORT TO THE
CITY OF ST. PETE BEACH PLANNING BOARD**

CASE NO.: 24038

MEETING DATE: September 16, 2024

OWNER/APPLICANTS: Katherine E. Cole, Esq., of Hill Ward Henderson and Jack Bodziak of Bodziak Hayes Architects for Kevin Bowden of Miramar Resort St. Pete LLC

PREPARED BY: Brandon Berry, Planner

This application is a request for a Conditional Use Permit:

REQUEST:	Construct a new temporary lodging facility of 76'-0" in height above base flood elevation with elevator overrun to 80'-6" containing 30 temporary lodging units, increasing total site unit count by 20 to 50 following demolition of 10 units, and total site lodging unit density to 64.2 units per buildable acre (LDC Sec. 39.6.(p)). This request is accompanied by companion Ordinance 2024-07 request to draw twelve temporary lodging units from the Boutique Hotel/Condo temporary lodging unit density pool to achieve the density requested under the subject scope (LDC Sec. 46.4.(c)).
LOCATION:	4200 Gulf Blvd; BELLEVISTA BEACH LOTS 12 & 13 & LAND TO MHW; Parcel #07-32-16-07380-000-0120.
ACREAGE:	1.47 acres, of which 0.779 acres is landward of the Florida Coastal Construction Control Line (CCCL)
EXISTING LAND USE & ZONING	BHC – Boutique Hotel/Condo on the Zoning Map with P – Preservation seaward of the CCCL; BHC – Boutique Hotel/Condo on the Future Land Use Map with P – Preservation seaward of the CCCL
SURROUNDING FUTURE LAND DESIGNATIONS:	North: BHC and P South: BHC and P East: Gulf Blvd and BR West: Gulf of Mexico
SURROUNDING ZONING MAP DESIGNATIONS:	North: BHC and P South: BHC and P East: Gulf Blvd and BR West: Gulf of Mexico
SURROUNDING EXISTING USES:	North: Condominiums South: Condominiums East: Retail and Vacant (Former bank) West: Beach

BACKGROUND

The site currently contains the Miramar Beach Resort, hereinafter referred to as "Miramar", a one- and two-story 30-unit resort constructed in 1953 according to the Pinellas County Property Appraiser.

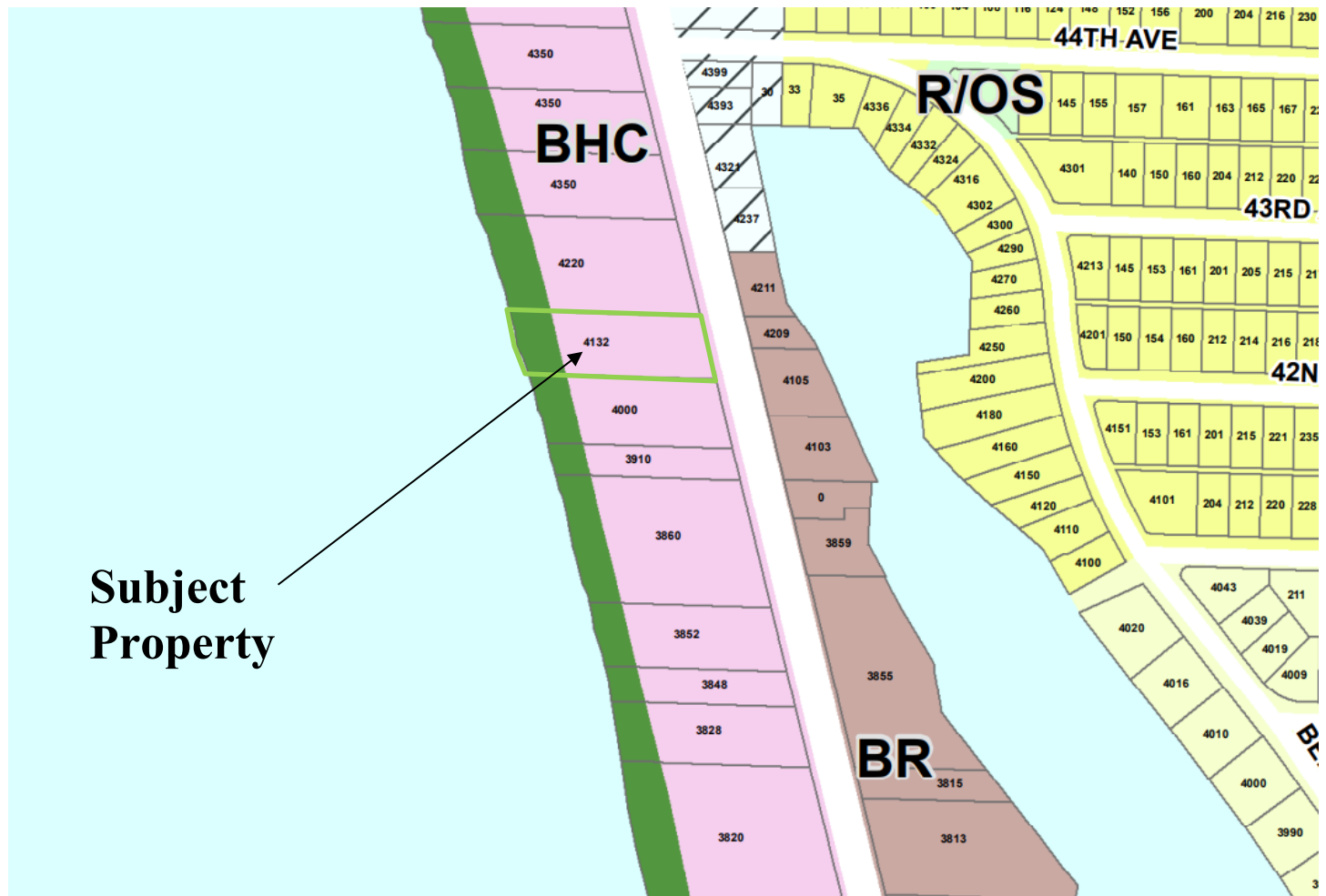
In 2021, the owner for this request received approval from the City Commission to construct a 54-unit lodging facility at the subject property (Ord. 2021-04 & Res 2021-04), which involved a complete site redevelopment including demolition of all existing structures on the site. While appeals extended this approval to October 2021 with an expected deadline to obtain a building permit in October 2022, numerous state of emergencies have

tolled the remaining period to develop the subject project to as late as October 2026. The City remains within the scope of a state of emergency begun under Hurricane Ian in September 2022.

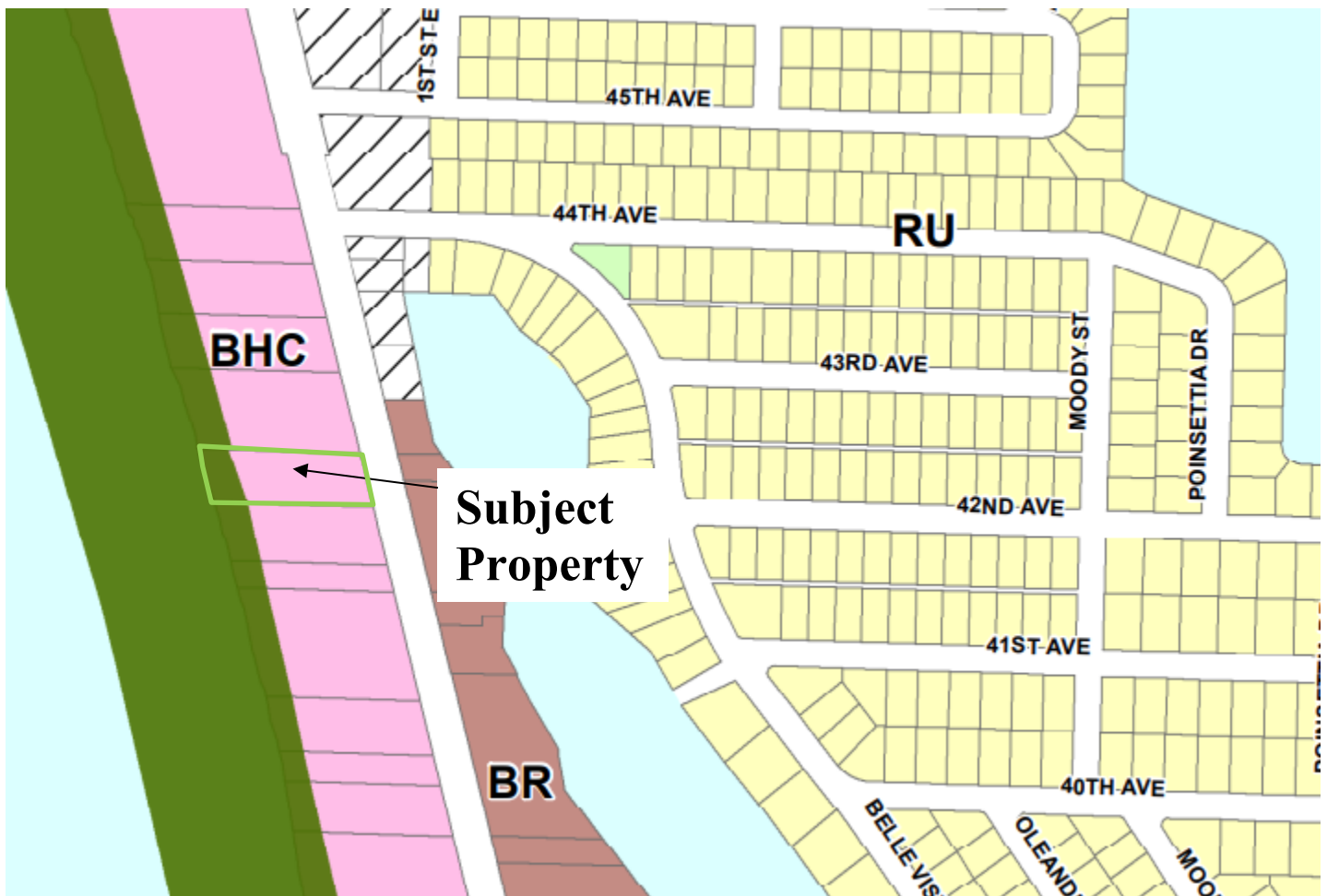
The applicant held a community meeting for the subject request at the Miramar property on April 30, 2024 as required by the Land Development Code. Comments from attendees included the following:

- 1) Plans for renovation of the remaining buildings on the site;
- 2) Use of the rooftop facilities for events;
- 3) Beachfront improvements;
- 4) General comments regarding the existing approved development.

ZONING MAP



FUTURE LAND USE MAP



SITE REQUEST

The subject property currently contains 30 lodging units and limited ancillary space such as a lobby and laundry room. The applicant is proposing partial demolition of the front and side portions of the two-story southern building to construct a new eight-story (bottom open story with six floors of guestrooms and one-story rooftop restaurant above) structure at the rear of the site containing 30 lodging units. If approved this will increase total site unit count from 30 to 50, or from an existing site density of 38.5 units per acre to 64.2 units per acre.

Along with the partial demolition and new structure, the applicant is proposing significant renovation of the remaining existing buildings, a new pool at the northern rear of the site, and extensive parking lot and landscaping improvements. These improvements are detailed in the table in the Analysis section, below.

ANALYSIS

The table below details current Land Development Code requirements, the improvements the applicant is proposing under the subject request, and the improvements provided under the approval granted to the property in 2021.

General Development Requirements			
	Required	Proposed (Subject Project)	2021 Approval
Density (Lodging Units)	Not to exceed 50 units/buildable acre with CUP, or 70 units/buildable acre with CUP and density pool allocation	64.2 units/buildable acre	69.3 units/buildable acre
Impervious Surface Ratio	Not to exceed 85% impervious (28,800 sq. ft.)	83%	85%
Vegetative Greenspace Ratio	At least 12% of buildable property acreage (4,100 sq. ft.)	Not analyzed in CUP – 4,800 sq. ft. estimated by staff	Not analyzed in CUP
Floor Area Ratio	Not to exceed 750 sq. ft. per lodging unit (average). Additionally, not to exceed 20% of buildable site area for specific listed amenities (6,790 sq. ft.)	Guest room maximum: 37,500 sq. ft. Guest room provided: 22,024 sq. ft. Amenity space maximum: 6,790 sq. ft. Amenity space provided: 2,336 sq. ft.	Guest room maximum: 40,500 sq. ft. Guest room provided: 40,500 sq. ft. Amenity space maximum: 6,790 sq. ft. Amenity space provided: 6,790 sq. ft.
Parking spaces	0.81 spaces/unit for lodging 0.9 space/200 sq. ft. for restaurant 0.9 space/300 sq. ft. for office 0.9 space/600 sq. ft. for ballroom and conference space	48 spaces required 48 spaces provided (primarily compact and tandem)	64 spaces required 64 spaces provided
Loading spaces	One per 10,000 SF of new meeting or conference space, plus food service space (Four spaces)	None required or provided	None required or provided
Side landscaping buffer	Use buffer required: None Parking buffer required: 6' where spaces are not screened by a fence, wall, or structure	Compliant, but variable – Zero to seven feet	Compliant, but variable – Generally two to ten feet (inclusive of beach walk along north side)
Height	76 feet above BFE maximum, plus an additional 10' at each stepback for non-habitable overruns like elevators	76' above BFE to rooftop 80'-8" above BFE to top of elevator	76' above BFE to rooftop 81'-4" above BFE to top of elevator

Yard Requirements			
	Required	Proposed (Subject Project)	Requirement Met?
Front Yard	Not to exceed: 50' above BFE 50' from Gulf Blvd; 65' above BFE 75' from Gulf Blvd; 76' above BFE 100' from Gulf Blvd Plus an additional 10' at each stepback for non-habitable overruns	Approximately 200 feet from front property line to closest new building element	Yes
Side Yard	30% total side setback, with a minimum of 10% on each side	29' on north side – new building only 12' on south side – new building only	Yes, as required for new building only.
Rear Yard	10' landward of the CCCL	10' landward of CCCL to new building	Yes

Development increases property-wide above existing are detailed below.

	Existing	Proposed	Percentage Increase	Change compared to 2021 approval
Lodging Density	30 units	50 (+20) units	+66%	Minus four units
Accessory Spaces				
Retail & Restaurant	0 SF	2,366 sq. ft.	N/A	Addition of 543 sq. ft. (enclosed area) Subtraction of 8,000 sq. ft. (approximate – when including outdoor space)

As shown above, the subject request is a minor decrease in overall unit count compared with the approvals granted to the property in 2021, and a significant reduction in both overall floor area of buildings on the site as well as the floor area utilized for guest amenities in the new building. The enclosed portion of the building utilized for restaurant space in the subject request is increasing by approximately 550 sq. ft. compared with the 2021 approval. However, this excludes substantial exterior space utilized for an outdoor bar and customer seating space under the prior approval that is not sought under the subject request. Particularly, the 2021 approval contained space for a first-floor enclosed restaurant, a first-floor outdoor seating area, and a rooftop covered bar, the latter two areas of which was not factored into the floor area calculations due to the spaces being unwallled. These spaces represent approximately 8,000 sq. ft. of additional bar and restaurant-associated space not sought under the current approval.

The height of the subject and 2021 requests are effectively identical, although the subject request contains a significantly smaller building footprint that is sought to be constructed close to the 76-foot above BFE maximum permitted in the zoning district compared with the prior approval. The subject request also contains substantially less rooftop amenity square footage, as noted previously.

Both the subject request and prior approval contain similar amounts of greenspace and impervious surface, with both projects within a few percent of the maximum impermeable surface allowable for the zoning district.

A significant change in the current request compared to the former is that the applicant is proposing to keep a large proportion of the existing buildings currently on site, with renovations to these buildings planned. These buildings were constructed prior to the implementation of national flood resiliency standards, and are also noncompliant with current side setback requirements. While a portion of the southern building would be demolished to accommodate the new construction, which will be both FEMA- and zoning code-compliant, the remaining buildings will not be compliant with either standard. The applicant indicated at Technical Review Committee on August 28, 2024 that they would be installing flood panels on the doors of renovated units, but did not address other floodproofing techniques that would be implemented.

Public Benefit and Amenity Analysis

As a small site, and one subject to only partial redevelopment, the subject proposal is exempt from some of the development requirements required of larger projects in similar zoning districts. The table below outlines the requirements and voluntary improvements proposed by the applicant.

Community Redevelopment District – General Requirements				
	Required	Proposed	Requirement Met?	Requirement Exceeded?
Sidewalk along Gulf Blvd	6' (minimum) to 10' (default) in width	10'	Yes	No
Frontage landscaping buffer	5' (minimum) to 8' (default) in width	Variable – 10 to 30 feet in width	Yes	Yes
Pedestrian amenities in landscaping buffer	One amenity per 100' of frontage (two total)	Bike rack and trash can	Yes	No
Pedestrian lighting fixtures at frontage	Spaced every 30'	None shown	Requirement relayed to applicant	N/A
Green building standards	Two listed green building standards	Required at building permit stage	Requirement relayed to applicant	N/A
Boutique Hotel Temporary Lodging Redevelopment – General Requirements				
	Required	Proposed	Requirement Met?	Standard Exceeded?
Public beach access	None – lot less than 150' in width	Expansion of southern access by four feet	N/A	Yes
Beach easement parallel to and along MHWL	As requested by City	None shown, but applicant has agreed to 10'+	N/A	Staff to request 15'

Economic Impact Analysis

The applicant did not provide an economic impact analysis for this project. They are encouraged to provide details on the expected construction costs and taxable value increases expected.

Table 1, 2022-2023 Taxable Value of Subject Parcels

		2023*	2022
	Taxable Value	\$5,000,000.00	\$4,779,500.00
Taxes	St. Pete Beach	\$15,456.50	\$15,055.43
	SPB Stormwater	\$1,891.60	\$1,891.60
	EMS	\$4,209.00	\$4,194.01
	County General	\$23,699.00	\$22,653.87
	Total	\$45,256.10	\$43,794.91

*This rate is calculated before any early payment discounts.

Impact Fees

In addition to ad valorem fees, the City receives one-time transportation impact and connection fees when corresponding building permits are issued. The transportation impact fee is shared with the county. Estimated fees for the proposed application are detailed in the table below.

	Rate	Number	Total Fee
Transportation			
<i>Resort hotel rooms</i>	\$3,208.00/unit	20 units	\$64,160.00
<i>Retail & Restaurant</i>	\$8,205.00/1,000 sq. ft.	2,366 sq. ft. increase	\$19,413.03
Sewer Connection			
<i>Water meter</i>	Unknown		

It should be noted that the transportation impact fees may fluctuate based on additional amenities provided by the applicant, submission of an approved transportation impact study that shows a reduction impact compared with county rates, and pending final use determination of interior commercial and office spaces. Impact fee rates

are calculated as static numbers from the General Fee Schedule of Chapter 150, Pinellas County Code of Ordinances. Rates above are estimates, and will not subsume the safety or multimodal improvement fees included in the development agreement for this project if this request and the development agreement are approved as drafted.

Transportation Analysis

This project is estimated to produce fewer than the 51 additional trips at peak hour to be considered a ‘Tier 1’ project, which is generally considered the threshold for production of a traffic study. If the applicant is approved for all twenty additional units requested the project is estimated to produce an additional 7.6 trips at peak hour based on the “all suites hotel” classification, chosen due to the limited services offered in the new resort building. This corresponds to a total sitewide production of 19 peak hour trips when considering all 50 units.

The applicant is required to produce a transportation management plan that offsets the expected impact of their project on the local road network. These strategies, required under the City’s Comprehensive Plan, are over and above the minimum requirements of a 10-foot sidewalk and can include improvements to pedestrian circulation, financial contributions to the City’s multimodal system, private multimodal improvements, and similar. As of the date of the drafting of this report, this plan has not yet been produced.

Health, Safety and Welfare Analysis

Information has been requested pertaining to the impact of new development on public services, including public safety entities. This information for 2022 and 2023 is detailed below.

	2023	2022
SPB Fire Calls	1	5
Code Enforcement Cases	1	0

City Code Enforcement received one complaint in 2023 related to broken windows that was unsubstantiated, and one complaint in 2024 as of the drafting of this report related to marine turtle lighting which was found to pertain to an adjacent property. Both complaints are closed and there are no active violations at the property.

Fire calls to the property were limited in 2022 and 2023, and none related to fire suppression. All incidents concerned either illness or injury.

Landscaping Analysis

Landscaping provided in the draft plans set relative to the city’s code are analyzed below, providing the requirement and stating whether the criteria in the code is met, exceeds the requirement or does not meet the minimum code requirement.

	Minimum	Provided	Standard Met?
Sec. 22.7. – Development standards			
Vehicle use area screening – North side yard	Solid barrier (fence/wall) or a landscaped buffer of six feet with one tree every 30 linear feet.	Approximately 7.5’ buffer along north side adjacent existing rooms, and 2.5 feet adjacent pool deck, with 6’ vinyl fence; Approximately 2’ on south side adjacent existing rooms, 8’ adjacent new hotel, and 3’ adjacent tandem parking area, with 6’ vinyl fence.	Yes.
Interior landscaping areas	20 square feet for each surface parking space not facing a perimeter buffer (560	Approximately 800 sq. ft. outside of buffer areas and 10 trees	Yes

	sq. ft.) and one tree for each 200 square feet		
Sec. 39.10 – Streetscape design required elements			
Size	8' depth	Varies – 10 to 30' in depth	Exceeded
One tree required every 30 linear feet	30' spacing	One tree every 25' (accounting for driveways)	Exceeded
Pedestrian amenities – Two per 200' linear feet	Two amenities	Bike rack and trash can	Met
Pedestrian-scale lighting fixtures	Spaced every 30 feet	Not shown	Not met, but acknowledged by applicant
Sec. 39.11 – Walkways and pedestrian connections			
Walkway trees	One shade or ornamental tree for each 30 linear feet of walkway	One tree provided every 20 feet along rear property line promenade.	Exceeded, but staff prefers shade trees along promenades where viable.

Land Development Code Sec. 4.4 – Standards for review.

When considering an application for approval of a conditional use, the City Commission review shall consider the following standards:

- (1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan, any adopted special area plan and these regulations;**

Staff finds that the conditional use request is generally consistent with the goals, objectives and policies (GOPs) of the Comprehensive Plan, particularly the following pertaining to the Community Redevelopment Districts:

Future Land Use Plan Element: Special Designation – Community Redevelopment District (CRD)

GOAL 1:

To support achieving a quality sustainable community through livable community design standards as well as Green building, site design and operation strategies.

Objective 1.1

Promote a sustainable community by requiring the use of Green standards and practices for all development and redevelopment within the Community Redevelopment District by establishing minimum Green building and site design standards that benefit the quality and sustainability of the environment and:

- Conserve water and other natural resources.
- Reduce energy consumption.
- Improve air quality by reducing Greenhouse gas emissions.
- Reduce impacts on infrastructure by participating in ride sharing and shuttle service programs.
- Reduce urban heat by reducing paved surfaces, reduce the need for parking by participating in shared parking plans, employer ride-share and shuttle service programs.

- Reduce urban heat and encourage pedestrian mobility by planting additional shade trees.
- Reduce waste through efficient design and recycling programs.
- Promote a walkable environment by providing on-site pedestrian pathways that link to adjacent properties and off-site sidewalks to reduce traffic impacts and Greenhouse gas emissions.
- Provide trolley stops or improve existing trolley stops as a comfortable, safe, convenient and attractive experience that encourages mass transit use.

Policy 1.1.1

Require minimum Green standards and encourage the use of Green redevelopment practices that exceed minimum standards for public and private development.

Staff Comment: *The applicant has been notified that they will need to achieve certification in two green building standards listed in the Land Development Code for their development. These standards are above the minimum required through the Florida Energy Conservation Code. This standard will be addressed at the building permit stage.*

Policy 1.1.9.

Encourage the use of low flow fixtures and high energy efficient rating construction materials, equipment and appliances.

Staff comment: *The green building standards listed in the Land Development Code credit low-flow fixtures and energy conservation techniques.*

GOAL 2:

To meet the needs of residents and further the ideal of quality communities as a function of living, working, and recreation opportunities, the design and functionality of the Community Redevelopment District will have a renewed focus on livable community strategies that focus more on people and less on the auto with community improvements and site design that values connectivity, safe and attractive gathering places, functional and attractive design, and alternative safe mobility options.

Objective 2.1

Create livable, healthy streets that are designed and oriented towards safe pedestrian and bicycle movement.

Policy 2.1.1

Where appropriate, development and redevelopment should include the following pedestrian-friendly design features:

- Continuous sidewalks with a minimum width of ten feet, buffered from traffic by on-street parking and/or landscaping, and that include pedestrian amenities such as benches, trash receptacles, trolley shelters, and pedestrian-scale street lighting.
- Street trees to provide pedestrian-scale as well as shade and comfort to the pedestrian.
- Buildings should be served by primary walkways that directly link the main building entrance to the street, parking structure and parking areas.

- Pedestrian walkways should be visually distinct from parking lot and driveway surfaces and may include textured or colored materials.
- Permanent structures such as utility poles and traffic control poles within the sidewalk that restrict pedestrian movement should be discouraged.
- Direct routes between destinations, especially between adjacent parcels, to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.
- Additional sidewalk width and distinctive interesting sidewalk patterns for outdoor cafe; seating.
- Internal vehicular access between adjacent properties that allows vehicular movement between properties without returning to the street to reduce curb cuts and improve traffic flow on roadways.
- Shared access driveways to reduce curb cuts and pedestrian-vehicular conflict.

Staff comment: *The applicant will be installing a ten-foot sidewalk along the property frontage, with adjacent landscaping buffer. In the process, this will reduce the width of the frontage utilized for driveways. Staff has also requested a protected pathway with the frontage sidewalk. Other elements of this criteria generally pertain to the City's downtown area, and are not relevant to the subject development.*

Objective 2.2

Parking lots and driveways should be designed to support pedestrian safety, connections and comfort by reducing the number of curb cuts and providing interconnectivity between and through sites.

Policy 2.2.2

New commercial, office, and retail buildings and centers should be planned to reduce the number of curb cuts and driveways. Where possible, projects should share driveways and parking access with adjacent sites to provide an interconnected system of auto and service access points.

Staff comment: *While cross-property connectivity is difficult at this time due to the developed nature of the abutting properties, the applicant is eliminating a significant stretch of driveway access from the current development, providing just one point of ingress and egress for vehicles.*

Policy 2.2.5

Parking lots should include trees to provide shade and reduce temperature for pedestrians.

Staff comment: *The subject property currently has only a small strip of landscaping dividing the two parking lots at the frontage of the site. The amount of landscaping in the parking area will be significantly increased through the frontage and side buffers, as well as landscaping islands in the parking lot.*

GOAL 3:

To rebuild the core commercial and resort areas of the City utilizing Green practices, strategies and technologies.

Objective 3.1

Implement building and site design construction and operation practices that support long-term environmental sustainability by: protecting and conserving water resources; constructing energy

efficient buildings; using Florida waterwise and native landscape plant materials and design; recycling construction materials and debris; reducing urban heat through innovative building and site design; reducing pollutant run-off; protecting further degradation of the beach dune system and coastal wildlife species habitat and restoring or enhancing existing conditions through dune restoration measures, lighting and refuse controls and other measures.

Policy 3.1.1

All development within the Community Redevelopment District shall comply with a minimum of two environmental standards that will be established in Division 39.

Staff comment: *The applicant has acknowledged that this will be met during the building permitting process.*

Goals, Objectives and Policies for the Gulf Boulevard Redevelopment District

GOAL 1:

Gulf Boulevard shall be a place that attracts people for living, employment and recreation. The City shall encourage the revitalization of Gulf Boulevard through commercial and temporary lodging redevelopment that will attract residents and visitors to the Gulf Boulevard core resort area as a recreation, entertainment, resort and shopping destination.

Objective 1.1

All development and redevelopment within the Gulf Boulevard Redevelopment District shall further the goals, objectives and policies of the Community Redevelopment District, this District and each character district within which development occurs; and shall comply with the design guidelines and the applicable land development regulations for the respective character district.

Staff comment: *The applicant has demonstrated general compliance with the design standards required within the zoning district. Formal notation of the design criteria will be required at the building permit stage.*

Objective 1.4

The Gulf Boulevard Redevelopment District shall be a safe environment for both residents and visitors, and real and perceived public safety issues will be addressed including improved lighting, improved pedestrian circulation on the east and west sides of Gulf Boulevard and crossing Gulf Boulevard, improved bicycle lanes for safer circulation for all modes of non-vehicular transportation, and shall consider traffic flow devices and improvements to assist in daily traffic flow and emergency evacuation.

Staff comment: *The subject property is not slated for any significant frontage improvements under the City's 2024 Gulf Boulevard Safety Study. However, the applicant will be expanding the property's frontage sidewalk, and installing pedestrian-scale lighting fixtures within the frontage buffer as required by the Land Development Code.*

Objective 1.6

Public beach access will be preserved and expanded through redevelopment of temporary lodging uses.

Staff comment: *The applicant has voluntarily elected to provide four feet of easement to expand the southern six-foot beach access to ten feet.*

Objective 1.7

All new building construction shall comply with current Building and Safety Codes, FEMA and National Flood Insurance program regulations to maximize protection of the City's built infrastructure from all manner of hazards, natural disasters and flooding. The City shall ensure compliance not only through the building permit process but through Code Enforcement and inspections as necessary to maintain the highest FEMA rating achievable for a coastal barrier island.

Staff comment: *The new building, and associated other improvements such as dune restoration if required and on-site stormwater vaulting, should help to reduce the property's flood risk. Unlike the previous design for the property approved in 2021, twenty of the thirty existing units will be preserved with floodproofing applied, rather than brought into full compliance with the current FEMA regulations through redevelopment. However, new building construction will comply with current codes.*

GOAL 2:

Create a quality livable community where people and vehicles can circulate in the Gulf Boulevard Redevelopment District area safely, comfortably and efficiently.

Objective 2.2

Temporary lodging redevelopment shall be required to file an enforceable mandatory closure and evacuation plan that complies with County Emergency evacuation and management procedures and local emergency management rules and procedures, which shall be updated and amended as may be required by the County and/or City, from time to time.

Staff comment: *This will be addressed at the permitting stage if the use is approved. The City requires that guests evacuate prior to residents to allow adequate resources during emergency events to be dedicated to the City's residential population.*

Objective 2.4

A variety of parking solutions for motorized and non-motorized vehicles shall be pursued to support redevelopment, while maintaining ease of access and adequate parking throughout the Gulf Boulevard Redevelopment District.

Staff comment: *The applicant is required to provide bicycle parking for the development. All vehicle parking on site will be by valet.*

GOAL 3:

Maintain and improve Gulf Boulevard as a memorable place to be enjoyed by residents and visitors that emphasizes pedestrian mobility, waterfront and Gulf beach access, a quality built environment that focuses on retail services and entertainment.

Objective 3.2

Public beach access points will be preserved, expanded and improved through redevelopment and coordinated with pedestrian crosswalks, bike lanes and sidewalks, trolley stops and entrances to

major residential neighborhoods on the east side of Gulf Boulevard to the maximum extent practical and feasible.

Staff comment: *The applicant is both expanding the existing frontage sidewalk and the southern beach access.*

Objective 3.3

Redevelopment is encouraged to create a vibrant Gulf Boulevard core resort environment containing a variety of building forms and styles of exceptional architectural design and high quality finishes that respect the Gulf Boulevard resort character and heritage, increase Green space, reduce paved surface parking, increase side yard setbacks, increase setbacks from Gulf Boulevard, and provide amenities, retail services, restaurants and waterfront beach bars that serve guests and residents alike.

Staff comment: *Staff finds the architecture of the building to be of high caliber and visually consistent with other art deco-lite coastal development in the vicinity. The redevelopment will modestly increase the amount of greenspace on the site along with the total number of trees. Although the new development preserves portions of both buildings that are noncompliant with the modern side setback requirements, the new structure will comply with all development standards, and drastically exceed the required front setback. The applicant is also providing a rooftop restaurant, for which staff requests testimony from the applicant as to whether the use will be held out to the public.*

Policy 1:

All development shall be consistent with building and site design guidelines and standards that establish the quality of design features expected for renovation, redevelopment and new construction in the Gulf Boulevard Redevelopment District.

Staff comment: *The development appears to be generally consistent with the Land Development Code design requirements pertaining to façade decoration and embellishment. Staff finds the renovated low-rise buildings and new tower to be consistent with other architecture in the vicinity.*

Policy 2:

The character of each district shall be reinforced through the site plan review and approval process. Projects shall be consistent with and contribute positively to the vision of the character district in which they are located.

Staff comment: *The application appears to be generally consistent with the vision for the Boutique Hotel/Condo District, which promotes redevelopment and ultimately preservation of the limited number of boutique hotels to the extent possible. Unlike the application approved for the subject property in 2021, the applicant has chosen to continue operating the redeveloped Miramar as a beach resort hotel, rather than a condominium.*

Policy 3:

The design of all projects in the Gulf Boulevard Redevelopment District shall make meaningful contributions to a safe and comfortable pedestrian environment through site and building design, internal connections between adjacent properties, and external connections to and along Gulf Boulevard.

Staff comment: *The applicant is expanding the frontage sidewalk and side beach access, and staff is requesting a protected connection to the front sidewalk as a condition of approval.*

Policy 6:

Property owners/developers are encouraged to meet with area neighborhood associations/business groups prior to submitting a major redevelopment project for City review.

Staff comment: *The applicant held a noticed community meeting on the project in April 2024.*

Policy 10:

To improve traffic flow and reduce pedestrian/bicyclist - vehicular conflict, vehicular curb cuts to access Gulf Boulevard shall be minimized, shared access driveways should be pursued, and internal connectivity between adjacent properties should be encouraged, to the practical extent feasible to allow reasonable, adequate and safe ingress and egress to new development.

Staff comment: *The applicant is reducing the number and total width of curb cuts along the frontage. While staff prefers connections of 24 feet or less, the connection to Gulf Boulevard will ultimately be reviewed by FDOT for access management purposes, with dimensions set at that time.*

Policy 11:

A Transportation Management Plan (TMP) shall be required on all development and redevelopment that increases density or intensity of development on a site. Physical and operational improvements and strategies should be considered as part of any project Transportation Management Plan.

Staff comment: *The applicant has stated they will provide a TMP prior to the Planning Board hearing. That Plan has not been received at the time of the drafting of this report.*

Policy 13:

Increased setbacks from Gulf Boulevard for any building exceeding fifty (50) above based flood elevation.

Staff comment: *The applicant is constructing the new hotel tower to the maximum height permitted for the zoning district, but has set it back to approximately 200 feet from the front property line where 100 feet is required. Increased setbacks assist to mitigate the visual impact of taller buildings by maintaining a lower-angled daylight plane.*

Policy 15:

All new development or redevelopment shall be required to obtain administrative site plan approval prior to construction.

Staff comment: *If the subject development is approved the applicant will be required to obtain a site plan. Details such as dune and easement location, finalization of groundcover standards and tree species and quality, and other specifics to the property will be addressed at that stage.*

Boutique Hotel/Condo District (B-HC)

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall facades shall be prohibited.

Staff comment: *As noted in previous responses, staff finds the development to be of acceptable architectural quality, both in terms of new and renovated construction.*

Policy 2.2:

Public beach access will be by foot traffic and wheelchair only and shall be directed to marked paths or dune walkovers in order to protect the dune system. Emergency police, fire rescue and lifeguard response vehicles, or bicycles will be allowed access in a manner that minimizes adverse impacts to the dune system to the maximum extent possible.

Staff comment: *The applicant is voluntarily providing a four-foot widening to the existing southern beach access, as noted in other responses.*

Policy 3:

All development and redevelopment projects may be required to provide an easement to the City for unimproved public access landward of the mean high water line to provide a continuous, uninterrupted pedestrian beach system.

Staff comment: *Staff is requesting a fifteen-foot easement along the waterline as a condition of approval.*

Policy 4:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site for new development that exceeds 75% of the buildable site, with particular emphasis on the Gulf Boulevard frontage and screening from any adjacent low-rise residential use that may include landscaping and privacy walls. Landscape design, including the type and quantity of plant material as well as creative tropical hardscape designs, shall be consistent with the quality and character of a high quality tropical resort destination

Staff comment: *The applicant does not meet this threshold, redeveloping approximately 55% of the density on the site and approximately 35% of its guestroom and commercial floor area maximum. However, with the exception of parking lot landscaping island requirements, the applicant is generally consistent with buffer and species requirements site-wide, providing similar density of plantings compared with the full-site redevelopment plans approved for the site in 2021.*

Policy 5:

Increased building setbacks from Gulf Boulevard shall be required for increases to building height allowed for temporary lodging uses.

Staff comment: *The applicant significantly exceeds the required front setback for the new hotel building.*

Policy 6:

Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Staff comment: *The applicant will be required to file a hurricane closure plan to this effect at time of site plan submittal.*

Policy 7:

All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Staff comment: *The applicant will be required to file covenants or other instruments deemed acceptable to the City Attorney at time of site plan approval to ensure this policy is met.*

Staff does not find the project adverse to the following goals, objectives and policies (GOPs), but requests from the applicant additional testimony in support of these GOPs:

Goals, Objectives and Policies for the Gulf Boulevard Redevelopment District

Objective 3.3 – The applicant is proposing a significant reduction in rooftop intensity under this project scope compared with the approval granted to the property in 2021. However, there is an outdoor balcony on the rooftop of approximately 600 square feet that adjoins the indoor bar. The applicant should discuss any rooftop music, which is not covered under this request, that may be introduced in the future. The applicant should also discuss any planned late-night events to be held on the rooftop. At Technical Review Committee, the applicant stated that most wedding events would be held on the beach, with the rooftop used for reception activities.

Policy 3 – The site lacks any direct pedestrian connection to Gulf Boulevard, and the proposed location of the valet queuing area is not shown. The Comprehensive Plan promotes safe and protected connections to the Boulevard, which the applicant had shown in the conceptual site plan for the preceding approval. Staff would like to see a protected connection with the expanded sidewalk where viable.

Policy 9 – A significant portion of the property, inclusive of most of the building footprint proposed and remaining, is located within the Coastal A flood zone, which is treated similarly to the velocity zone (VE) for new construction purposes. Buildings in this zone are considered more susceptible to floods than buildings in the AE zone as models show them subject to increased wave action during 100-year events. As the two remaining buildings on the property are pre-Flood Insurance Rate Map, they remain susceptible to storms by remaining at grade. The applicant's architect stated at Technical Review Committee that some floodproofing would be undertaken in the renovation of the two buildings, but the buildings will remain noncompliant with the Coastal A standards and are likely to remain for several years due to the investment being undertaken. The applicant should speak to the flood hazard mitigation to be undertaken on the site to protect remaining buildings. The existing approval granted in 2021 would have required all habitable spaces on the property to be made compliant with the current flood requirements due to full site redevelopment.

(2) Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public

facilities under construction, and residential, commercial and/or service facilities available within the existing area. More specifically:

- a. **Whether the overall appearance and function of the area will be significantly affected. Consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;** *Staff finds the function of the area will not be significantly affected, and that the impact on the overall appearance of the local area will be moderate but positive. The applicant states that the building design is in a nouveau art deco style and, while it lacks some of the style's common features like stark vertical bars and wraparound rounded balconies, the style does contain variation in material and colors commonly associated with coastal resort buildings. Furthermore, the architect is proposing improvements to the remaining buildings like addition of open breezblock and installation of period-appropriate signage for the remaining 1950s buildings. The design of the new building appears to generally meet the City's limited design criteria for new commercial construction in the Gulf Boulevard Redevelopment District.*

Staff does not anticipate a significant impact on the surrounding area. The project provides for twenty additional lodging units above those available to the existing resort, four fewer than the CUP approval awarded to the property in 2021. The applicant is proposing a rooftop restaurant of approximately 1,550 square feet of customer seating area that will provide an increase in intensity over the current resort which lacks any such commercial amenity, but this restaurant is less than one-third of the combined first-floor and rooftop restaurant floor area approved under the 2021 request.

Despite the overall bulk of the new structure significantly decreasing compared with the 2021 approval, the overall height of the structure has not significantly changed, at less than a one-foot difference when factoring in roof overruns. The proposed eight-story structure remains significantly taller than the two-story Mariner Beach Club to the north, and approximately 36 feet taller to the roof than the five-story Vistas on the Gulf to the south, partially accounted for by increased comparable floor heights and partially due to the additional three stories. However, height is overall compliant with the Land Development Code, especially when accounting for stepback requirements that the proposed structure substantially exceeds.

A significant change compared with the 2021 approval is the location and total amount of elevated outdoor area provided to customers. The 2021 approval provided for rooftop dining oriented toward the northern property line, with dining on the southern side on the first-floor deck. This above-grade dedicated customer space is significantly smaller under the subject proposal, with the applicant proposing no outdoor seating area, but with this balcony area on the rooftop oriented closer to the southern property line. Depending on the use of this balcony space, or operations late at night, it could pose nuisance to either abutting property. Staff requests as condition that the space be limited in terms of amplified noise during late-night activities.

- b. **Whether the application will preserve any city, state or federally designated historic, scenic, archaeological, or cultural resources;** *There are no known historic, archaeological or cultural resources on the property. The City's conditional use criteria generally promote the maintenance of Gulf views and vistas as a scenic resource, and this development appears to eliminate a portion of a view of the beach through the center of the property as currently developed. As both existing resort buildings are being retained on site through redevelopment, the development will also not provide additional view corridors on the northern or southern sides compared with current conditions. However, this project will*

increase public comfort in accessing and public access overall along the beach through the expansion of the existing six-foot southern pathway and public easement along the mean high water line.

- c. **Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale; or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features.** *As noted previously, the development proposed is significantly taller than any structure on either abutting property. With the exception of the seventeen-floor San Seair, structures in the BHC District are generally low-rise one- and two-story hotels or motels, or five- to six-story resorts such as Vistas on the Gulf and Beach House Suites. This approval would maintain Miramar as the second-tallest structure in the District, but still within the height limitation. The building does favor the southern side of the property in terms of setback, which staff finds to be appropriate given the height of existing abutting structures.*

The proposed structure is not meaningfully different in overall height compared with the structure approved in 2021. What does differ significantly is the bulk of the building that will be located at the height limit permitted for a structure in the zoning district. The footprint of the new building, which is almost entirely at the maximum height of 76 feet above base flood elevation, has a footprint of approximately 3,900 sq. ft. In comparison, staff estimates the footprint of the building at or near the 76-foot height limitation under the 2021 approval to be approximately 8,100 sq. ft., or over twice the size. This also does not account for the significantly-greater encroachment of the building requested under the 2021 approval toward the front property line, with the five-story portion of the structure located 50 feet from the front property line at its closest point. In comparison, the subject proposed structure is approximately 200 feet from the front property line at its closest point.

Staff finds that the applicant has designed the building in keeping with the art deco-lite coastal resort styles of surrounding properties. Signage and other elements of the renovations of existing buildings are contemporary with other structures in the vicinity.

Staff finds the landscaping treatment in general to be appropriate and, in terms of screening, generally maintains what was proposed under the conceptual plan included with the 2021 approval. Both development proposals demonstrate compliance with minimum permeability and greenspace standards for the zoning district.

- d. **Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues.** *Staff does not expect additional adverse impacts from dust, fumes, smoke, glare, vehicular or truck traffic under the subject scope. The parking areas will be screened from abutting properties via a fence, and the uses contemplated are not uses that significantly produce dust, fumes, or smoke. While the applicant states that limited truck deliveries and pickups are anticipated due to the scale of commercial development, they have agreed to move all delivery truck traffic on site, substantially increasing safety.*

There is potential for increased noise, late-night operations, and outdoor activities, due to the increase in density units and provision of a rooftop restaurant. Staff finds this to be a reduction over the density and commercial intensity provided for in the 2021 approval. Notably, the portion of the rooftop restaurant that is unenclosed is a substantial reduction.

Any increase in density has the potential to increase litter. The proposed development is oriented toward the rear of the private property, so staff has limited concerns about increases in litter along the Boulevard. A greater concern is potential for increased litter along the beachfront. The applicant does not currently possess an approved cabana service area permit for alcohol sales on the beach, and the City is currently in the process of rewriting its beach ordinance. Litter and similar issues will be addressed with the applicant when and if such application is made.

Staff finds that the building is well designed to minimize privacy concerns on abutting properties. Unlike the 2021 approval, which featured a building with balconies oriented at an angle toward the southern property line, the subject development is enclosed along both sides. The rooms do contain balconies, but balconies generally taper toward the property line along the south side, and are oriented at the rear of the building facing toward the beach. The rooftop balcony, which also features a taper at the southern end with limited usability due to depth, is a reduction to the total amount of outdoor customer area that is unbuffered from adjacent properties compared with the prior approval.

Odor is a potential nuisance due to the location of the rooftop restaurant, although the height differential with the abutting developments may resolve any potential issues in the immediate term. Staff requests the applicant address the location of exhausts and any scrubbing technology to be utilized to minimize cooking odors on abutting properties.

- (3) Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety;**

Staff expects the site redesign to generally be an improvement to public safety from a transportation perspective. With the exemption of a small portion in the center of the property frontage where the existing signage and center landscaping barrier is located, and at the southern ends, the current site frontage is effectively two large curb cuts. The subject proposal will reduce the number of cuts to one, install a wider sidewalk, and make other improvements such as implementation of tactile pads at apron crossings. It will also remove a substantial portion of the parking from the area immediately adjacent to the curb cut, improving safety for vehicles entering the property and potentially for pedestrian walking on the adjacent sidewalk.

The project is under the threshold required for a traffic study. For a select service hotel development of 20 units above existing, the project is anticipated to produce an additional 7.6 trips at evening peak hour, or roughly one additional vehicle trip every eight minutes, based upon estimates from the most recent Institute of Transportation Engineers Trip Generation Manual. The portion of Gulf Boulevard adjacent to the property is a level of service classification of D based upon the 2024 Forward Pinellas Annual Level of Service Report, using the 2023 data year, with a volume-to-capacity ratio of 0.75 based upon a physical capacity of 1,630 trips. This is not a dramatic increase from the ratio presented in the 2023 report.

- (4) Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely;** *The development is shown to be compliant with the parking minimums required by the Land Development Code. The site does not meet the 10,000 square foot of accessory commercial space minimum necessary to require an on-site loading space. However, the applicant has stated that delivery unloading will be relocated from the center turn lane of Gulf Boulevard onto the property.*

- (5) **Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;** *Staff is recommending conditions pertaining to sea turtle lighting compliance, operation and hours of the rooftop facility, and safe passage of visitors through the parking lot, in addition to standard conditions pertaining to beach access.*
- (6) **Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision such improvements and mitigation;** *The applicant states the owner, who has not changed since 2021, has previously demonstrated the financial and technical capacity for a larger development under the preceding approval. Staff is aware of one other project the applicant has successfully completed and operates in an adjacent municipality, which is larger in scale than the subject development. However, staff requests the applicant provide additional detail on any secured funding for the project, as well as timelines for completion.*
- (7) **Whether the proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.** *The applicant has been put on notice that the project will be required to demonstrate compliance with the green building standards, landscaping quality standards, building and fire codes, and temporary lodging operation requirements, at time of site or building permit issuance as relevant. A concurrency certificate for tracked facilities will be necessary at site plan issuance as well.*

The applicant successfully held a code-compliant community meeting in the spring of 2024. A subsequent meeting is not necessary as of the drafting of this report.

Sec. 4.12. - Criteria for review of conditional use applications.

- (a) **Conditional use applications within the community redevelopment district shall be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:**

- (1) **Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunications services;**

The City's engineer has accepted preliminary sewer calculations showing total property-wide usage of 10,000 gallons per day, with a peak of 21 gallons per minute.

The development is existing, but the applicant has not yet provided potable water meter upgrade information. The applicant will be required to demonstrate concurrency with potable water standards at time of site plan issuance. Electric service is available to the property.

Staff has not located any permits for rooftop telecommunication equipment on either abutting property. There is no known critical telecommunications equipment that would be impacted by the construction of the new lodging building if this use is approved.

- (2) **Transportation infrastructure, including ingress and egress from public rights-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways;**

As noted previously, staff expects apron narrowing, sidewalk widening, and elimination of most parking immediately adjacent Gulf Boulevard to improve safety in accessing and circulating the site. Staff would like to see a protected pedestrian pathway provided to the frontage as was included in the design for the 2021 approval.

The applicant has not provided a transportation management plan as of the date of the drafting of this report, but states one will be provided prior to Planning Board review. Minimum code requirements for improvements have been provided.

(3) Hydrological features and storm water management infrastructure;

The applicant has indicated that they plan to vault stormwater on site rather than retain or detain it above ground. This is at the option of the developer, provided that they still maintain the minimum greenspace required under the Land Development Code. The current development precedes any drainage regulations and does not appear to have any active or maintained storage basins on site. As the current code requires detention of at least a 25-year, 24-hour storm, and there are often heightened requirements of both Southwest Florida Water Management District and Florida Department of Environmental Protection when drainage is released off site, staff expects stormwater conditions to improve.

Staff is not aware of any remaining natural hydrological features on the site. Storm water is to be vaulted to meet minimum code requirements, which will be demonstrated at time of site plan submittal.

(4) Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas;

The Land Development Code does not require demolition or relocation of existing nonconforming structures unless they are substantially improved, and therefore the applicant can maintain the two remaining buildings where they were constructed. Staff finds the height of the new structure to be larger than most others in the zoning district, but finds that it is a significant reduction in overall massing compared with the structure approved in 2021. Staff also finds the design of the new building, and particularly the renovated features of the two existing buildings, to be appropriate for the coastal art deco-lite or subdued art moderne style that was popular around the mid-century, and is still reflected in many of the BHC District's oldest lodging projects.

The exterior of the structure appears to be a mix of metal and stucco, with no wood or other borrowed elements from contrasting architectural styles. Colors are subdued, drawn from a common palette, and suitable for the coastal design of the building.

The layout of the existing development provides a view through the center of the property that appears to be largely eliminated with the new proposal. While the renderings show what appears to be a narrow view corridor between the new building, the rear elevation contains an open breezeblock design that may obscure the direct view. Although the new development is compliant with the zoning code regarding setbacks, existing development is not compliant with side setbacks, at approximately eight feet on the north side and seven feet on the south side where 36 feet combined would be required under the current code requirements. The development is increasing beach access, or at least comfort in accessing the beach, through the widening of the southern six-foot access to ten feet.

The applicant is showing revised signage along the northern low-rise building and on the rear of the new tower facing the beach. While signage size and placement will be addressed at the site plan stage, staff recommends that all signage face the Gulf Boulevard frontage.

(5) Site landscaping, open space provision and impervious surface limitations;

The site is compliant with the impervious surface ratio limitations, with 83% coverage where 85% is permitted. The greenspace ratio is also compliant based on staff estimates. Staff finds the landscaping layout to be

appropriate, and the tree count to exceed the minimums required for the development type. The architect has listed mature vegetation height in the code, rather than planting standards for caliper and height, and states they intend to comply with minimum requirements. Staff would like to see that frontage vegetation at a minimum be planted to a higher standard than minimum code requirements.

Notably, nearly all of the landscaping proposed under the landscaping plan is considered Florida friendly for Zone 10b. The applicant is proposing a mix of crape myrtle, royal and sabal palm, and silver buttonwood. As the existing structures are lower height, these trees should be adequate to screen the front of the property.

(6) Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance;

Under the 2021 approval, the owner sought to develop the project with a condominium or timeshare-like ownership scheme. Under the current request, the applicant is instead intending to operate the lodging project as a hotel in the same manner as the existing resort. Per City requirements, this will involve recordation of commitments to maintain units as short-term rentals, file a hurricane evacuation plan, restrict use of units for residency, and similar, at the site and building permit stages.

The project is primarily temporary lodging and will operate continuously. The applicant responded to a staff TRC comment regarding the rooftop restaurant, and staff requests as condition that the use of the outdoor space be moderated at 10 PM to account for the limited distance between the development and abutting properties, particularly on the south side. The applicant will be limited to the same decibel requirements that apply City-wide, but is not subject to the same prohibition on audible music at adjacent property lines due to both abutting projects being lodging.

The applicant stated they have not yet corresponded with Waste Connections regarding trash pickup. Compared with the previous approval, the trash area has been relocated a significant distance away from the street, and there is no dedicated space for vehicles. Staff requests additional information from the applicant, if known, at the hearing.

(7) Fire suppression and facility security;

As of September 3, the applicant has provided sufficient information to the fire marshal to demonstrate compliance with truck turnaround requirements. Remaining comments, that are less impactful to conceptual layout, will be addressed at the site plan stage.

The applicant states that on-site security will be provided.

(8) Emergency management and hurricane evacuation provisions;

The applicant has not provided a hurricane management plan, which is a requirement for new lodging developments and will be evaluated at the site plan or building permit stage, as relevant.

(9) For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:

- a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and**

The existing Miramar development is the same number of stories as the closest building on the property to the north, and is three stories shorter than the building on the southern property. The subject building proposed will exceed existing developed stories on abutting properties by six and three, respectively.

The northwesterly jog of the Florida Coastal Construction Control Line (CCCL), from which all new development in BHC must be set back at least ten feet, favors preservation of beach views for properties to the north of new development taking advantage of the minimum setback. From plat measurements the rear of the closest Mariner Beach Club building is estimated to be set back approximately the same distance from its front property line as the new Miramar tower, at 250 feet and 260 feet to the rear of the structure respectively. The subject proposal has the new Miramar tower set farther from the northern property line shared with Mariner Beach Club than the one approved in 2021, while also moving the building farther from the CCCL on the north side, which should benefit the views from the northern neighbor compared with the prior approval.

The subject new construction is oriented closer to the southern property line, which is the reverse of the layout of the approval granted in 2021, which oriented it closer to the north. The subject new tower, which is set at approximately 12 feet from the CCCL at the closest point and 23 feet at its furthest, does appear to be located further from this line than the Vistas on the Gulf, which has balconies that vary between one and five feet from the CCCL per plat measurements.

Staff anticipates the impact on view to be greater on the southern property as developed, which currently maintains a relatively unfettered view of the beach across the Miramar property on its upper levels. However, staff does not anticipate the impact to be greater than the approved 2021 development, which maintains the same number of stories and approximately the same rear setback.

b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

Both abutting properties contain structures utilized as resort condominiums, and are not residential in nature.

SUMMARY OF STAFF FINDINGS

Staff finds the following project impacts as supporting the goals, objectives and policies of the Comprehensive Plan:

- 1) The applicant will voluntarily expand the southern beach access from six to ten feet, which will increase pedestrian comfort in accessing the beach.
- 2) The applicant has agreed to provide an easement along the mean high water line, which staff requests to be fifteen feet in width. This contributes to perpetual public access of local residents and the general public to the beach.
- 3) The development is proposing to modify the front of the property to consolidate two large existing curb cuts, move parking spaces farther from the front property line to provide safer ingress and egress for vehicles, and expand the sidewalk along the frontage to the full ten foot width requested in the Land Development Code, which should make the frontage of the site safer for both drivers and pedestrians.
- 4) Landscaping at the site will be improved and additional permeable area will be installed, which promotes both aesthetics and on-site stormwater retention.
- 5) The entire site will be brought into compliance with the City's stormwater requirements to retain the volume of a 25-year, 24 hour storm, improving drainage at a site that was developed preceding any City stormwater regulations.
- 6) Ten of the existing 30 units that were developed prior to FEMA regulations will be demolished and reconstructed within the new tower, which will be compliant with the coastal and velocity zone FEMA regulations. The architect has stated that flood panels will also be installed on the doors of the remaining noncompliant units, providing some protection.

- 7) The development, both new and renovated, appears to be of quality aesthetic character and preserves the understated coastal art deco or moderne style that adorns several of the historic and recently-developed structures in the area.

Staff seeks additional applicant testimony on the following elements for which either partial support was provided in the application, or Staff identifies as elements that could more effectively promote the Comprehensive Plan:

- 1) The applicant should address whether funding has been secured for the new tower development, and when such construction would be undertaken if this use is approved, to determine financial capacity;
- 2) While the new structure will be fully compliant with the current FEMA regulations, it appears at least a sizeable portion of the remaining, noncompliant structures will remain in a Coastal A flood zone, which is a modeled zone where wave action of 1.5 to 3 feet is possible during a major storm event. The applicant's architect states that the project will include installation of flood panels along doors, but the pre-FIRM buildings will lack the deep foundations or piles required for new construction. The applicant should address resiliency for existing structures.
- 3) Although there have been no substantiated cases for marine turtle noncompliance, Staff would like to see any window or light fixture with sightline of the beach be made compliance with the compliance standards for new construction, which will already apply to the new building. This will ensure the collective development continues to function in a manner supportive of the City's ecological goals into the future.
- 4) The rooftop restaurant, while a significant downsizing from the 2021 approval, contains outdoor space that is adjacent to the indoor portion of the restaurant. Although this space does not function as permanent dining, Staff requests any music or speakers to be installed be turned off to avoid pumping out music or loud sounds after 10 PM, the time at which the City's decibel standards significantly reduce.
- 5) Unlike the 2021 approval, the parking lot lacks any direct pedestrian access to the frontage sidewalk. The applicant should install a protected pathway, or a designated and painted access, to the sidewalk from the lodging area of the site.

STAFF RECOMMENDATION

Staff finds the development proposed under Conditional Use Permit #24038 to be generally consistent with the City's Comprehensive Plan. Staff also finds full support for 17 of the 20 conditional use permit criteria, and general support for the remaining three criteria, but requests additional applicant testimony as detailed below:

Criteria 4.4.(a)(2)d. - Whether the application will have significant adverse impacts on the livability and usability of nearby land due to [...] late-night operations, [or] odors [...].

The applicant should address where restaurant exhausts will be located and if any scrubbers will be employed if they are oriented toward the adjacent property, as well as expected operations and late-night use of the rooftop.

Criteria 4.4.(a)(5) – Whether generally, the public health, safety and welfare will be preserved [...].

While the subject proposal is significantly less intensive than the active approval for the property granted in 2021, the new request involves renovation of two-thirds of the existing units rather than sitewide redevelopment. This results in buildings that are not fully compliant with FEMA regulations. The applicant should address how mitigation is to be implemented to protect existing development on the property.

Criteria 4.4.(a)(6) – Whether the applicant has demonstrated the financial [...] capacity to complete any improvements and mitigation necessitated by the development as proposed [...]

The applicant should address whether they have secured funding for the development, and when they plan to undertake both existing building renovations and new tower construction if the request is approved.

Recommended Conditions

Staff recommends approval of the subject request. In the event that the Planning Board finds adequate support to recommend approval of CUP #24038 (Resolution) to the City Commission, staff recommends the following conditions:

Density Contingency Condition

- 1) Approval of the temporary lodging unit count and floor area ratio of the subject development requested herein is contingent upon the passage of companion Ordinance 2024-07. Should Ordinance 2024-07 be denied, or reduced in unit count, the applicant shall be required to reduce the number of temporary lodging units and/or floor area ratio to provide compliance with the requirements of Land Development Code Division 46.
- 2) Should Resolution 2024-08 and companion Ordinance 2024-07 be approved by the City Commission, all bonus units awarded to the subject property under Ordinance 2021-04 shall be considered divested and return to the Boutique Hotel/Condo Temporary Lodging Unit Density Pool immediately upon passage of both Ordinance 2024-07 and Resolution 2024-08.

Rooftop Operation Condition

- 3) The outdoor balcony space adjacent to the enclosed rooftop restaurant shall not be used for permanent seating without issuance of a subsequent conditional use permit. The use of any rooftop outdoor speakers shall be discontinued after 10 PM. Furthermore, music played indoors to the restaurant shall not be piped outdoors through the use of amplification equipment, speakers, or other equipment after 10 PM.

Resort Development: Public Benefit Requirements

- 4) Prior to issuance of a site plan for the subject project, the applicant shall provide the following:
 - a. A pedestrian access easement, prepared to the satisfaction of the City Attorney, on the southern side of the property of sufficient size to expand the adjacent public beach access to at least ten feet in width from the front property line adjacent Gulf Boulevard to the mean high water line, high water mark, or existing watermark, as determined by the City Attorney.
 - b. Execution and recordation of an unimproved public beach access easement of at least fifteen feet in width along the sandy beach landward of the mean high water line, high water mark, or existing watermark, whichever is determined to achieve the intent of this condition, for any portion of private property which extends to said line.
 - c. Preliminary identification of the two green building standards to be pursued subject to LDC Sec. 39.9., including identification of any exterior site improvements necessary to achieve such certification.
 - d. Placement of a protected pedestrian pathway from the hotel exterior to the sidewalk or, if one is not viable such that it would reduce parking below the minimum for the use, or reduce the density of plantings, installation of a safe pathway through the parking lot using a differently-textured surface such as pavers.
 - e. Submission of a draft dunes plan if one is necessary to achieve compliance with City Code requirements for installation of an uninterrupted dune plan, or to achieve Florida Department of Environmental Protection compliance for best practices in dune planting, grading, or quality.
 - f. A draft pedestrian access sidewalk easement, prepared to the satisfaction of the Florida Department of Transportation (FDOT) and the City of St. Pete Beach, of sufficient size to allow the sidewalk along the property frontage to expand to ten feet in width except where approved driveway connection(s) cross the property line.
- 5) Prior to Certificate of Occupancy for the subject hotel tower, the applicant shall provide the following:
 - a. Demonstration of sitewide compliance with the City's standards for new beachfront development lighting, Pinellas County Coastal Construction Code, or Florida Department of Environmental Protection (FDEP) Coastal Construction Line Code standards as they pertain to protection of marine turtles, whichever is or are more stringent. At the discretion of the City, this may include

coordination of a beachfront review by Turtle Trackers to ensure that standards have been met;

- b. Grading, screening, and installation of all other improvement necessary to create a walkable pedestrian access of at least ten feet in width from the property line adjacent Gulf Boulevard to the mean high water line, which includes any land already provided for such purpose on the adjacent property;
- c. Construction of a dune walkover across the southern property line where the path mentioned in subitem b. above crosses said dune, and any other dedicated guest access point, unless determined by the FDEP to be unnecessary to preserve the function of the restored system;
- d. Construction of a ten-foot sidewalk, to the satisfaction of the FDOT, across the front of the property and adjacent right-of-way as demonstrated on the conceptual site plan, as well as transference of a pedestrian access easement to the FDOT for any portion of the sidewalk that extends onto the subject property;
- e. Installation of all landscaping, irrigation, and other requirements of LDC Division 22 and 39, including installation of plant material as depicted in the conceptual site plan set or as may be amended;
- f. Final certification from the reviewing agencies for achievement of the two green building standards selected from LDC Sec. 39.9., unless it can be demonstrated that such certification is guaranteed to be met contingent upon final administrative review of the project by outside agencies, and that all such improvements necessary for such certification have been completed.

Resort Development: Operational and Design Requirements

- 6) The finding of project consistency with Criteria 4.12.(a)(4) is found to extend to the project as presented through renderings and elevations submitted with this request at the final reading before the City Commission. Any significant alteration to the exterior color, façade material, massing, or window or feature placement, at the discretion of the City Manager, may require this request to be returned to the City Commission for reconsideration. These criteria shall be in addition to those listed in Land Development Code Section 4.10.
- 7) All hotel deliveries shall take place on site, with no deliveries to the hotel occurring from the center lane of Gulf Boulevard, by the issuance of the certificate of occupancy for the subject hotel tower.
- 8) Valet service shall be maintained for the life of the development. A valet plan, prepared to the standards of Land Development Code Division 23, shall be submitted at time of site plan application.

Resort Development: Landscaping Requirements

- 9) The quality, density, and amount of landscaping shown in the conceptual site plan shall be the minimum installed. If a Florida-friendly species is substituted it shall be with another Florida-friendly species. Landscaping caliper and height site-wide shall exceed minimum standards where viable, but with particular emphasis given to landscaping along the property frontage. Unless it would cause conflicts with existing utilities or other critical public infrastructure, any tree installed within the front buffer shall be a minimum of twelve feet in height and three inches in caliper measured 4.5 feet above the ground at time of planting.
- 10) The applicant shall establish and maintain connection to the public reclaimed water system for landscaping irrigation, and such usage shall be metered., if connections are available. The irrigation system shall include pressure-regulated systems and there shall be monitoring devices installed to address leaks from lines and equipment.
- 11) The applicant shall demonstrate compliance with the relevant requirements of LDC Sec. 39.10., 39.11., 39.12., 39.13., and 39.14., which relate to site design and improvements, at time of site plan issuance. The applicant shall demonstrate compliance with relevant requirements of LDC Sec. 39.7. and 39.8., which relate to building design, at time of building permit issuance. The development shall also comply with relevant provisions of LDC Sec. 39.5. and 39.6., pertaining to lodging operation standards and general operational and aesthetic requirements, at relevant parts of the permitting and operations process. These standards are in addition to other standards imposed within the property's zoning district,

parking and coastal construction requirements, and other requirements of the LDC and Comprehensive Plan.

- 12) Where viable and not in conflict with other requirements, the applicant shall plant trees with substantial canopies along the southern buffer to provide shade for users of the beach access.

Resort Development: Site Improvement Requirements

- 13) The applicant shall install and be responsible for emptying trash cans along the southern beach access. These cans shall be placed at least every 100 feet on the applicant's property.
- 14) All pedestrian pathways, surface parking spaces, and other paved non-structural surfaces shall be installed with permeable pavers, concrete or asphalt, turf block with interspersed vegetation, or similar except where accessibility or building or fire code requirements require impermeable surfaces. These areas shall be maintained so the surface continues to provide permeability, and the city may request periodic maintenance updates from the applicant if necessary to ensure the intent of this condition prevails.

Resort Development: Energy and Environmental Requirements

- 15) On the roof of the rooftop restaurant, the applicant shall install green roofs or utilize another technique demonstrated to reduce the heat island effect and improve thermal performance.

General Conditions

- 16) Any violation of the above-stated conditions will allow the City Commission to rescind or modify the Conditional Use Permit as it pertains to the request under which the condition is classified.
- 17) The City Commission may review the Conditional Use Permit periodically to determine whether the order is in compliance with the terms and conditions herein.

Recommended Motion:

Motion to recommend approval of Resolution 2024-08 to the City Commission with included conditions.

Alternatively, the Planning Board may recommend approval, approval with additional or fewer conditions, or denial.



CONDITIONAL USE APPLICATION

Case Number: _____

PROPERTY OWNER: Miramar Resort St. Pete LLC

APPLICANT/AGENT (Attach agent authorization form)

Name: Kevin Bowden

Name: Jack Bodziak - Bodziak Hayes Architects

Address: 4200 Gulf Blvd.

Address: 5665 Central Ave. N.

City: St. Pete Beach State: Fl

City: St. Petersburg State: Fl

Zip: 33706 Telephone: _____

Zip: _____ Telephone: 727.327.1966

Email: _____

Email: Jack@JABodziak.com

SUBJECT PROPERTY:

Address: 4200 Gulf Blvd

Current Name of Business: Miramar Resort

Parcel ID: 07 - 32 - 16 - 07380 - 000 - 0120

Name of Project: Miramar Resort

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

See Exhibit "A" & "B" & "C" attached here-to


Signature of Applicant/Agent

7-17-2024
Date

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

In order for an application for a Conditional Use to be approved or approved with Conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.
This Conditional Use Request proposes a significant reduction in the Intensity, Scale and Scope of an existing Project with standing Approval by the City of St. Pete Beach. The property is located within the Boutique Hotel/ Condo Zoning District and revised submittals attempt to restore existing elements of the resort and provides a significantly reduced new building element on the site.
The Owner/Developer is attempting to seek Approval of this Redevelopment Plan which significantly reduces the Intensity, Scale and Scope of a newly proposed Development and requiring less units from density pool Elements by:
 - *preserving and upgrading a major portion of the existing Buildings (significantly reducing the previously proposed Structure)*
 - *relocating the newly proposed mid-rise Construction away from Gulf Blvd*
 - *restoring a significant number of the existing Units in a Nouveau/Deco design reflecting historically traditional beach resort elements.**The new Design is of a Nouveau Art Deco Style, reminiscent of much of the original 1960's St. Pete Beach Heritage.*
This major Redesign of the currently Approved Project is a significant Design compromise attempting to recognize a desire of the City Commission and many Residents to encourage Design Schemes which acknowledge and preserve some of the Historic Elements that once were a predominant part of the St. Pete Beach, while compromising and incorporating current luxury Design elements and current Code compliance features that create an updated Facility with current Design and comfort features.

Please also see Exhibit "B" & "C" attached hereto

2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:
The proposed Redesign is in fact a significant attempt at redirecting a major, Approved Project, into a Facility that is a compromise of preservation, and upgrading the Historic Character of the existing Facilities, while proposing new Construction of a less imposing Design Volume and Nature.
 - a. Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

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The "overall appearance and function" will be to upgrade and preserve twenty (20) of the twenty-seven (27) existing Units. This new proposed plan Redevelopment will preserve and enhance existing Elements that are rapidly disappearing from the Historic Character of St. Pete Beach, all the while downplaying the size and location On- Site of the new Facilities which will incorporate similar existing Design Features, complimentary to the redesigned existing units, and presenting a uniform Function and cohesive Design.

Please also see Exhibit "B" attached hereto

- b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);
The proposed Design preserves and in fact, although not Historically designated, enhances restores Historic Character and Cultural Elements or the existing units to remain which were once prevalent in many of the Florida Beach Communities.

Please also see Exhibit "B" attached hereto

- c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;
The Project as Revised will preserve and enhance many of the existing elements and introducing a significantly reduced midrise structure compatible in Size, Building Style and Scale to many adjacent Structures while significantly reducing the Approved size and the visual impact on the surrounding Beach Community. Redevelopment impacts are significantly mitigated by the sheer volume of reduced Design Features. The currently proposed Structures significantly reduces visual impact on adjacent properties, reducing by in excess of 60% of the current building Design as presently Approved in Scale and Volume.

Please also see Exhibit "B" attached hereto

- d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;
The Revised Building Plans are designed to significantly reduce visual impact of the proposed new structure on the adjacent properties and in fact preserves Elements of the existing Building's Historic Character and Nature on a major portion of the site. During Construction, the Contractor will evaluate and make all reasonable attempts to reduce noise, dust, fumes, smoke, glare from lights, late-night operations, odors, also controlling Subcontractors vehicular traffic, truck and delivery trips, including the amount, location, and nature of any outside activities, and potential for increased litter, while keeping in mind privacy and safety issues.

Please also see Exhibit "B" attached hereto

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3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);
The impact on Transportation Systems is again equal to or possibly significantly reduced with the reduction in Scope and size of the previously approved Facilities which are significantly reduced in scope and impact on arterial roads, utilities, transit and services.
 Please also see Exhibit "B" attached hereto

4. Whether the minimum off-street parking area required, and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);
The off-street Parking as required is proportionately less due to the reduction in Size, Scope and number of On-Site Facilities open to public use with:
 - *Forty-four (44) Parking Spaces (existing)*
 - *Three (3) Bicycle Racks = Fifteen (15) P. S. (one existing)*
 - *Two (2) Motorcycle Parking Spaces (none existing)**Building Size, Volume, and functions which are reduced in number, size, and physical volume and the new proposed design.*
The proposed Redesign being requested here-in has eliminated the need for:
 - *extensive eliminated elevated Pool & Sun Decks,*
 - *Significantly reduced for service facilities and public areas*
 - *a covered Parking Garage with lifts to accommodate the existing Approved Facilities and*
 - *allows for the preservation of existing ground level Open Space for Parking and loading and unloading properly and safely.*
 - *Preserves and updates major elements of existing low rise buildings immediate to Gulf Blvd.*
 Please also see Exhibit "B" attached hereto

5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;
The proposed Redesign does more reasonably preserve desired public health, safety and welfare elements with what is a significantly reduced and reasonable compromise Redesign proposed, improving safety of Gulf Blvd access.
 Please also see Exhibit "B" attached hereto

6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,

The Applicant's Team presently owns and operates the facility and previously has demonstrated Financial and Technical Capacity for Development of the significantly larger, and previously Approved Beach Projects. The Team has a

significant history of Design, Construction, Development and Management of similar Projects in the Gulf Beaches, throughout the State and Nationally.

Please also see Exhibit "B" attached hereto

7. The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.
The proposed Redesign complies with all additional standards imposed on it by the particular provisions of the regulations authorizing such use, and all other applicable requirements of the regulations of the City of St. Pete Beach. The significant reduction in Size, Scope and Volume on the Revised Project Design proposed here-in was recognized with an overwhelmingly positive reaction in the Neighborhood Meeting of April 30, 2024 as a "welcome alternative Design Proposal".

Please also see Exhibit "B" attached hereto

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

Requirements mentioned are acknowledged and intend to be incorporated as required prior to a Revised Building Permit Application as follows:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.
Understood. The significant reduction of utility and service requirements by this reduced impact project will be addressed upon the new redesign permit submittal.
2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.
Understood. The significant redesign improves the ingress egress to current standards and further review requirements will be addressed upon confirmation of CUP approval.
3. Hydrological features and storm water management infrastructure.
Understood. The proposed redesign of the approved project significantly reduces required system design and will meet the requirements of the SWFWMD, FDEP and City of St. Pete Beach for storm water management infrastructure.

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4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.
Understood. Site layout, building height, massing are in fact significantly reduced in the new redesign and scale with several of the surrounding properties. The design and appearance of the building facades, exterior building materials, appearance and directional signage in the new Design, will be of a Nouveau Art Deco Style, reminiscent of much of the original 1960's St. Pete Beach Heritage. Many factions of existing Gulf and Bay views and vistas are to be maintained.
5. Site landscaping, open space provision and impervious surface limitations.
Understood. All landscape and open space provisions and ISR limitations have been significantly improved in a proposed redesign.
6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.
All operational and functional requirements related to amenities, lighting, and noise abatement including the hours of operation will be professionally managed and compliant with all city of St. Pete Beach regulations and codes.
7. Fire suppression and facility security.
Requirement is acknowledged and included in the scope of work, fire sprinklers, alarms, and on site security will be provided.
8. Emergency management and hurricane evacuation provisions.
Emergency management and hurricane evacuation provisions will be addressed and provided.
9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre,
the following additional issues shall be considered:
 - a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
Separation provided for proposed new building meets code requirements while preserving and improving set backs and separation of existing units to remain and new facilities. The proposed redesign is significantly less intrusive and on adjoining properties, sunlight, and views.
 - b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of

the waterfront from neighboring properties.

Proximity to Florida coastal construction control line is code compliant and conforms to previously approved and proposed new temporary lodging units to conform to and provide improved open view for neighboring properties.

EXHIBIT A

VARIANCE REQUEST
(as part of Conditional Use Application)
4200 Gulf Boulevard,
St. Pete Beach, FL

LEGAL DESCRIPTION

Exhibit "A"

Legal Description

Parcel I

Lot 12. Bellevista Beach, according to the Plat thereof as recorded in Plat Book 7, Page 34. Public Records of Pinellas County, Florida. Less and except that portion conveyed to the State of Florida by Deed recorded in Official Records Book 1347, Page 247, Public Records of Pinellas County. Florida.

Parcel II

Lot 13. together with all land lying between the West lot line and the high-water mark of the Gulf of Mexico and between the Northerly and Southerly Lines of said Lot 13, extended to the high water mark of the Gulf of Mexico, Bellevista Beach, according to the map or plat thereof as recorded in Plat Book 7, page 34, Public Records of Pinellas County, Florida. Less and except that portion conveyed to the State of Florida in Deed recorded in Official Records Book 1402, page 16, Public Records of Pinellas County. Florida.

EXHIBIT B
CONDITIONAL USE REQUEST

4200 Gulf Boulevard, St. Pete Beach, FL

Description of Conditional Use Request: This request is part of the application by the property owner to modify an existing conditional use approval and grant of density units approved by the City Commission on April 27, 2021. In Ordinance 2021-04, the City approved the allocation of fifteen (15) units from the Boutique Hotel/Condo Temporary Lodging Unit Density Pool in conjunction with the conditional use approval for a hotel of fifty-four (54) total units and a height of 76 feet and a nonhabitable overrun of 85 feet.

The Property is 0.78 acres easterly of the CCCL has a future land use of Resort/Retail and a zoning of Boutique Hotel/Condo (BH/C) for the majority of the Property which lies east of the Coastal Construction Control Line (CCCL) with the balance of the Property holding a designation of Preservation. The Conditional Use is necessary due to the proposed density landward of the CCCL.

The 2021 approvals were extended pursuant to the Governor's Executive Orders and notice to the City of St. Pete Beach.

Conditional Use Criteria (sec. 4.2) Conditional use applications within the community redevelopment district shall be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

(l) Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunications services;

The existing hotel units being remodeled, with proposed additional significantly reduced new units and reduced facilities operates with a capacity of sewer, water and other utilities that will not be seen as demanding as the existing approved project. Many functions on the previously approved plan have been removed or significantly reduced. The proposed additional units do not inordinately burden capacity as was accommodated for in the City's study related to the creation of the previous design. The proposed revised plan will also require four (4) less boutique hotel/ density pool units as previously approved.

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- (2) Transportation infrastructure, including ingress and egress from public rights-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways;
The proposed plan modifies the existing parking areas to eliminate parking that backs onto Gulf Blvd., limiting access to Gulf Blvd to one ingress/egress instead of the existing two (2) access points. This allows for the improved safer accessibility to and from the site
- (3) Hydrological features and storm water management infrastructure;
The proposed expansion will comply with City stormwater management requirements.
- (4) Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas;
The proposed expansion maintains the unique character of the Boutique Hotel district by renovating an existing product and including a moderate expansion of this motel with modern amenities. The plans include the renovation of the existing rooms and the addition of the "tower" which is a moderate, 76 ft above BFE tall building. The exterior building materials will be on the existing hotel and create a unified visual plan. The newly proposed plan will require four (4) fewer density units.
- (5) Site landscaping, open space provision and impervious surface limitations;
The expansion does not increase existing impervious surface ratios nor does it exceed any limitations of same as previously approved, and will reduce impacts.
- (6) Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance;
The hotel operations will continue as provided. The development of the new rooms on an existing surface lot, and reduction in parking spaces will result in fewer publicly accessible parking spaces.
- (7) Fire suppression and facility security.
The expanded hotel area will implement current fire code requirements and provide code compliant fire sprinkler and alarm systems.
- (8) Emergency management and hurricane evacuation provisions; and

The Miramar Resort will continue to safely manage guest evacuation as required by Pinellas County emergency management.

- (9) For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:
- a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
The proposed portion of the Property taller than fifty feet is nestled on the center of the lot toward the rear of the property allowing for sufficient separation between the existing uses to the north and south.

Additional provisions in the Comprehensive Plan are reflected in the overall development plan both because of the already permitted renovation of the existing hotel and the proposed expansion to the north. Pursuant to Policy 3 of the Comprehensive Plan, there is an existing beach access along the southerly portion of the parcels. Which we are committed to expanding with a dedication of an additional five (5) foot easement to the existing public beach access.

EXHIBIT C
CONDITIONAL USE REQUEST
Comprehensive Plan Goal & Objectives
4200 Gulf Boulevard, St. Pete Beach, FL

In Response the LDC 4.4.(a)(1) request to cite actual goals, objectives or policies of the Comprehensive Plan that the project supports.

4200 Gulf Boulevard is within the Boutique Hotel/Condo zoning district, which is within the Gulf Boulevard Redevelopment District of the Community Redevelopment District.

C. Gulf Boulevard Redevelopment District

General Provisions

- (a) Location and Character. The Gulf Boulevard Redevelopment District contains approximately 148.20 acres of land shown on Map 2. This District represents approximately 11.5% of the total land area of the City.
- (b) Purpose and Intent; Redevelopment Incentives & Deterrents. This District is one of two core redevelopment districts and this District is designed to:
 - 1. Encourage revitalization and redevelopment of primarily:
 - i. Temporary lodging uses -resorts, hotels, resort condominiums and boutique hotels on the west side of Gulf Boulevard; and
 - ii. Commercial and mixed-use retail/residential projects on the east side of Gulf Boulevard with an emphasis on the central core Activity Center character district.
 - 2. Discourage residential condominium development on the west side of Gulf Boulevard.
 - 3. Prohibit exclusive residential use projects exceeding current height and density restrictions contained within the City's LDC.

Goals, Objectives and Policies for the Gulf Boulevard Redevelopment District

GOAL 1:

Gulf Boulevard shall be a place that attracts people for living, employment and recreation. The City shall encourage the revitalization of Gulf Boulevard through commercial and temporary lodging redevelopment that will attract residents and visitors to the Gulf Boulevard core resort area as a recreation, entertainment, resort and shopping destination.

Objective 1.1

All development and redevelopment within the Gulf Boulevard Redevelopment District shall further the goals, objectives and policies of the Community Redevelopment District, this District and each character district within which development occurs; and shall comply with the design guidelines and the applicable land development regulations for the respective character district.

Response:

This Project is a redevelopment within the Gulf Boulevard Redevelopment District and furthers the goals, objectives and policies of the Community Redevelopment District.

This Project located in the Boutique Hotel/Condo District (B-HC) complies fully with the design guidelines and the applicable Land Development Regulations for this character district.

Objective 1.2

High-rise residential condominium projects in the Gulf Boulevard Redevelopment District are prohibited along the Gulf beaches and intracoastal waterways by prohibiting height and density increases for exclusively residential uses on Gulf Boulevard.

Response:

There are no High-rise Residential Condominiums proposed for this site.

This project is for Resort Area Hotel Transient Units.

Objective 1.3

The Gulf Boulevard Redevelopment District shall maintain, and where practical, expand parks and recreational activities, including waterfront recreation that serves residents and visitors.

Response:

This Project will maintain the waterfront recreation available at the existing facility, and by creating an updated Facility with current Design and comfort features, it allows for the enjoyment of natural and man-made resources by residents and visitors alike, while maximizing the potential for economic benefit by better servicing Resident and Visitors resulting in increased tourist trade.

Objective 1.4

The Gulf Boulevard Redevelopment District shall be a safe environment for both residents and visitors, and real and perceived public safety issues will be addressed including improved lighting, improved pedestrian circulation on the east and west sides of Gulf Boulevard and crossing Gulf Boulevard, improved bicycle lanes for safer circulation for all modes of non-vehicular transportation, and shall consider traffic flow devices and improvements to assist in daily traffic flow and emergency evacuation.

Response:

A safe environment for both residents and visitors is always at the forefront of our minds.

By addressing improved lighting, improved pedestrian circulation on the east by removing backout parking onto Gulf Boulevard and crossing Gulf Boulevard, providing bicycle and motorcycle parking, we further hope to encourage safer circulation for all modes of vehicular and non-vehicular transportation, and improved traffic flow improvements to assist in daily traffic flow onto and off of Gulf Blvd. through improved access road improving emergency evacuation.

Objective 1.5

The City shall recognize the unique features of Gulf Boulevard and shall implement the Gulf Boulevard Improvement Program or develop a Master Boulevard plan that promotes uniform beautification landscape standards, provides a pedestrian and bicyclist-friendly

and safe environment that minimizes pedestrian-vehicular conflict and bicycle-vehicular conflict.

Response:

The improved access to Gulf Blvd. eliminating backout parking traffic and the dedication by this project of additional width to the beach significantly improves the integrity and quality of life of the St. Pete Beach Community which will be improved with this Project redevelopment promoting beautification landscape standards, and improving Public Beach Access while also providing a pedestrian and bicyclist-friendly and safe environment that minimizes conflict with Automobile Traffic.

Objective 1.6

Public beach access will be preserved and expanded through redevelopment of temporary lodging uses.

Response:

Public beach access will be preserved and expanded through the redevelopment of a 5'-0" easement expansion.

Objective 1.7

All new building construction shall comply with current Building and Safety Codes, FEMA and National Flood Insurance program regulations to maximize protection of the City's built infrastructure from all manner of hazards, natural disasters and flooding. The City shall ensure compliance not only through the building permit process but through Code Enforcement and inspections as necessary to maintain the highest FEMA rating achievable for a coastal barrier island.

Response:

Acknowledged. All new building construction shall comply with current Building and Safety Codes, FEMA and National Flood Insurance program regulations.

Objective 1.8

The City shall recognize the importance of temporary lodging uses and public beach access to its residents and visitors in preserving and maintaining its socio-economic quality of life; and further, the City recognizes that additional high-rise residential development along the Gulf beaches is not desirable and not in keeping with the City and its residents' desire to preserve and expand public beach access and temporary lodging uses that if lost, and replaced with high-rise residential uses, will adversely impact the City's tourism-based economy; and as a result, such high rise residential development shall be discouraged throughout the Gulf Boulevard Redevelopment District and shall not be allowed to exceed current height limitations of five stories over parking for exclusively multifamily residential use projects in the Gulf Boulevard Redevelopment District.

Response:

This project is not a high-rise development but is a proposed preservation and renovation of twenty (20) existing with thirty (30) new transient hotel units while also dedicating an additional five (5) feet to the existing sub-standard beach access, and consolidation the

obsolete existing two (2) driveway access into one (1) FDOT access and the elimination of parking backing out directly onto Gulf Blvd.

GOAL 2:

Create a quality livable community where people and vehicles can circulate in the Gulf Boulevard Redevelopment District area safely, comfortably and efficiently.

Objective 2.1

Gulf Boulevard shall be reclaimed as a functioning local street to the maximum extent permitted by FDOT to operate within the Gulf Boulevard Redevelopment District for vehicular, non-vehicular and pedestrian circulation.

Response:

Acknowledged and proposed redevelopment under new FDOT standards significantly improves access and safety for pedestrians with the elimination of one (1) of the two (2) existing vehicular accesses and the space that backs out onto Gulf Blvd. The proposed vehicular curb cut will be upgraded in compliance with current FDOT standards.

Objective 2.2

Temporary lodging redevelopment shall be required to file an enforceable mandatory closure and evacuation plan that complies with County Emergency evacuation and management procedures and local emergency management rules and procedures, which shall be updated and amended as may be required by the County and/or City, from time to time.

Response:

Acknowledged. This Project, as a Temporary lodging redevelopment will file an enforceable mandatory closure and evacuation plan that complies with County Emergency evacuation and management procedures and local emergency management rules and procedures, which shall be updated and amended as may be required by the County and/or City, from time to time.

Objective 2.3

A Master Boulevard Plan shall be implemented to enhance the pedestrian and vehicular environment, invite residents and visitors into the Gulf Boulevard Redevelopment core resort area, improve traffic circulation and encourage private reinvestment and investment, subject to FDOT approval.

Response:

This redevelopment Project is designed to enhance the pedestrian and vehicular environment and provide safer access with parking removed from Gulf Blvd, and also invites residents and visitors into the Project itself and the surrounding Beach Community, with an improved beach access, maximizing the potential for economic benefit resulting from the increased tourist trade.

Objective 2.4

A variety of parking solutions for motorized and non-motorized vehicles shall be pursued to support redevelopment, while maintaining ease of access and adequate parking throughout the Gulf Boulevard Redevelopment District.

Response:

A variety of parking solutions for motorized and non-motorized vehicles is proposed in this redevelopment. The Off-street Parking as required is proportionately less due to the reduction in Size, Scope and number of On-Site Facilities in this as significantly reduced project with:

- *Forty-four (44) Parking Spaces*
- *Three (3) Bicycle Racks = Fifteen (15) P. S.*
- *Two (2) Motorcycle Parking Spaces*

being located and designed so as to enhance safety by providing improved off-street parking and loading areas and by separating pedestrian and vehicular traffic.

Objective 2.5

Large-scale temporary lodging redevelopment shall be required to develop and implement a Transportation Management Plan that includes shuttles to and from the airport and may include shuttles to off-site amenities and attractions, an employee ridesharing or vanpooling program and a guest bicycle program.

Response:

N/A. This Project is not a large-scale temporary lodging redevelopment and is in fact significantly reduced from the presently approved project of significantly larger scope and impact.

Objective 2.6

Public and private sector development shall create and contribute to pedestrian and bicycle linkages throughout the Gulf Boulevard Redevelopment District for safety, as part of the Green practices initiative to reduce Greenhouse gas emissions.

Response:

This Redevelopment Plan creates and contributes to pedestrian and bicycle linkages being provided throughout the Gulf Boulevard Redevelopment District, by providing three (3) Bicycle Parking Racks (= 15 Parking Spaces) and two (2) Motorcycle Parking Spaces, for safety. Further improvements to Gulf Blvd access eliminates one (1) of the two (2) existing driveways and removing parking presently backing out onto Gulf Blvd

Objective 2.7

Development of on-site and off-site public parking, as well as additional and enhanced trolley stops, shall be pursued in proximity to public beach access points, pedestrian crosswalks and major retail and entertainment areas.

Response:

Providing additional width to existing inaccessible beach access, and improved parking further enhances the proposed project of reduced in scale, size, and volume.

GOAL 3:

Maintain and improve Gulf Boulevard as a memorable place to be enjoyed by residents and visitors that emphasizes pedestrian mobility, waterfront and Gulf beach access, a quality built environment that focuses on retail services and entertainment.

Objective 3.1

The existing parks shall be improved to provide residents and visitors a memorable experience.

Response:

Our enhanced beach access significantly contributes to providing an improved visitor access and experience.

Objective 3.2

Public beach access points will be preserved, expanded and improved through redevelopment and coordinated with pedestrian crosswalks, bike lanes and sidewalks, trolley stops and entrances to major residential neighborhoods on the east side of Gulf Boulevard to the maximum extent practical and feasible.

Response:

Public beach access points will be preserved, expanded and improved through the projects expanded beach access, and proposed redevelopment which will endeavor to coordinate pedestrian crosswalks, bike lanes, sidewalks, and trolley availability to the maximum extent practical and feasible.

Objective 3.3

Redevelopment is encouraged to create a vibrant Gulf Boulevard core resort environment containing a variety of building forms and styles of exceptional architectural design and high quality finishes that respect the Gulf Boulevard resort character and heritage, increase Green space, reduce paved surface parking, increase side yard setbacks, increase setbacks from Gulf Boulevard, and provide amenities, retail services, restaurants and waterfront beach bars that serve guests and residents alike.

Response:

The proposed reduction in size, scope, and the new building volume; along with preservation and upgrading of existing facilities, and with the enlarged beach access are a direct effort at heritage and open space preservation.

Policies**Policy 1:**

All development shall be consistent with building and site design guidelines and standards that establish the quality of design features expected for renovation, redevelopment and new construction in the Gulf Boulevard Redevelopment District.

Response:

Agreed and as stated above, the proposed reduced and redesigned project meets or exceeds all guidelines and quality standards, will significantly reduce the previously Approved size, scope and impact of the newly proposed Resort.

Policy 2:

The character of each district shall be reinforced through the site plan review and approval process. Projects shall be consistent with and contribute positively to the vision of the character district in which they are located.

Response:

The reduced size, scope, and volume of the proposed project from the previously Approved building structures, combined with a design complementary to the original facility, contributes positively to the vision and character of the district.

Policy 3:

The design of all projects in the Gulf Boulevard Redevelopment District shall make meaningful contributions to a safe and comfortable pedestrian environment through site and building design, internal connections between adjacent properties, and external connections to and along Gulf Boulevard.

Response:

The reduction in access driveways and parking backing onto Gulf Blvd. with the implementation of a dedication increasing the existing beach access, all combine with a vastly improved on-site parking and access within the site, and internal access within the greatly reduced facility.

Policy 4:

On-site overhead utilities shall be placed underground as part of all development projects.

Response:

Any existing or proposed overhead utilities will be placed underground.

Policy 5:

Utility and sidewalk easements along Gulf Boulevard may be required as part of all development projects if the existing site conditions and redevelopment plans permit the location of such easements that can be integrated into the redevelopment site plan without undue hardship to the property owner. The City may also require the construction of a sidewalk along Gulf Boulevard in a location that can be coordinated with existing off-site sidewalks and integrated with the proposed site plan to provide a continuous safe pedestrian pathway.

Response:

Any required utility easements will be provided, and updated Code Compliant new sidewalk, driveway, and parking along Gulf Blvd. are shown.

Policy 6:

Property owners/developers are encouraged to meet with area neighborhood associations/business groups prior to submitting a major redevelopment project for City review.

Response:

Meeting occurred on April 30th, 2024 with neighborhood associations businesses and residences and proposed new project reduction in scope, scale, and new building volume was well received and in fact, commended.

Policy 7:

Residential developments shall provide on-site recreational opportunities wherever possible.

Response:

Not a residential development.

Policy 8:

Shared parking for commercial, office and mixed uses shall be accomplished wherever possible.

Response:

Not applicable.

Policy 9:

All new development and redevelopment shall mitigate potential flood, hurricane and tropical cyclone hazards.

Response:

New design will mitigate potential flood, hurricane and tropical cyclone hazards.

Policy 10:

To improve traffic flow and reduce pedestrian/bicyclist - vehicular conflict, vehicular curb cuts to access Gulf Boulevard shall be minimized, shared access driveways should be pursued, and internal connectivity between adjacent properties should be encouraged, to the practical extent feasible to allow reasonable, adequate and safe ingress and egress to new development.

Response:

One (1) of two (2) exiting entry/exit driveways and existing parking backing onto Gulf Blvd. are being removed. Beach access is being widened by our site.

Policy 11:

A Transportation Management Plan (TMP) shall be required on all development and redevelopment that increases density or intensity of development on a site. Physical and operational improvements and strategies should be considered as part of any project Transportation Management Plan.

Response:

Agreed and considered as it will be significantly reduced from the presently approved project.

Policy 12:

Pedestrian bridges over Gulf Boulevard shall be pursued at critical intersections along Gulf Boulevard to ensure safe and continuous pedestrian linkages between major activity core areas such as Dolphin Village and the County Park/Resort Districts as well as East and West Corey Avenue shopping, business and entertainment districts.

Response:

Not applicable per city.

Policy 13:

Increased setbacks from Gulf Boulevard for any building exceeding fifty (50) above based flood elevation.

Response:

No existing buildings taller than seventeen (17) feet in height are within 100 feet of Gulf Blvd. and setbacks from Gulf Blvd. are being further Approved by partial removal of existing units. Proposed new thirty (30) hotel building is setback approximately 209' from Gulf Blvd.

Policy 14:

The assembly of smaller parcels into larger development sites will be encouraged.

Response:

Not applicable.

Policy 15:

All new development or redevelopment shall be required to obtain administrative site plan approval prior to construction.

Response:

Agreed and presently under review.

- **Boutique Hotel/Condo District (B-HC)**

- (a) **Location and Character.** The Boutique Hotel/Condo District contains 22.5 acres and less than 2% of the total land area of the City. This District is illustrated on the Future Land Use Map. Several multifamily residential condominiums exist and several more are currently under construction or have been recently constructed in this District. It is anticipated that only approximately two or three boutique hotel projects potentially could be developed or redeveloped in the Boutique Hotel/Condo District that will qualify for increased height and density under this proposed plan and map amendment.
- (b) **Purpose and Intent; Redevelopment Incentives & Deterrents.** The following policies shall govern development and redevelopment in the Boutique Hotel/Condo District and are intended to preserve the remaining inventory of Boutique Hotels to the maximum extent possible within this District by increasing density for temporary lodging uses and prohibiting height and density increases for residential condominium development.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground levels are equally important for both the street and waterside of buildings. Blank wall facades shall be prohibited.

Response:

New project greatly reduces all impacts from the currently approved project, and new proposed design features greatly improve aesthetic and visual composition and better relate to human scale.

Policy 2.1:

At least one functional public beach access a minimum of seven (7) feet average width shall be provided on all new development projects that redevelop more than 75% of the buildable site unless a hardship exists resulting from a property width that is less than 150 feet.

Response:

We are proposing an additional dedication of five (5) feet maximum to the existing beach access that is presently inaccessible.

Policy 2.2:

Public beach access will be by foot traffic and wheelchair only and shall be directed to marked paths or dune walkovers in order to protect the dune system. Emergency police, fire rescue and lifeguard response vehicles, or bicycles will be allowed access in a manner that minimizes adverse impacts to the dune system to the maximum extent possible.

Response:

We are proposing an additional access easement of 5'-0" maximum.

Policy 3:

All development and redevelopment projects may be required to provide an easement to the City for unimproved public access landward of the mean high water line to provide a continuous, uninterrupted pedestrian beach system.

Response:

Improvement is provided in the proposed plan with enlarged public beach access.

Policy 4:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site for new development that exceeds 75% of the buildable site, with particular emphasis on the Gulf Boulevard frontage and screening from any adjacent low-rise residential use that may include landscaping and privacy walls. Landscape design, including the type and quantity of plant material as well as creative tropical hardscape designs, shall be consistent with the quality and character of a high-quality tropical resort destination.

Response:

Professional Landscape Plan Designed within all LDC Standards is proposed

Policy 5:

Increased building setbacks from Gulf Boulevard shall be required for increases to building height allowed for temporary lodging uses.

Response:

Building setbacks are met and improved over prior project approval.

Policy 6:

Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Response:

Agreed and acknowledged.

Policy 7:

All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Response:

The existing and proposed re-design is presently and will comply to all applicable rules and regulations.

Permitted Uses and Standards

- (a) **Primary uses** - Temporary lodging use - hotel, motel, resort condominium; medium density residential.
- (b) **Secondary uses** - None.
- (c) **Density/Intensity and Height Standards** - shall be calculated on the basis of those portions of the site which are landward of the Florida Coastal Construction Control Line and shall be permitted as follows:

- 1. Density - Shall not exceed the following:

- a. 50 temporary lodging units per acre unless approved by ordinance of the City Commission to provide additional temporary lodging units from the TLU Density Pool established below; or
- b. 18 residential units per acre; and
- c. Any increases to temporary lodging unit density is subject to the restrictions and limitations in Section (2) below - Temporary Lodging Unit Reserve; and
- d. Variances to exceed the maximum residential density above as established in the Future Land Use Plan shall be prohibited.

Response:

The proposed updated and revised temporary lodging facility meets or exceeds all of the above uses, secondary uses, density, intensity and height standards.

- 2. Temporary Lodging Unit Density Pool ("TLU Density Pool") - The City shall establish a TLU Density Pool not to exceed a total of 125 units for the entire Boutique Hotel/Condo district and the following shall govern the allocation of density from the TLU Density Pool:
 - a. The TLU Density Pool shall be allocated to individual projects by ordinance of the City Commission upon request of an individual property owner on a case-by-case basis, with evaluation through criteria specified in the Land Development Code; and
 - b. Such allocation may be up to but shall not exceed twenty (20) temporary lodging units per acre and further, the cumulative allocation shall not exceed sixty (60) units per development project; and
 - c. The number of available temporary lodging units remaining after such project allocation shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those TLU Density Pool units remaining available to the Boutique Hotel/

Condo District shall be allocated to any subsequent temporary lodging use project; and

- d. This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.

Response:

The revised project reduces project need for previously approved fifteen (15) "TLU Density Pool Units" as now proposed, this revised project will require only eleven (11) "TLU Density Pool Units".

(d) Intensity Standards.

1. Temporary lodging use shall not exceed an aggregate floor area of 750 square feet per temporary lodging unit excluding indoor amenities, common areas and structured parking. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined.

For example: 50 units x 750 square feet = 38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking.

Response:

The proposed revised temporary lodging units do not exceed 750 Sq. Ft./ unit or maximum accountable density.

2. Variances to exceed the maximum floor area ratio above as established in the Future Land Use Plan shall be prohibited.

Response:

Not requested, proposed plan is a reduced F.A.R.

(e) Height shall not exceed, but shall be permitted up to the following, subject to height limitations contained in the LDC:

1. Seventy-six (76) feet above base flood elevation for any building that exclusively contains only temporary lodging uses with a minimum setback of one hundred (100) feet from Gulf Boulevard; or
2. Sixty-five (65) feet above based flood elevation for any building that exclusively contains only temporary lodging uses with a minimum setback of seventy-five (75) feet from Gulf Boulevard; or
3. Fifty (50) feet above base flood elevation for any buildings containing multi-family residential dwelling units. , or any temporary lodging facility that does not comply with the minimum setbacks required for additional height established in sections (e)1 and (e)2 above, subject to a minimum setback of fifty (50) feet from Gulf Boulevard; and
4. Any increases to, including variances to increase, each of the maximum heights set forth above for this Boutique Hotel/Condo Resort character district shall be prohibited.

Response:

All of above height standards are met and compliant.

(f) **Impervious Surface Ratio Standards** - shall not exceed:

1. 0.85 impervious surface ratio for any exclusive temporary lodging uses; or
2. 0.70 impervious surface ratio for any residential use or combined residential and temporary lodging use; and
3. Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.

Response:

- *Impervious ratio is 84%*
- *No residential units proposed*
- *No variances requested*

CONDITIONAL USE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

 X I understand that the City will not accept or process an incomplete application.

 X I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a conditional use. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a conditional use.

 X On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.

X I understand that if a conditional use is approved by the City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the City Commission becomes voided.

X I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

X I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

Signature of Applicant 5/16/24
Date

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org



Owner's Authorization for Agent

I/WE Miramar Resort St. Pete LLC
(print name of property owner)

hereby authorize Katherine E. Cole, Esq., Hill Ward Henderson
(print name of agent)

to represent me/us in an application for _____
(type of application: variance, conditional use, zoning, etc.)

[Signature]
Signature of Owner *manager*

Signature of Owner

Kevin R Bowden
Print Name of Owner

Print Name of Owner

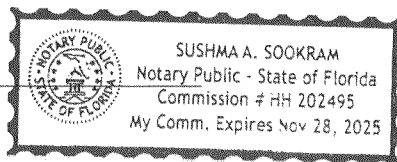
The forgoing instrument was acknowledged before me this 17th day of May 2024 by Kevin Bowden
FL Owners license who is personally known _____ or produced _____
as identification.

[Signature]
(Notary Signature)

5/17/24.

(Date)

My Commission Expires _____



CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Miramar Resort St. Pete LLC, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Miramar Resort St Pete LLC Kevin R Bowden manager

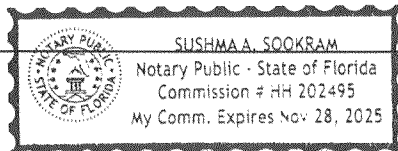
Address: 4200 Gulf Blvd St Pete Beach FL 33706

[Signature] 5/16/24
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 17th day of May 20 24 by Kevin Bowden, who appeared before me, and is personally known to me, or has produced FL Drivers License as identification, and did take an oath.

My commission expires:



NOTARY:

Print Name: Sushma Sookram.
Notary Public, State of Florida
(Notarial Seal) [Signature]

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

ANNUAL LOBBYIST REGISTRATION

FOR THE PERIOD JANUARY 1, 2024 THRU DECEMBER 31, 2024

Name Miramar Resort St. Pete LLC Phone _____ Email kbowden077@gmail.com

Mailing Address 4200 Gulf Blvd., St. Pete Beach, FL

NAMES OF INDIVIDUAL LOBBYISTS (attach additional sheets if necessary):

- 1) Name Kevin Bowden
- 2) Name _____
- 3) Name _____
- 4) Name _____

Business Relationships: Does the Lobbying Firm or any of the Lobbyists listed above have any direct business association or partnership with any current member of the City Commission, City employee, or person sitting on a decision-making body (mark one)?

☐ Yes ☒ No

If "yes", attach documentation explaining the nature of each business relationship.

List any local campaign contributions and the amount(s):

LIST THE NAME AND BUSINESS ADDRESS OF EACH PRINCIPAL REPRESENTED, THEIR GENERAL AND SPECIFIC AREAS OF LEGISLATIVE INTEREST, AND THEIR POSITION ON SUCH AREA OF INTEREST.

(1) Name Miramar Resort St. Pete LLC

Address 4200 Gulf Blvd., St. Pete Beach, FL

General Area of Legislative Interest: Approval of CUP, Site Plan and Permits for Miramar Resort

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(2) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(3) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(4) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(USE ADDITIONAL PAGES IF NECESSARY)

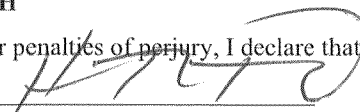
Be advised:

- 1) Completed forms may be scanned and emailed to cityclerk@stpetebeach.org, hand delivered, or mailed to the address below. For those submitting electronically, **registration does not become effective until all fees have been paid and the form has been reviewed and approved by staff.** Staff review will verify all required information has been provided and an effective date will be communicated to registrant.
- 2) This registration expires at 11:59 p.m. on December 31st. A new registration must be filed each year.
- 3) The registration fee is \$50.00, in compliance with the City's Code of Ordinances.
- 4) A revised registration may be submitted throughout the year to add or remove principals and/or individual lobbyists. No charge is required to amend a registration throughout the year. If the general or specific area of legislative interest changes, written notification shall be filed with the City Clerk reflecting such amendments, and such notification shall be made prior to lobbying on any new subject.

By submission of this form, you are attesting that the firm and lobbyist(s) listed above have been retained to represent each principal listed above.

OATH

Under penalties of perjury, I declare that I have read the foregoing document and that facts stated in it are true.

 Kevin Bowden manages 6/16/24
Signature Printed Name Title Date

Submit form with registration fee made payable to the City of St. Pete Beach.

Scanned forms may be emailed to cityclerk@stpetebeach.org

Notice: Cash or Check ONLY. Credit/Debit cards are not accepted.

City of St. Pete Beach
City Clerk's Office
Attn: City Clerk
155 Corey Avenue
Ste. Pete Beach, FL 33706

Registration Fee Paid and Form Accepted: _____
Staff Initial

MIRAMAR RESORT ST. PETE LLO
4200 GULF BOULEVARD
ST PETE BEACH, FL 33706

GULF COAST CONSULTING, INC
CIVIL ENGINEERING
13825 ICOT BOUELVARD, SUITE 605
CLEARWATER, FLORIDA 33760
TEL: 727-524-1818

ARCHITECT'S / CONSULTANT'S STAMP

KEY PLAN

[illegible]

CONDITIONAL USE PERMIT

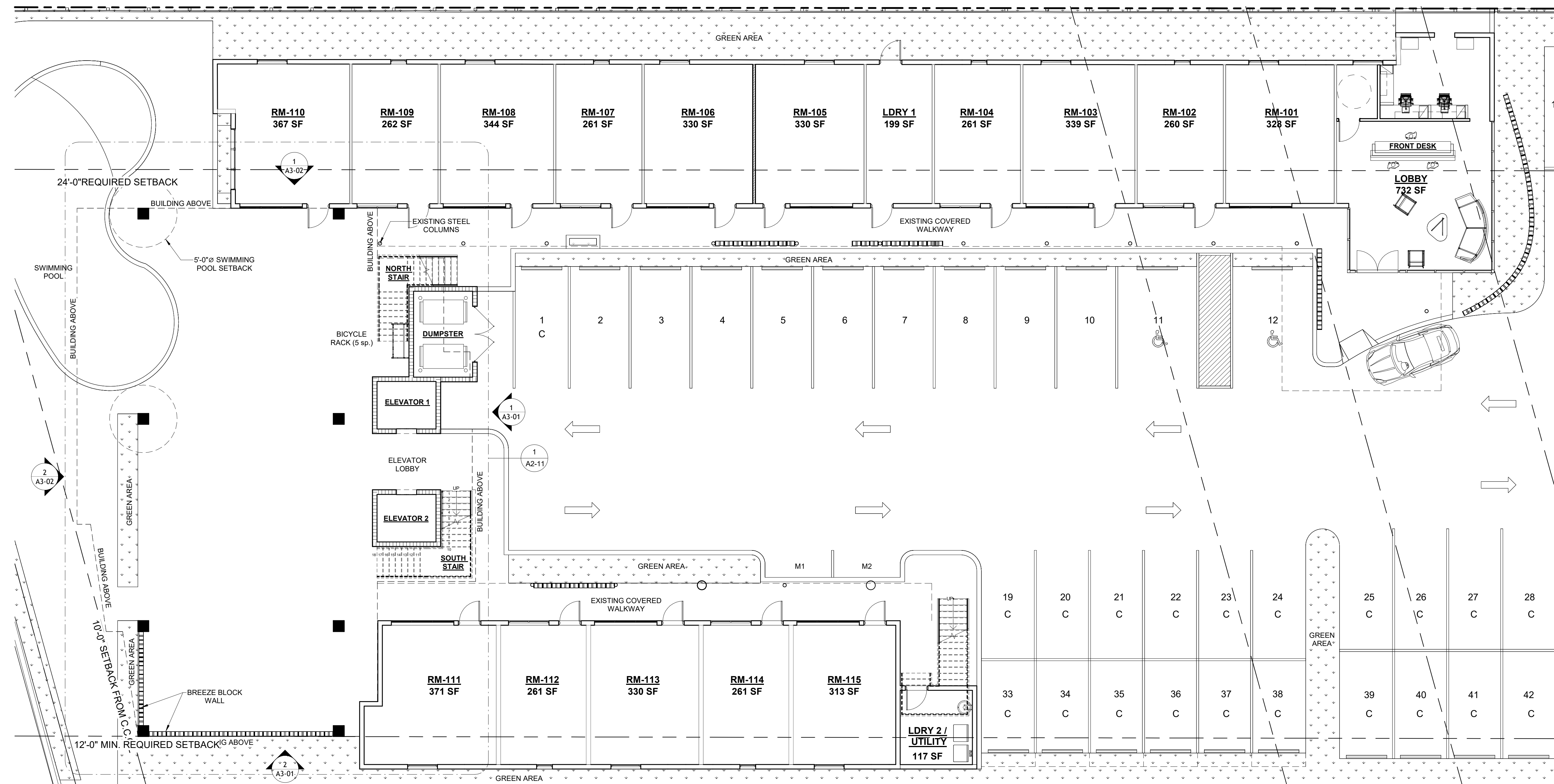
MIRAMAR

OVERALL GROUND FLOOR PLAN

SIZE : 24" X

A2-01

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$1/8'' = 1'-0'$



AIR CONDITIONED SPACE														
GROUND FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		SIXTH FLOOR		SEVENTH FLOOR		ROOF DECK
ROOM 101	328.00 SF	ROOM 201	498.00 SF	ROOM 301	498.00 SF	ROOM 401	498.00 SF	ROOM 501	498.00 SF	ROOM 601	498.00 SF	ROOM 701	498.00 SF	2,848.07 SF
ROOM 102	260.00 SF	ROOM 202	416.00 SF	ROOM 302	416.00 SF	ROOM 402	416.00 SF	ROOM 502	416.00 SF	ROOM 602	416.00 SF	ROOM 702	416.00 SF	
ROOM 103	338.00 SF	ROOM 203	416.00 SF	ROOM 303	416.00 SF	ROOM 403	416.00 SF	ROOM 503	416.00 SF	ROOM 603	416.00 SF	ROOM 703	416.00 SF	
ROOM 104	261.00 SF	ROOM 204	414.00 SF	ROOM 304	414.00 SF	ROOM 404	414.00 SF	ROOM 504	414.00 SF	ROOM 604	414.00 SF	ROOM 704	414.00 SF	
ROOM 105	330.00 SF	ROOM 205	413.00 SF	ROOM 305	413.00 SF	ROOM 405	413.00 SF	ROOM 505	413.00 SF	ROOM 605	413.00 SF	ROOM 705	413.00 SF	
ROOM 106	330.00 SF	ROOM 206	353.00 SF											
ROOM 107	261.00 SF	ROOM 207	248.00 SF											
ROOM 108	344.00 SF	ROOM 208	343.00 SF											
ROOM 109	262.00 SF	ROOM 209	248.00 SF											
ROOM 110	367.00 SF	ROOM 210	343.00 SF											
ROOM 111	371.00 SF													
ROOM 112	261.00 SF													
ROOM 113	330.00 SF													
ROOM 114	261.00 SF													
ROOM 115	313.00 SF													
LOBBY	732.00 SF													
LAUNDRY 1	199.00 SF													
LAUNDRY 2	117.00 SF													
TOTAL PER FLOOR	5,666.00 SF	3,692.00 SF		2,157.00 SF		2,157.00 SF		2,157.00 SF		2,157.00 SF		2,157.00 SF		2,648.07 SF
TOTAL BUILDING	22,791.07 SF													

MIRAMAR RESORT ST. PETE LLO
4200 GULF BOULEVARD
ST PETE BEACH, FL 33706

GULF COAST CONSULTING, INC
CIVIL ENGINEERING
13825 ICOT BOUELVARD, SUITE 605
CLEARWATER, FLORIDA 33760
TEL: 727-524-1818

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KEY PLAN

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CONDITIONAL USE PERMIT

MIRAMAR

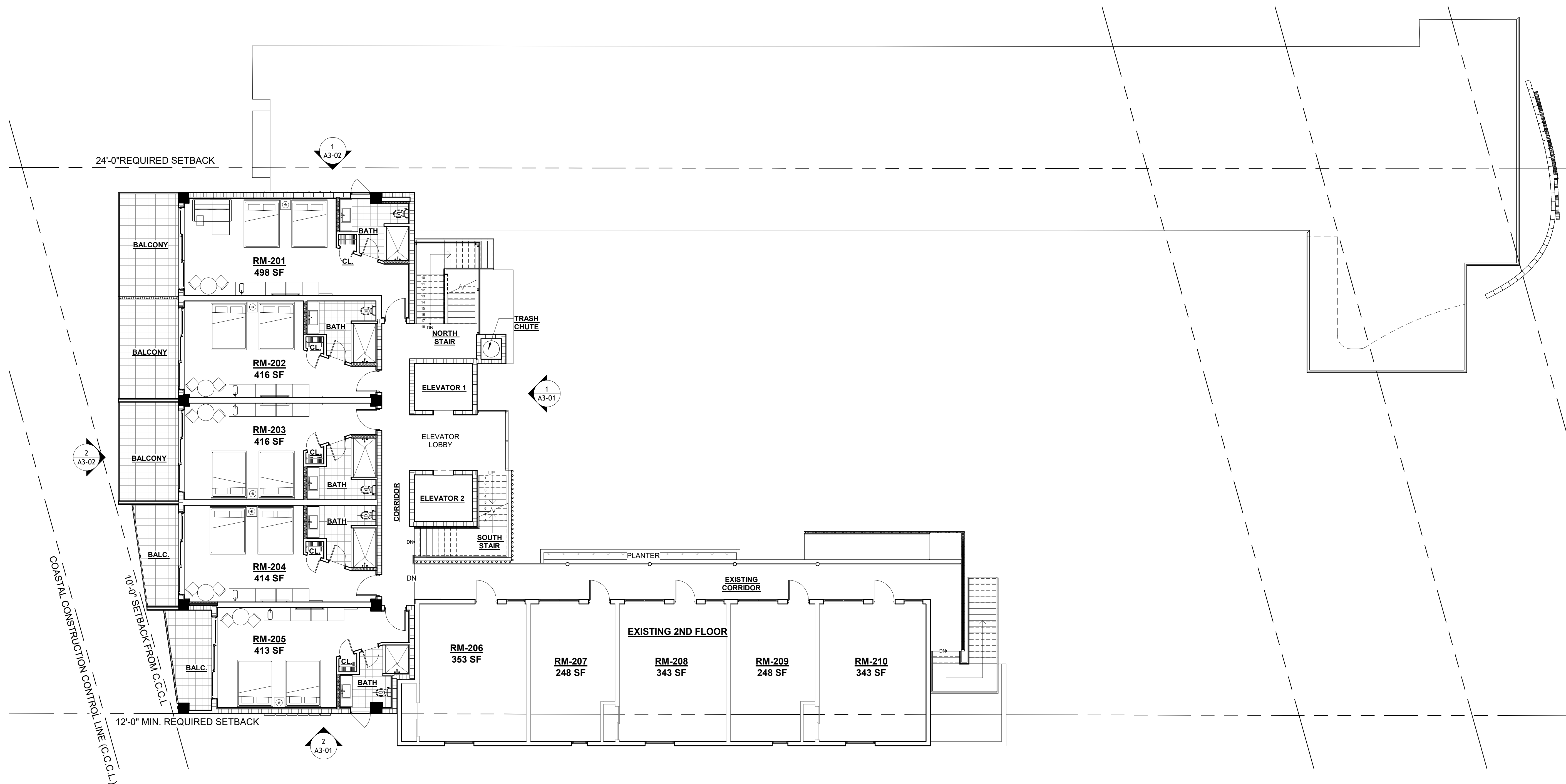
4200 GULF BLVD.
ST. PETE BEACH, FLORIDA

OVERALL SECOND FLOOR PLAN

ORIGINAL SHEET
SIZE : 24" X 36"

A2-02

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$$1/8'' = 1'-0''$$

AIR CONDITIONED SPACE														
GROUND FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		SIXTH FLOOR		SEVENTH FLOOR		ROOF DECK
ROOM 101	328.00 SF	ROOM 201	498.00 SF	ROOM 301	498.00 SF	ROOM 401	498.00 SF	ROOM 501	498.00 SF	ROOM 601	498.00 SF	ROOM 701	498.00 SF	2,648.07 SF
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TOTAL BUILDING	22,791.07 SF													

MIRAMAR RESORT ST. PETE LLC
4200 GULF BOULEVARD
ST PETE BEACH, FL 33706

GULF COAST CONSULTING, INC.
CIVIL ENGINEERING
13825 ICOT BOULEVARD, SUITE 605
CLEARWATER, FLORIDA 33760
TEL: 727-524-1818

ARCHITECT'S / CONSULTANT'S STAMP

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PROJECT ADDRESS

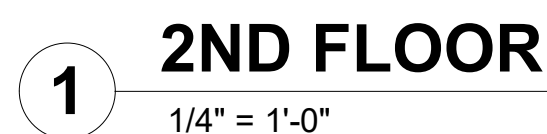
MIRAMAR

4200 GULF BLVD.
ST. PETE BEACH, FLORIDA

SHEET TITLE

SECOND FLOOR
PLAN

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4200 GULF BOULEVARD
ST PETE BEACH, FL 33706

GULF COAST CONSULTING, INC.
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13825 ICOT BOULEVARD, SUITE 605
CLEARWATER, FLORIDA 33760
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ARCHITECT'S / CONSULTANT'S STAMP

KEY PLAN

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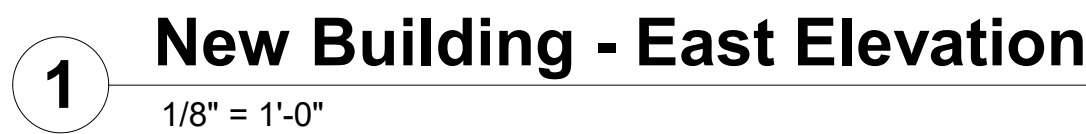
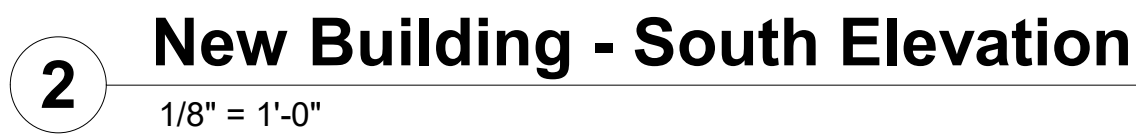
CONDITIONAL USE PERMIT

MIRAMAR

NEW BUILDING -
SOUTH & EAST
ELEVATION

A3-01

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4200 GULF BOULEVARD
ST PETE BEACH, FL 33706

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TEL: 727-524-1818

ARCHITECT'S / CONSULTANT'S STAMP

KEY PLAN

[illegible]

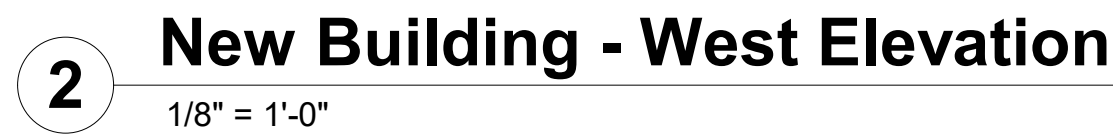
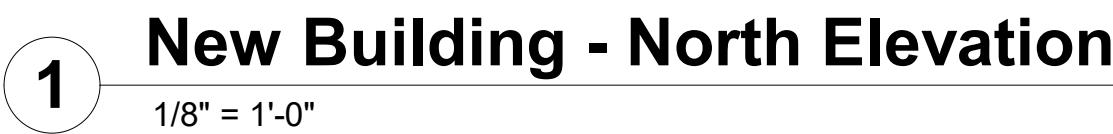
CONDITIONAL USE PERMIT

MIRAMAR

SHEET TITLE

NEW BUILDING -
NORTH & WEST
ELEVATION

A3-02





MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - View from Gulf Boulevard



MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - View from the Motor Court



MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach,
Florida *1950's Modernism Inspired - View from the Motor Court*



*MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - View from the Beach*



*MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - Pool View from the North*



*MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - View from the Beach*



MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - View from Gulf Boulevard



*MIRAMAR RESORT, 4200 Gulf Boulevard, St Pete Beach, Florida
1950's Modernism Inspired - Aerial View from Gulf Boulevard*

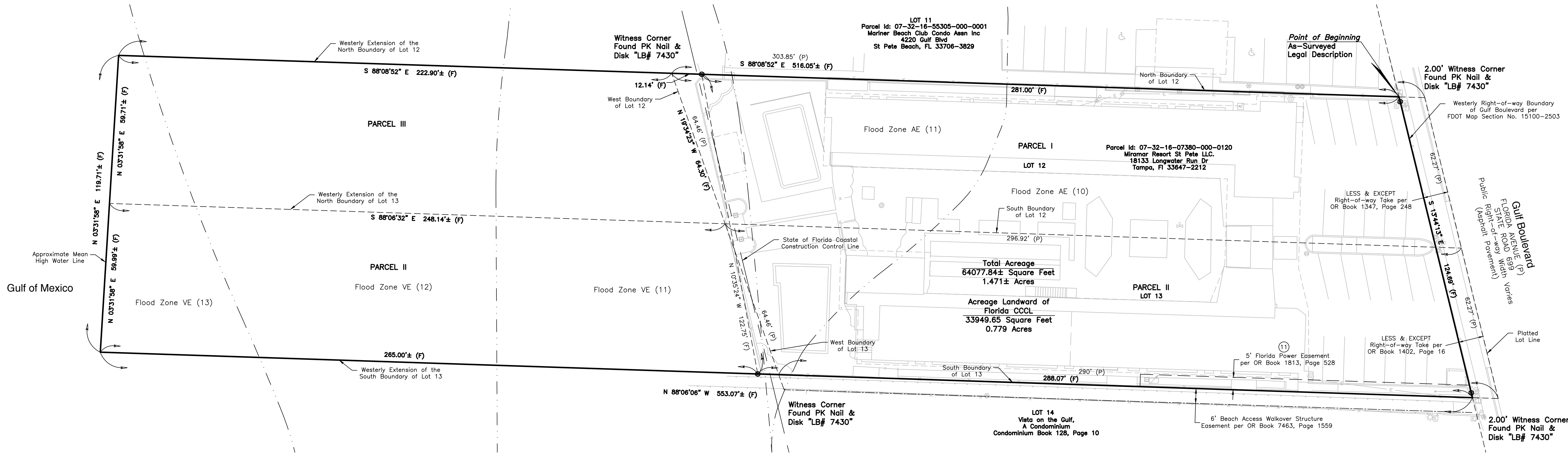
①	Set P.K. Nail & Disk	Ⓒ	Gas Meter
(F)	Field Measurement	Ⓓ	Yard Drain
(P)	Plat Reference	Ⓔ	Fire Hydrant
(C)	Calculated Measurement	Ⓕ	Water Meter
P.S.M.	Professional Surveyor and Mapper	Ⓖ	Water Valve
Typ.	Typical	Ⓗ	Reclaim Water Valve
Id.	Identification	Ⓛ	Electric Water Pump
LB	Licensed Business	Ⓜ	Electric Transformer
OR	Official Records	Ⓟ	Electric Vault
No.	Number	Ⓢ	Guy Wire
#	Number	☀	Light Pole
Ⓢ	Temporary Benchmark	Ⓣ	Power Pole
TBM	Temporary Benchmark	Ⓡ	Round Post
YD	Yard Drain	Ⓢ	Back of Curb Elevation
FDOT	Florida Department of Transportation	Ⓢ	Edge of Pavement Elevation
Ⓒ	Clearcut	Ⓢ	Spot Elevation
Ⓔ	Irrigation Control Valve	Ⓢ	Spot Elevation on Hard Surface
Ⓖ	Sign	—x—x—	Fence
Ⓛ	Telephone Pull Box	— — —	Guardrail
FFE	Finished Floor Elevation	—OL—OL—	Overhead Utility Line
Ⓔ	Sign	↔	Gate
Ⓛ	Air Conditioning Unit		
Ⓢ	Square Post		
Ⓔ	Gas Valve		

TYPE OF SPACE	TOTAL PROVIDED
REGULAR	18
HANDICAP	0
TOTAL	18

By graphic plotting only, this property is in Flood Zones "VE" & "AE"
Flood Insurance Rate Map: 12103C
Panel No.: 0278 H
Community Name/No.: City of St. Pete Beach/125149
Effective Date: August 24, 2021

Subject Property is in a Special Flood Hazard Area.

No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



- (A) Metal Shed encroaches over the South property line. (See Survey for extents)
- (B) Concrete wall is on the property line. (See Survey for extents)
- (C) Concrete wall is on the property line. (See Survey for extents)
- (D) Concrete wall at southeast corner of the property is over the line 0.1 foot.

- (1) Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- (2) The basis for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of S 13°44'31" E for the Easterly Boundary of Subject Property, also bearing the Westerly right-of-way boundary of Gulf Boulevard.
- (3) The horizontal datum utilized for this project is the NAD 1983 Florida West Zone, 2011 Adjustment.
- (4) A U.S. Survey and/or deed of record was established by utilizing the Florida Permanent Reference Network (FPRN).
- (5) No underground foundations or footers were excavated or located for this survey.
- (6) All items 1 through 15 are in accordance with the Florida Surveyor's Code of Ethics.
 - (a) Item 6: a zoning report or letter was not provided to the surveyor by the client; therefore no zoning information is depicted herein.
 - (b) Item 11: all items 11 through 15 were not visible evidence on survey. Surveyor did not contact subsurface utility locator service.
 - (c) Item 16: there is no observable evidence of surveying earth moving work or other construction or building additions.
 - (d) Item 17: there is no known proposed changes in street right-of-way and there is no observable evidence of recent street or driveway construction or repair.
- (7) Subject property has direct access to Gulf Boulevard, being a publicly depicted right-of-way.
- (8) Parking spaces depicted herein are shown only for reference.
- (9) Survey/Task was unable to find any property corners on site but was able to re-establish the property boundary by finding property corners along the right-of-way and using a previous survey, supplied by the client, to place the corners. The surveyor did not review the client's survey or deed book 128, page 11, for the adjoining properties, as a check.
- (10) Public beach access per Florida Statute, Chapter 11559, depicted herein, and lying adjacent to the South boundary of the subject property lies entirely within Lot 14, BELLE VISTA BEACH. No portion of said easement falls within the subject property, and therefore said subject property is not subject to any public beach access. A beach access drive walkover structure over the northerly 6 feet of said Lot 14.

per Title Commitment Order No. 6190576 issued by Fidelity National Title Insurance Company, bearing an effective date of April 6, 2017 at 5:00 PM.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- (1) Easement granted to Florida Power Corporation recorded in Official Records Book 1813, page 528. (Parcel II) Affects subject property as depicted hereon.
- (12) CATV Service Agreement recorded in Official Records Book 5082, page 1743. (Parcel II) Document does not provide a legal description of the premises. Surveyor is unable to determine if the document pertains to subject property. However, document is blanket in nature.
- (13) Memorandum of Agreement by and between Paragon Communications and Milos Cos d/b/a Miramar Hotel recorded in Official Records Book 6990, page 707. (Parcel I) affects subject property. Lot 12 only. Blanket in nature, not plotted.

PARCEL 1
Lot 12, Bellevista Beach, according to the plat thereof as recorded in Plat Book 7, page 34, Public Records of Pinellas County, Florida. Less and except that portion conveyed to the State of Florida by Deed recorded in Official Records Book 1347, page 248, Public Records of Pinellas County, Florida.

PARCEL II
Lot 13, together with all land lying between the West lot line and the high water mark of the Gulf of Mexico and between the Northernly and Southernly lines of said Lot 13, extended to the high water mark of the Gulf of Mexico, Bellevista Beach, according to the map or plat thereof as recorded in Plat Book 7, page 34, Public Records of Pinellas County, Florida. Less and except that portion conveyed to the State of Florida in Deed recorded in Official Records Book 1402, page 16, Public Records of Pinellas County, Florida.

PARCEL III
All of the land lying between the West lot line of Lot 12 of Bellevista Beach, according to the map or plat thereof as recorded in Plat Book 7, Page 34, Public Records of Pinellas County, Florida, and the high watermark of the Gulf of Mexico, and between the Northerly and Southerly lines of said Lot 12, extended to the high water mark of the Gulf of Mexico and the high water mark of the Gulf of Mexico.

A parcel of land being a portion of Lot 12 and Lot 13, Bellevista Beach, according to the plat thereof as recorded in Plat Book 7, page 34, Public Records of Pinellas County Florida.

TOGETHER WITH all land lying between the West lot lines of Lot 12 and Lot 13 and the high water mark of the Gulf of Mexico and between the Northerly lot line of Lot 12 and the Southerly lot line of said Lot 13, extended to the high water mark of the Gulf of Mexico, Bellevista Beach, according to the map or plat thereof as recorded in Plat Book 7, page 34, Public Records of Pinellas County, Florida.

All being more particularly described as follows:

BEGIN at a point marking the intersection of the North line of Lot 12, Bellevue Beach, according to the plat thereof as recorded in Plat Book 7, page 34, Public Records of Dade County, Florida; thence South 88°06'06" E distance of 151.05 feet more or less to a point coincident with the Southeast line of Lot 13 of said plat of Bellevue Beach, according to the plat thereof as recorded in Plat Book 7, page 34, Public Records of Dade County, Florida; thence South 88°06'06" E distance of 553.07 feet more or less to a point coincident with the mean high water line of the Gulf of Mexico; thence coincident with a line being the Western extension of the North line of the aforesaid Lot 12, thence departing said mean high water line, thence coincident with said Western extension of the North line of the aforesaid Lot 12, thence South 88°06'06" E distance of 516.05 feet more or less to the POINT OF BEGINNING.

[illegible]

Drafted By: K. Quibell
Date Drafted: 8/09/24
Approved By: S. Brown
Date Approved: 8/12/24

Drawing Name: 241283
Previous Project: 20170067
Field Date: 7/19/24
Field Book/Page: 24-16/66

Miramar Resort
4200 Gulf Boulevard
St. Pete Beach, Florida 33706

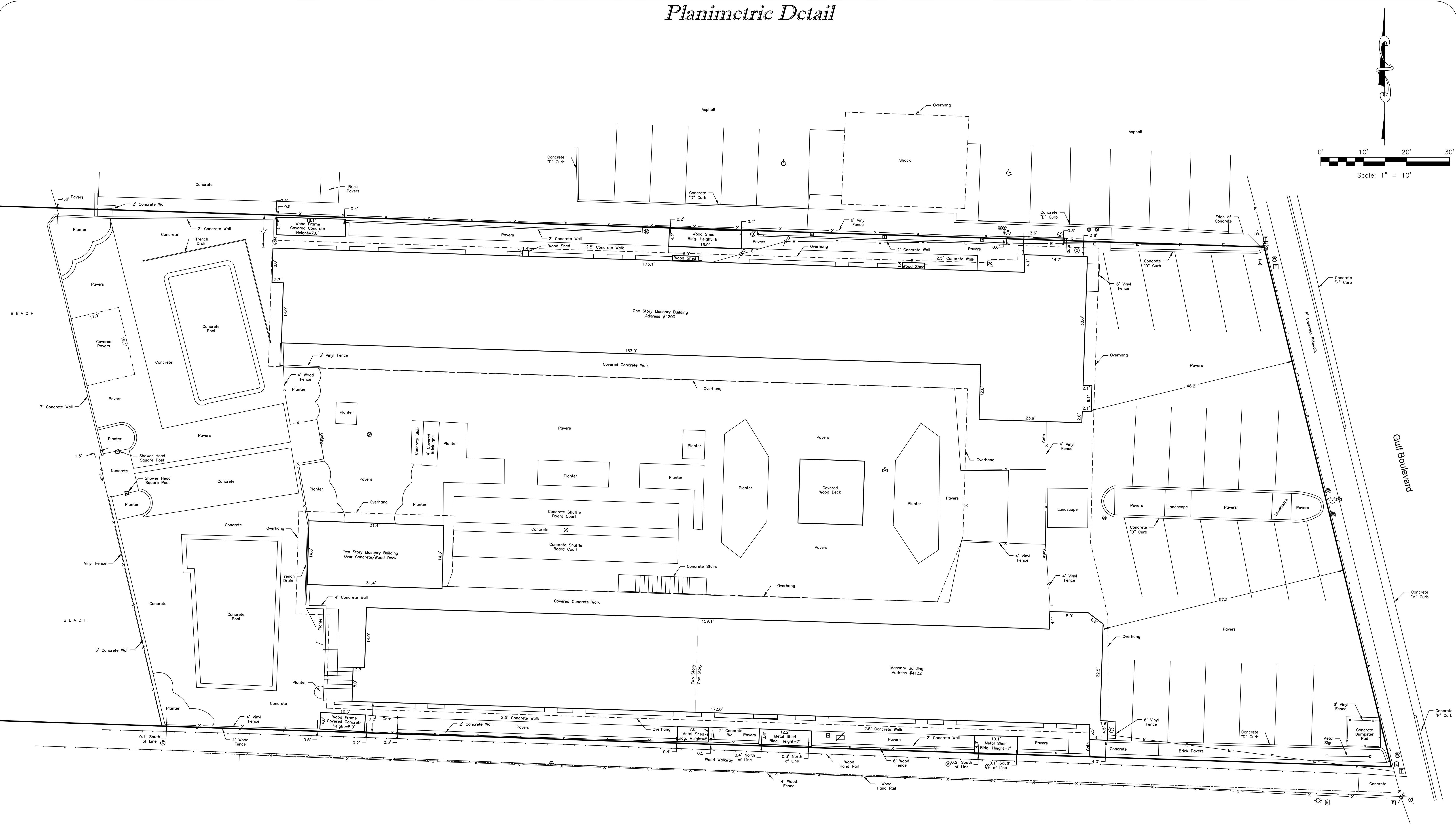
This is to certify to Storefront "ST" Pete LLC, a Florida limited liability company, DOR Mortgage 7 Charles G Palmer Trust, Inc., a Florida corporation, Eastern Food Stores, Inc., a Florida corporation; The Sun Ann Food Stores, Inc., a Florida corporation, Eastern Food Stores, Inc., a Florida corporation; Charles G Palmer Trust, Inc. and the Charles G Palmer Inter vivos Trust w/o dated March 12, 1993 and Maryland Declaration of Fiduciary Relationship between Charles G Palmer and his wife Mary G Palmer dated May 10, 1993, Bryon W. Sykes, PA and Greg Hughes that this map or plot and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys," jointly established and adopted by FLSA No. 26 and includes FLSA sections 6(a), 6(b), 7(c), 8(d)(1)-(3), 9(a) and 10(a). This is to certify that the Survey was prepared in accordance with the ALTA and NSPS and as such the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida the Relative Positional Accuracy

Stacy L. Brown
Florida Professional Surveyor and Mapper No: 6516
SurvTech Solutions, Inc.
Florida Licensed Business No. 7340



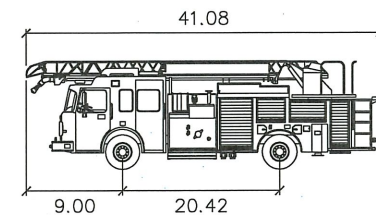
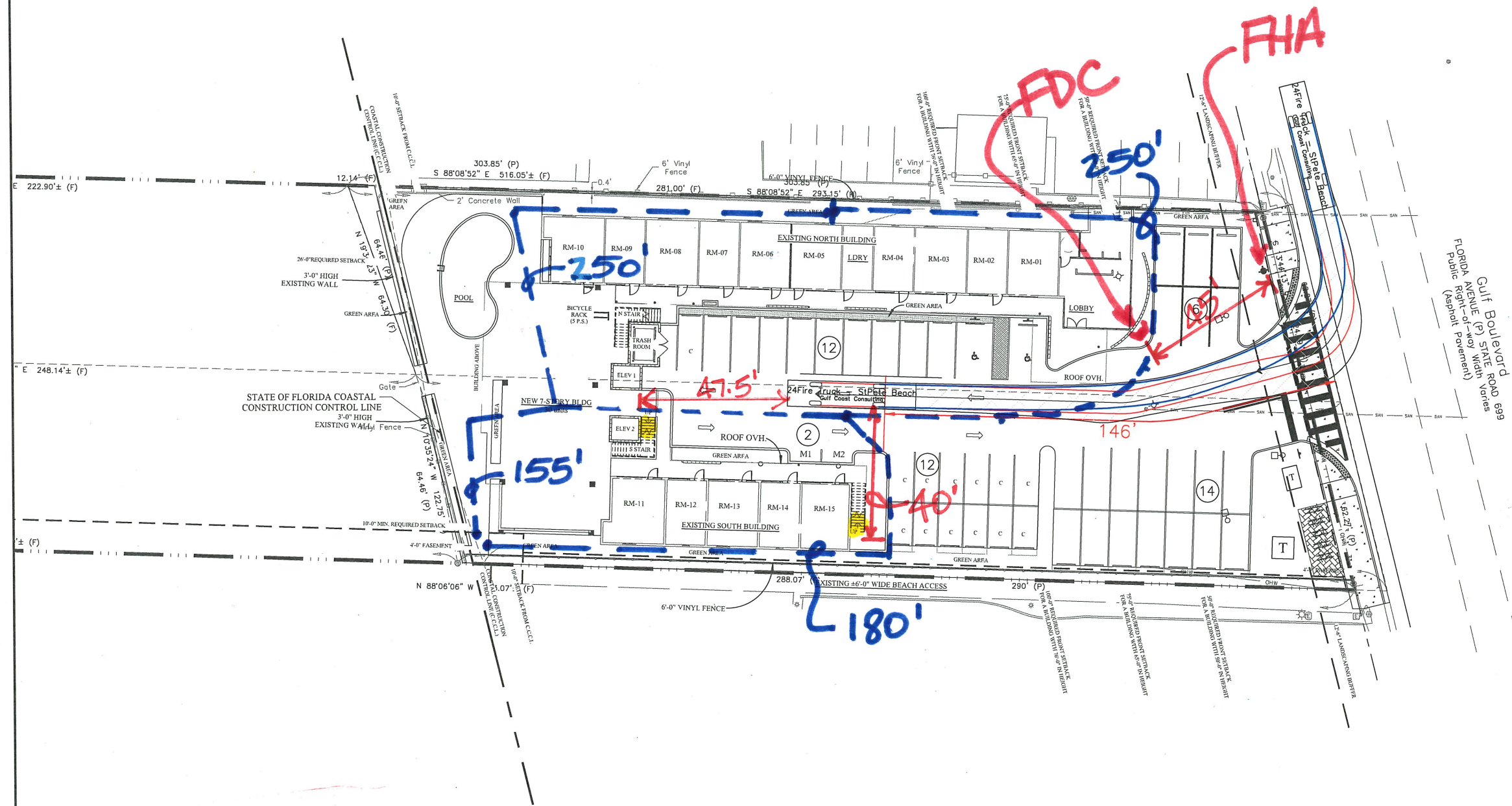
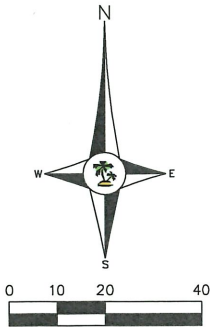
SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
phone: (813)-621-4929
fax: (813)-621-7194
Licensed Business #7340
email: sbrown@survtechsolutions.com
<http://www.survtechsolutions.com>

Planimetric Detail



ALTA/NSPS Land Title Survey
Miramar Hotel

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
phone: (813)-621-4929
fax: (813)-621-7194
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com
Drawing Name: 20170067_1A
SHEET: 2 OF 2



24Fire Truck - StPete Beach
feet
Width : 8.33
Track : 7.28
Lock to Lock Time : 6.0
Steering Angle : 45.0

DESIGNED BY: SPC
DRAWN BY: MKC
CHECKED BY: SPC
DATE: 05/31/22

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
MIRAMAR RESORT ST PETE, LLC
4200 Gulf Boulevard
St Pete Beach, FL 33706

SHEET DESCRIPTION:
**EMERALD SANDS RESORT
EMERGENCY VEHICLE TURNING MOVEMENT**

NO.	DATE	REVISIONS

SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42505
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY SEAN P. CASHEN, ON THE DATE
INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

THESE PLANS MAY NOT BE COPIED OR
MODIFIED WITHOUT WRITTEN PERMISSION
FROM GULF COAST CONSULTING, INC.

SEAN P. CASHEN, P.E. #42505
NOT VALID UNLESS SIGNED & ENROBSED
BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO.: 20-098
SHEET: C5A
DATE: 05/31/22

BODZIAK/HAYES

ARCHITECTS

September 3, 2024

City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

ATTN: Brandon Berry, Planner

RE: Miramar Resort Conditional Use Permit & Density Pool
Application #: 24038
Parcel ID: #07-32-16-07380-000-0120

Brandon Berry,

We are here-in responding to your 08/26/24 CUP Review and Submitting Plans and Updated Rendered Views and this Response Letter in answer to your Comments. We have made revisions to address these concerns, and believe that the resulting Hotel and Resort design is improved for the better with your team's guidance. We appreciate your cooperation and are looking forward to being scheduled for the upcoming September Planning and Zoning Meeting.

Public Works:

----- COMMENTS DATED 08/26/2024 -----

1. Please provide anticipated wastewater flow rates (in gallons per minute) that will be generated from the proposed project and will contribute to the City's Sanitary Sewer System.
Response:
See A0-01 Zoning Code Summary. Per the Civil engineer: WATER-SEWER FLOWS ARE 200 GALLONS PER DAY PER FAC 64E-6 CRITERIA FOR RESORT HOTELS; EQUALS 10,000 GPD (Gallons per day); Equals 21 Gallons per minute with peak factor of 3.0.
2. Detailed wastewater calculations can be provided at the future site plan submittal.
Response:
Noted; site plan submittal will address this requirement.

Building:

----- COMMENTS DATED 08/26/2024 -----

1. The existing buildings will be subject to Substantial Improvement so we will need a FEMA packet for that scope of the work. In order to make the determination on Substantial Improvement, we will also need an appraisal from a licensed appraiser.
Response:
FEMA packet will be submitted. Initial submittal did include updated appraisal. Forthcoming building permit submittal will provide the required FEMA packet.

Fire:

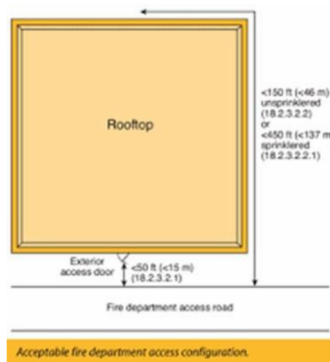
----- COMMENTS DATED 08/26/2024 -----

1. Fire Department Access Roads (NFPA 1 2021ed: 18.2.3.2)

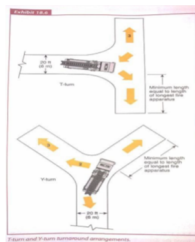
5665 CENTRAL AVENUE, ST. PETERSBURG, FL 33710
PHONE: (727) 327-1966 | FAX: 1 (727) 826-0968
JOHN A. BODZIAK, AIA, #AR0005065 | BRITT BROWNE HAYES, AIA, #AR102428

BODZIAK/HAYES ARCHITECTS

- All buildings-Reflect dimension from fire department access road to at least one exterior door that can be opened from the outside that provides access to the interior of the building per NFPA 1, 2021ed: 18.2.3.2.1 as well as distance to any portion of the facility/portion of an exterior wall of the first story of the building per NFPA 1: 18.2.3.2.2.1.
- 18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.
- 18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.
- 18.2.3.2.2.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).



- Fire department access roads shall have an unobstructed width of not less than 20ft (1:18.2.3.5.1.1)
- The turning radius of fire department access road shall be as approved by the AHJ (1:18.2.3.5.3.1)
- Dead-end fire department access roads in excess of 150ft in length shall be provided with approved provisions for the fire department apparatus to turn around. (NFPA 1: 18.2.3.5.4) Turn arounds shall comply with NFPA 1: 18.2.3.5.4, See exhibit below.



Response:

See Civil Engineer's Fire Truck Exhibit C5A as reviewed and preliminarily approved by Fire Marshall's office. Balance of Fire Marshall's review comments will be provided for review prior to construction plan submittals.

BODZIAK/HAYES

ARCHITECTS

2. **FD vehicle movement exhibit**

FD vehicle movement exhibit shall be provided reflect road widths, turning radii, etc. T23 specs attached.

[Response:](#)

[See Civil Engineer's Fire Truck Exhibit C5A as reviewed and preliminarily approved by Fire Marshall's office.](#)

3. **Fire Flow Requirements for Buildings**

Fire flow shall be in accordance with the minimum flow requirements of NFPA 1 2021ed Section 18.4.5.3 and Table 18.4.5.2.1; Provide analysis.

[Response:](#)

[Noted; site plan submittal will address these detailed requirements.](#)

4. **Fire Hydrants**

Provide fire hydrant locations.

- The distances specified in Section 18.5 shall be measured along fire department access roads in accordance with 18.2.3 (1:18.5.1.4)
- FDC and Fire hydrants shall be located not more than 12ft from the fire department access road (1:18.5.1.6) Fire hydrant spacing shall be in accordance with the requirements of NFPA 1 2021ed Section 18.5.3.
- The requirements for fire hydrant distances in 18.5.3 should be measured as the fire department would lay down hose along the fire access road. The purpose of these requirements is to ensure that fire hydrants are located close enough to buildings that they can be used for firefighting operations, therefore should be measured as hose would be laid. (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122 m).
- (2) The maximum distance between fire hydrants shall not exceed 500 ft (152 m).
- NFPA 1: 18.5.3 Buildings Other than Detached One- and Two-Family Dwellings. Fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in accordance with both of the following:
- Fire hydrant shall be within 100ft of FDC.
NFPA 14 2019ed Section 6.4.5.4*
Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply.

[Response:](#)

[See Civil Engineer's Fire Truck Exhibit C5A for proposed fire hydrant and FDC locations.](#)

5. **Fire hydrant fire flow**

- NFPA 1: 18.5.4 Minimum Number of Fire Hydrants for Fire Flow.
- 18.5.4.1 The minimum number of fire hydrants needed to deliver the required fire flow for new buildings in accordance with Section 18.4 shall be determined in accordance with Section 18.5.4.
- 18.5.4.2 The aggregate fire flow capacity of all fire hydrants within 1000 ft (305 m) of the building, measured in accordance with 18.5.1.4 and 18.5.1.5, shall be not less than the required fire flow determined in accordance with Section 18.4.
- 18.5.4.3* The maximum fire flow capacity for which a fire hydrant shall be credited shall be as specified by Table 18.5.4.3. Capacities exceeding the values specified in Table 18.5.4.3 shall be permitted when local fire department operations have the ability to accommodate such values as determined by the fire department.

5665 CENTRAL AVENUE, ST. PETERSBURG, FL 33710

PHONE: (727) 327-1966 | FAX: 1 (727) 826-0968

JOHN A. BODZIAK, AIA, #AR0005065 | BRITT BROWNE HAYES, AIA, #AR102428

BODZIAK/HAYES

ARCHITECTS

- 18.5.4.4 Fire hydrants required by 18.5.2 and 18.5.3 shall be included in the minimum number of fire hydrants for fire flow required by 18.5.4.
- A 36" clear space shall be maintained around the circumference of fire hydrants; a clear space of not less than 60" shall be provided in front of each hydrant connection having a diameter greater than 2.5" (NFPA 1: 18.5.7.1, 18.5.7.2)
- Provide cross sectional detail of hydrant installation.
- Fire Department Connection (FDC)
- Reflect FDC location(s).
- Provide FDC details. FDC shall be a 2.5 inch Siamese connection, 30-36 inches above finished grade; detached from the building.
- Provide type and size of underground line for FDC.
- High-rise buildings shall have at least two remotely located fire department connections for each zone per NFPA 14 2019ed Section 7.12.2
- Signage shall be provided for all FDC's.

[Response:](#)

Noted; site plan submittal will address these detailed requirements.

6. Fire Mains

- Reflect fire mains on plans include size and type of pipe.

[Response:](#)

Noted; site plan submittal will address this detailed requirement.

7. Fire Department Comprehensive Master plan

- The applicant shall provide to the City a proportionate cost, not to exceed \$30,000 of future planning study/documents for the fire department to ensure a continued appropriate emergency services level for the residents and visitors of St. Pete Beach.
- The first such study/document, anticipated to be completed during late 2024 or early 2025, will be a Comprehensive Master Plan.
- A Master Plan is an organizational planning document that draws from public engagement as well as a thorough assessment of the operational environment to frame resource allocation decisions. Organizations of all types utilize these documents to proactively guide decision-makers and to develop effective strategies to address challenges related to sustainability, funding, and resource allocation. This document will include specific areas such as service demand trends that will analyze items such as concurrency.

[Response:](#)

Noted; site plan submittal will address this detailed requirement.

8. Building Observations, 8 story building

- 8 story building, 76 ft to highest floor.

[Response:](#)

Building is 8 stories and measures 70'-4" from grade to the highest floor level.

- The building shall meet high rise requirements per NFPA 101 2021ed Section 11.8 as well as requirements in Chapter 28.

BODZIAK/HAYES

ARCHITECTS

NFPA 101: 3.3.37.3 A building where the floor of an occupiable story is greater than 75ft above the lowest level of fire department vehicle access.

[Response:](#)

Building is not a high-rise as it measures 70'-4" from grade to the highest floor level.

- Page A1-01 Architectural site plan reflects 7 story building but when counting floors it is 8 stories.

[Response:](#)

We have now included the pool area covered seating on ground level. Building stories is now reflected as simply "8 stories" instead of "7 stories over parking".

- Trash chute near North stair shall comply with NFPA 82 Standard on Incinerators and Waste and Linen Handling Systems and Equipment.

NFPA 82 2019ed Section 6.2.3.1.2

The walls of the enclosure shall be continuous and have a fire resistance rating of not less than 2 hours for chutes connecting four or more stories and not less than 1 hour if the building for chutes connecting less than four stories.

6.2.4.1.1

Waste and linen chutes shall terminate or discharge directly into a room having a minimum fire resistance rating not less than that specified for the chute enclosure.

6.2.5.1.1

Every chute intake shall be in a room that is separated from the other parts of the building by walls, partitions, floors, and floor-ceiling assemblies having a fire resistance rating of not less than the required rating of the chute enclosure as specified in 6.2.3.1.

6.2.5.1.3

Where chute intake rooms are protected by automatic sprinklers, the room shall be enclosed in a minimum of 1-hour fire resistance-rated construction.

[Response:](#)

Noted; site plan submittal will address and be compliant with these detailed requirements.

- Stair remoteness- Ensure that stair remoteness is met.

NFPA 101 2021ed Section 7.5.1.3.3 In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7, the minimum separation distance between two exits, exit accesses, or exit discharges, measured in accordance with 7.5.1.3.2, shall be not less than one-third the length of the maximum overall diagonal dimension of the building or area to be served.

[Response:](#)

Stair are in compliance; site plan submittal will address this detailed requirements.

9. All buildings

- Fire sprinkler and fire alarm system shall be provided for one and two-story building. (NFPA1: 13.3.2.14.1, NFPA 101: 28.3.4)

[Response:](#)

Fire sprinklers and fire alarm will be provided throughout, as noted on A0-01.

- 8 story building shall be provided with the following whether high rise or not: NFPA 13 fire sprinkler system, wet standpipe system to include a fire pump, fire alarm system with voice evac and two-way

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BODZIAK/HAYES

ARCHITECTS

radio communication enhancement system (radio signal strength for fire department communications). (NFPA 1: 13.2.2.2, 13.3.2.14, 11.10; NFPA 101: 28.3.4)

Response:

Building will comply with required sprinkler and communications systems.

Planning & Zoning/Transportation:

----- COMMENTS DATED 08/26/2024 -----

General Comments

1. Submittal of this request does not divest any remaining rights extant under CUP #20090, but units will still need to be re-awarded from the density pool for the portion of the subject development's density that exceeds 50 units per acre. The CUP will be determined at the second reading of the ordinance providing for such additional units.

Response:

Acknowledged.

2. Per owner/representative, the beachfront behind lot 12 is now under Miramar ownership. Please reflect or reference this on the site plan and submit an updated survey showing the beach under Miramar ownership.

Response:

New survey has been provided and architectural plans and all related calculations have been updated as shown on the Site data table on A1-01.

3. A concurrency certificate was never issued for development under site plan #22048 and will need to be applied for under the forthcoming site plan if this request is approved.

Response:

Acknowledged.

4. This development falls below the expected threshold for a traffic study, but a transportation management plan as referenced in the Future Land Use Element of the Comprehensive Plan is required. Please prepare this plan prior to Planning Board review. Selected strategy or strategies should be proportionate to the expected impact of the project. Recent hotel proposals have included contributions to the city's circulator system, offering private on-demand circulator service to major destinations like airports, and similar.

Response:

A transportation management plan will be provided prior to the Planning Board Review.

Civil and Architectural Plan Comments

5. FAR total on sheet A1-01 should include all enclosed common and amenity space not specifically excluded in LDC Sec. 46.6.(c). Include the bar, kitchen, roof seating area, and any other eligible space in the new building, as well as amenity space like the laundry room in the remaining building(s).

Response:

Calculations have been updated and are now compliant (but do not include staff laundry facility).

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6. Lobby may be excluded from parking counts, but the portion of the rooftop restaurant accessible to customers must be included. Please refer to updated counts in LDC Sec. 23.5 and update the table on sheet A1-01.

Response:

Parking calculations have been updated to include the restaurant area that is accessible to customers, and as such two additional parking spaces have been added to accommodate the required restaurant parking.

7. South and potentially the north elevations of the hotel do not appear to comply with LDC Sec. 39.8.(b). Please update these facades to comply with the architectural detail standard. These details can include projecting elements, jogs in the building, grill or tile work, or similar elements.

Response:

Plaster details and color transitions (from blue to white) have been added to further differentiate the north and south facades in compliance with the code. See elevations A3-01 & A3-02.

8. Is the transient unit FAR in the table on sheet A1-01 inclusive of existing units remaining on site?

Response:

Existing and new units are accounted for in the table.

9. Please note that the sidewalk will be 10' in width on the site plan.

Response:

Sidewalk width has been noted on A1-01.

10. Site plan shows a 4' easement along the south side for expanding the beach access, but the application states 5'. Please clarify.

Response:

A 4' easement is provided, which provides a total 10' wide beach access when considered with the adjacent neighbor's existing beach easement. Per review, parking spaces have been reduced to 18' in depth to accommodate this. All parking on-site is intended to be valet-attended.

11. Has trash location been discussed with Waste Connections? Is this area accessible by their trucks and equipment? The prior design showed the dumpster closer to the street.

Response:

Prior to site plan review the team will engage with Waste Connections to develop a plan for waste disposal that satisfies their requirements. Staff can roll-in dumpsters to designated area at the curb for servicing, if necessary.

12. As with the prior conditional use permit, staff will request an easement along the owned portion of the mean high-water line for public access purposes.

Response:

Acknowledged.

13. The following improvements will be required at time of site plan or building plan issuance, as relevant. Please let staff know if you have any initial questions or concerns.

- a. Installation of at least two frontage amenities and pedestrian-scale lighting posts (LDC Sec. 39.10)

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Response:

Acknowledged; site plan submittal will address these detailed requirements. A bicycle rack and trash can are shown in the site plan.

- b. Restoration of dunes to FDEP standards.

Response:

Acknowledged; site plan submittal will address this detailed requirement per discussions with city staff.

- c. Inclusion of two listed green building standards (LEED-NC, LEED for renovation of existing structures, FGBC, FDEP Green Lodge Program) in LDC Sec. 39.9.

Response:

Acknowledged; site plan submittal will address this detailed requirement.

- d. Compliance with all relevant lodging standards of LDC Sec. 39.6.

Response:

Acknowledged; site plan submittal will address this detailed standards and requirements.

- e. Sitewide compliance with the marine turtle lighting requirements (LDC Division 44).

Response:

Acknowledged; site plan submittal will address and comply with these detailed requirements.

Operational Comments

14. What are the owner's plans, if any, for cabana alcohol service if this development is approved?

Response:

This has not yet been determined, but all applications will be consistent with the city's upcoming Cabana Ordinance revisions to hours of operations and limitations.

15. What are the expected hours of operation for the rooftop restaurant? Will this area be routinely used for events?

Response:

The hours will conform to the city standards, with limitations on music and operating hours. Yes, there are intended to be small events serving small wedding parties and hotel patrons.

16. Has the owner decided if the units will be sold as condominiums, timeshares, or in a similar multiple-owner setup?

Response:

The units will not be sold.

17. Where will deliveries to the rooftop restaurant be unloaded?

Response:

Due to the limited size of the rooftop facility, with a relatively small food preparation area, the menu is intended to be kept simple and consequently, rooftop deliveries will be primarily through small trucks parking in the area of space #1, by the elevators.

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18. Tandem parking spaces require valet service to be maintained. A copy of the service contract will be reviewed at the site plan stage.

Response:

The project is intended to be a full-valet service facility. Site plan submittal will include a service contract as required.

Landscaping Comments

19. Please provide a preliminary landscaping plan or schedule, or update renderings to include landscaping.

Response:

Plan is provided and coordinated with the rendered views in compliance with Saint Pete Beach landscape regulations. See A1-02 for plan and planting legend.

20. Please add landscaping between the wheel stop and fence line on the south side of the property, south of the 14 tandem spaces.

Response:

This required landscaping has been added. See A1-02 for planting types and locations.

We continue to appreciate your review and attention to this project. Please feel free to call on us if you have any further questions.

Thank you,



John A. Bodziak, Architect A.I.A.



Britt Hayes, Architect A.I.A.