



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

**Notice of Public Meeting
Technical Review Committee**

Community Development Department TRC Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, May 28, 2025
10:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Site Plan No. 25068 - 4200 Gulf Blvd (Miramar Beach Resort)

Sean P. Cashen, P.E. for Kevin Bowden of Miramar Resort St. Pete, LLC requests site plan approval to develop horizontal improvements associated with the partial redevelopment and renovation of the Miramar Beach Resort, to include a new thirty-unit, eight-story lodging tower with upper-level restaurant, partial demolition of the existing lodging buildings, and pool, landscaping, parking, and other associated site improvements. Associated with CUP No. 24038, Res 2024-08, and Ord 2024-07, approved 1/14/25.

Next Meeting: June 4, 2025

**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Site Plan No. 25068 - 4200 Gulf Blvd (Miramar Beach Resort)

Action Request:

Strategic Objective:

Date: May 28, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Sean P. Cashen, P.E. for Kevin Bowden of Miramar Resort St. Pete, LLC requests site plan approval to develop horizontal improvements associated with the partial redevelopment and renovation of the Miramar Beach Resort, to include a new thirty-unit, eight-story lodging tower with upper-level restaurant, partial demolition of the existing lodging buildings, and pool, landscaping, parking, and other associated site improvements.

Funding:

Attachments:

1. Site Plan Application
2. Submittal Letter
3. Owner's Authorization
4. Civil Plans
5. Landscaping Plan
6. ALTA Survey - August 2024
7. Drainage Report
8. Development Order 24038



Case Number: _____

City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727-367-2735
www.stpetebeach.org

PROPERTY OWNER: Miramar Resort St. Pete, LLC

Name: Kevin Bowden, Managing Member

Address: 4200 Gulf Boulevard

City: St. Pete Beach State: FL

Zip: 33706 Telephone: (813) 679-5226

Email: kbowden077@gmail.com

APPLICANT/AGENT (Attach agent authorization form):

Name: Sean P. Cashen, P.E.

Address: 13825 ICOT Blvd., Suite 605

City: Clearwater State: FL

Zip: 33760 Telephone: (727) 524-1818

Email: scashen@gulfcoastconsultinginc.com

SUBJECT PROPERTY:

Address: 4200 Gulf Boulevard, St. Pete Beach, FL

Current Name of Business: Miramar Beach Resort

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

Name of Project: Miramar

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

Requesting Final Site Plan review and approval of this Miramar redevelopment project. The Project
was approved by Conditional Use Case No. 24038 and Resolution No 2024-08 on January 15, 2025.


Signature of Applicant / Agent

2/5/25
Date



Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

April 28, 2025

Brandon Berry, Planner
Community Development Department
155 Corey Avenue
City of St. Pete Beach, Florida 33706

Re: Miramar (Redevelopment of Miramar Beach Resort)
4200 Gulf Boulevard, St. Pete Beach FL 33706
Site Plan Permit
Parcel#: 073216073800000120

Dear Mr. Berry:

Please find enclosed the following items for your review of this redevelopment of the Miramar project. This project was approved by Conditional Use Permit and Resolution 2024-08 on January 15, 2025. Enclosed for your review are the following:

1. One executed Application for Construction (Site Infrastructure only;
2. Agent Authorization letter and Executed Application.
3. One (1) S&S Set of Site Plans.
4. One (1) S&S Set of Landscape/Irrigation Plans.
5. One (1) S&S Drainage Report.
6. One (1) S&S copy of the Boundary Survey.
7. Conditional Use Permit and Resolution 2024-08 Approval.

Please call or email scashen@gulfcoastconsultinginc.com if you have any questions or need any additional information to facilitate your review and approval of this project.

Sincerely,

Karen M. Lucas,
Project Engineer

cc: Kevin Bowden, Miramar Resort St. Pete LLC
File 20-098



Owner's Authorization for Agent

I/WE Miramar Resort St. Pete, LLC
(print name of property owner)
hereby authorize Sean P. Cashen, P.E.
(print name of agent)
to represent me/us in an application for Miramar, Redevelopment Site Plan project
(type of application: variance, conditional use, zoning, etc.)

[Signature]
Signature of Owner

Signature of Owner

Kevin Bowden, Managing Member
Print Name of Owner

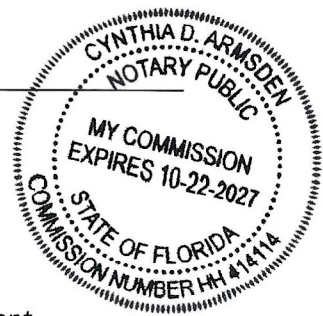
Print Name of Owner

The forgoing instrument was acknowledged before me this 7 day of February 2025 by Kevin Bowden who is personally known or produced as identification.

Cynthia D. Armsden
(Notary Signature)
My Commission Expires _____

2-25

(Date)



MIRAMAR

SITE DEVELOPMENT PLAN

SECTION 07, TOWNSHIP 32 S, RANGE 16 E
ST PETE BEACH, FLORIDA

LEGAL DESCRIPTION

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, BELLEVISTA BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 34, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THE WESTERLY RIGHT-OF-WAY LINE OF GULF BOULEVARD (STATE ROAD NO. 699) PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 15100-2503; THENCE COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE, S 13°44'13" E A DISTANCE OF 124.69 FEET TO A POINT COINCIDENT WITH THE SOUTH LINE OF LOT 13 OF SAID PLAT OF BELLEVISTA BEACH; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, COINCIDENT WITH SAID SOUTH LINE AND THE WESTERLY EXTENSION THEREOF, N 88°06'06" W A 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 SAID MEAN HIGH WATER LINE, N 03°31'58" E A DISTANCE OF 119.71 FEET TO A POINT COINCIDENT WITH A LINE BEING THE WESTERLY EXTENSION OF THE NORTH LINE OF THE AFORESAID LOT 12; THENCE DEPARTING SAID MEAN HIGH WATER LINE, COINCIDENT WITH SAID WESTERLY EXTENSION AND THE NORTH LINE OF SAID LOT 12, S 88°08'52" E A DISTANCE OF 516.05 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LOCATION MAP



PREPARED FOR:

Miramar Resort St Pete, LLC

4200 Gulf Boulevard

St Pete Beach, FL 33706



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

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C8	PAVING, GRADING & DRAINAGE PLAN
C9	WATER & SANITARY SEWER PLAN
C9A	WATER & SANITARY SEWER PLAN (DETAILED)
C10	CONSTRUCTION DETAILS
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SITE DATA TABLE

SITE ADDRESS:	4200 GULF BOULEVARD, ST PETE BEACH, FL, 33706		
PARCEL ID:	07-32-16-07380-000-0120		
EXISTING USE:	HOTEL		
PROPOSED USE:	50 ROOM HOTEL WITH RESTAURANT & ROOFTOP POOL/BAR		
FUTURE LAND USE MAP DESIGNATION:	COMMUNITY REDEVELOPMENT DISTRICT (CRD)/GULF BOULEVARD REDEVELOPMENT DISTRICT		
EXISTING ZONING:	BOUTIQUE HOTEL/CONDO DISTRICT (BHC) & PRESERVATION (P)		
BUILDABLE LOT AREA:	33,949 SF (0.78 AC) LANDWARD OF CCCL		
TOTAL LOT AREA:	64,078 SF (1.47 AC); 0.78 AC LANDWARD OF CCCL; 0.69 AC SEAWARD OF CCCL		
SITE DATA TOTALS	EXISTING	PROPOSED	MIN/MAX REQUIRED
BUILDING FOOTPRINT:	8,816 SF	10,645 SF (6,771 SF EXISTING 3,874 SF PROPOSED)	
PAVEMENT:	26,362 SF	17,638 SF	
IMPERVIOUS:	32,178 SF	28,283 SF (83.19%)	85% MAX
OPEN SPACE:	31,900 SF	5,866 SF (16.91%)	15% MIN
PARKING SPACES	N/A	48 SPACES (SEE PARKING CALCULATIONS BELOW)	48 SPACES (SEE PARKING CALCULATIONS BELOW)
BUILDING HEIGHT	N/A	76 FEET FROM BFE (1)	76 FEET MAX
BUILDING SETBACKS:			
FRONT (E)	40.5 FT	195.4 FT	50 FT
REAR (W)	N/A	10 FT TO CCC LINE	10 FT TO CCC LINE
SIDE (N) (1)	N/A	29.7 FT	29.7 FT
SIDE (S) (1)	N/A	12.0 FT	12.0 FT
FLOOD ZONE:	SUBJECT PROPERTY LIES IN FLOOD ZONE AE (EL 10 & EL 11) & VE (EL 11, EL 12, & EL 13), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0278H, DATED AUGUST 24, 2021.		
(1) 16.33 FFE AT FIRST FLOOR SITE APPROVED AS CONDITIONAL USE PERMIT RESOLUTION 2024-08 (CASE No. 24038), APPROVED 01/14/2025.			

PARKING CALCULATIONS			
REQUIRED PARKING SPACES			
DESCRIPTION/LOCATION	FACTOR	AREA/QTY	# P.S.
UNITS/ROOM	0.97 UNIT	50 UNITS	45 SPACES
ROOF SEATING	200 SF	1,555 SF	8 SPACES
TOTAL REQUIRED PARKING SPACES			53 SPACES
10% REDUCTION PER DIV23 SEC 23.4(O)			-5 SPACES
REQUIRED PARKING SPACES			48 SPACES
PROVIDED PARKING SPACES			
REGULAR P.S. (9'x20')			10 SPACES
VALET P.S. (9'x20')			6 SPACES
VALET P.S. (8'x16')			12 SPACES
VALET P.S. (8'x18')			16 SPACES
HANDICAP P.S. (12'x20')			2 SPACES
MOTORCYCLE/SCOOTER P.S. (4'x10')			2 SPACES
TOTAL PARKING SPACES PROVIDED			48 SPACES
BICYCLE P.S. (1 RACK = 5 P.S.)			5 SPACES

GOVERNING SPECIFICATIONS AND STANDARDS:

- FLORIDA DEPARTMENT OF TRANSPORTATION "FY 2018-19 STANDARD PLANS" FOR ROAD AND BRIDGE CONSTRUCTION <http://www.fdot.gov/design/standardplans/current/eBook-Road.pdf>
- THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, JULY 2018 EDITION <http://www.fdot.gov/programmanagement/implemented/SpecBooks/July2018/Files/718eBook.pdf>

FDOT PERMITS:
2022-A-799-00031 ACCESS
22-D-799-00033 DRAINAGE
FDOT HIGHWAY SEGMENT 15100-000
SR 699; MILEPOST NUMBER 7.987-7.963

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LEGEND	
	EXISTING BOUNDARY
	EXISTING ELEVATION
	STAKED SILT FENCE
	TO BE REMOVED OR DEMOLISHED
	EXISTING WATER MAIN
	EXISTING SANITARY PIPE
	EXISTING SANITARY MANHOLE
	EXISTING OVER HEAD WIRES
	EXISTING STORM HANHOLE
	EXISTING RECLAIMED WATER LINE

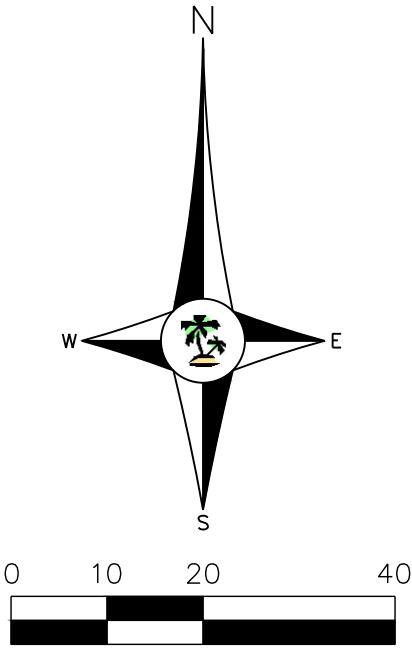
DEMOLITION NOTES

- PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, COMMUNICATION, CABLE TV, SANITARY AND STORM SEWER BOTH ON AND ADJACENT TO THE SITE.
- CONTRACTOR TO REMOVE ALL IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION EXCEPT AS NOTED.
- CONTRACTOR TO COORDINATE WITH LOCAL UTILITY OWNERS TO DISCONNECT/RELOCATE THEIR FACILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO ANY DEMOLITION.
- SITE SPECIFIC EROSION AND SEDIMENT CONTROL: SILT FENCE TO BE PLACED AROUND THE PERIPHERY OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION/DEMOLITION.
- FUGITIVE DUST EMISSIONS DURING DEMOLITION SHALL BE MAINTAINED TO AN ACCEPTABLE LEVEL BY CONTRACTOR, IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND TESTING SCHEDULE, SHEET C-2
- REMOVE OR CAP ALL UTILITIES TO EXISTING STRUCTURES WHICH ARE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY OWNERS PRIOR TO MAKING ANY UTILITY ADJUSTMENTS.
- CONTRACTOR TO DEMOLISH, REMOVE AND DISPOSE OF ALL ASPHALT, CONCRETE, SIDEWALKS, CURBING, BUILDINGS AND BUILDING FOUNDATIONS WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED ON PLANS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF CITY OF MADEIRA BEACH.
- CONTRACTOR TO PROTECT PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION.

EROSION/TURBIDITY CONTROL NOTES

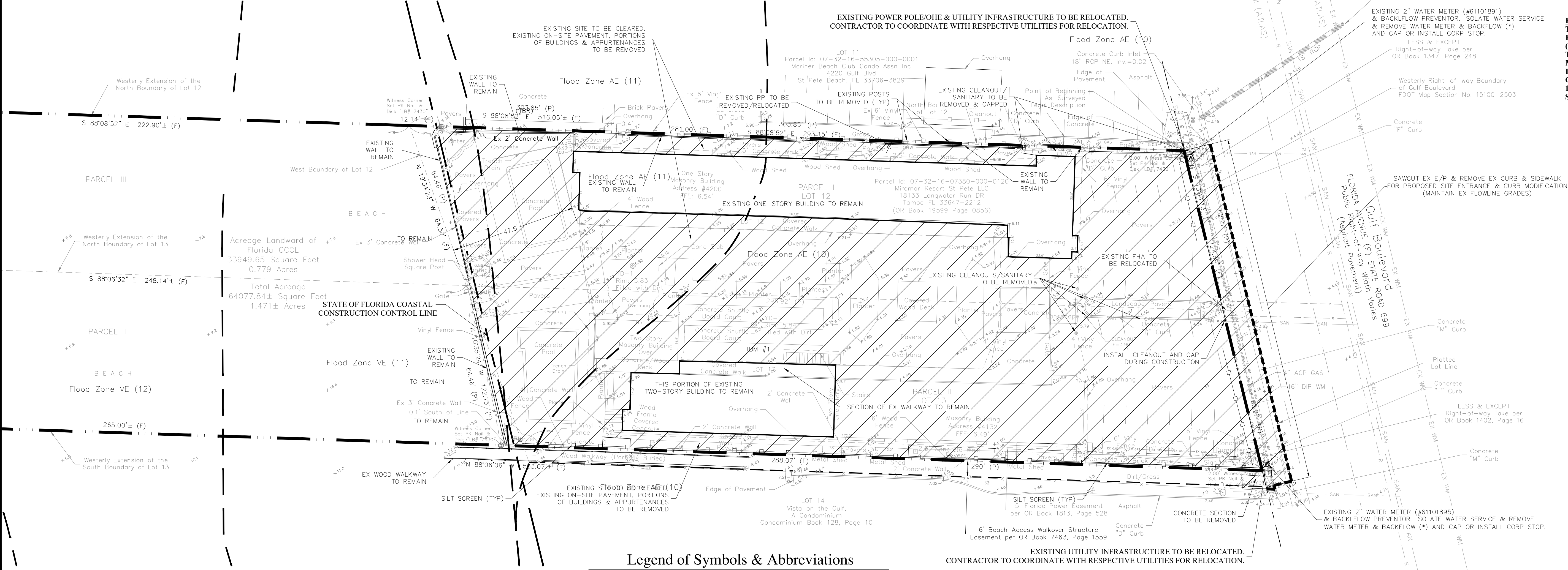
- THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
- THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE COVERED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHALL BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO D.E.P. COASTAL CONSTRUCTION CONTROL LINE OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
- CONSTRUCTION OPERATIONS IN OR ADJACENT TO D.E.P. COASTAL CONSTRUCTION CONTROL LINE SHALL BE RESTRICTED TO THOSE AREAS IDENTIFIED IN THE PLANS AND IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS, AND THE DURATION OF EXPOSED, UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
- THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOILS ARE STABILIZED.
- SILT FENCE SHALL BE LOCATED AT THE PERIMETER OF CONSTRUCTION LIMITS, AS DEFINED BY FIELD CONDITIONS.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.

NOTE TO CONTRACTORS:
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.



DATUM NOTE :
ALL ELEVATIONS ARE NATIONAL GEODETIC SURVEY (NGS) CONTROL STATION "NOAA D" WITH AN ELEVATION OF 4.79 FEET. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

FLOOD ZONE NOTE:
THE SITE APPEARS TO BE IN FLOOD ZONES AE (EL 11 & 12), VE (EL 12, 13, 14 & 16) ACCORDING TO THE FEDERAL AGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0278G, EFFECTIVE DATE SEPTEMBER 3, 2003.



Legend of Symbols & Abbreviations

	Temporary Benchmark		Fire Hydrant
	Temporary Benchmark		Water Meter
	Yard Drain		Water Valve
	Florida Department of Transportation		Reclaim Water Valve
	Cleanout		Electrical Pull Box
	Irrigation Control Valve		Electric Transformer
	Sign		Electric Vault
	Telephone Pull Box		Guy Wire
	Finished Floor Elevation		Light Pole
	Sign		Power Pole
	Air Conditioning Unit		Round Post
	Square Post		Fence
	Gas Valve		Guardrail
	Gas Meter		Overhead Utility Line
	Yard Drain		Gate

Benchmark Information: NAVD 1988

TBM #1
Elevation = 6.16'
Set PK nail & disk labeled "SurvTech Trav. Pt" in concrete pavers: ±12 feet Southeast of a yard drain; ±2 feet South of the South edge of concrete for a shuffle board court.

TBM #2
Elevation = 4.21'
Set PK nail & disk labeled "SurvTech Trav. Pt" in concrete; ±3 feet North of a power pole; ±8 feet South of a water meter.

EXISTING UTILITY INFRASTRUCTURE TO BE RELOCATED.
CONTRACTOR TO COORDINATE WITH RESPECTIVE UTILITIES FOR RELOCATION.

(*) EXISTING WATER METERS TO BE RETURNED TO PINELLAS COUNTY UTILITIES. CONTRACTOR TO CALL (727) 464-3888 TO COORDINATE.

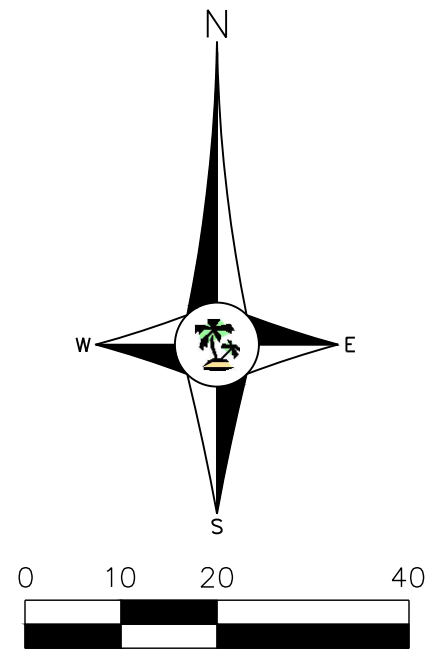
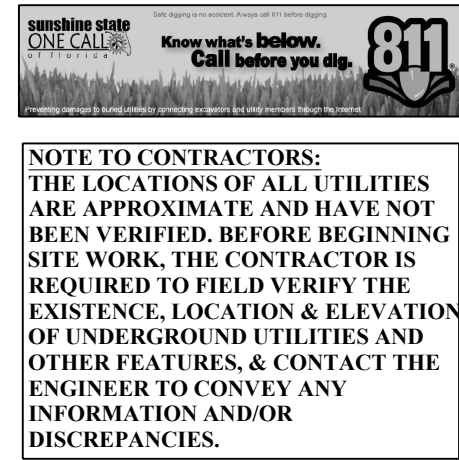
DESIGNED SPC			Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING TRANSPORTATION PLANNING PERMITTING 13825 ICOT BLVD., SUITE 605 Clearwater, Florida 33760 Phone: (727) 524-1818 Fax: (727) 524-6090 WWW.GULFCOASTCONSULTINGINC.COM	PREPARED FOR:	MIRAMAR RESORT ST PETE, LLC 4200 Gulf Boulevard St Pete Beach, FL 33706	SHEET DESCRIPTION:	MIRAMAR EXISTING CONDITIONS / DEMOLITION PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								</		
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	Temporary Benchmark		Fire Hydrant
TBM	Temporary Benchmark		Water Meter
YD	Yard Drain		Water Valve
FDOT	Florida Department of Transportation		Reclaim Water Valve
	Cleanout		Electrical Pull Box
	Irrigation Control Valve		Electric Transformer
	Sign		Electric Vault
	Telephone Pull Box		Guy Wire
FFE	Finished Floor Elevation		Light Pole
	Sign		Power Pole
	Air Conditioning Unit		Round Post
	Square Post		Fence
	Gas Valve		Guardrail
	Gas Meter		Overhead Utility Line
	Yard Drain		Gate

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PERMEABLE PAVERS

SUBJECT PROPERTY LIES IN FLOOD ZONE AE (EL 10 & EL 11) & VE (EL 11, EL 12 & EL 13), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0278H, DATED AUGUST 24, 2021.

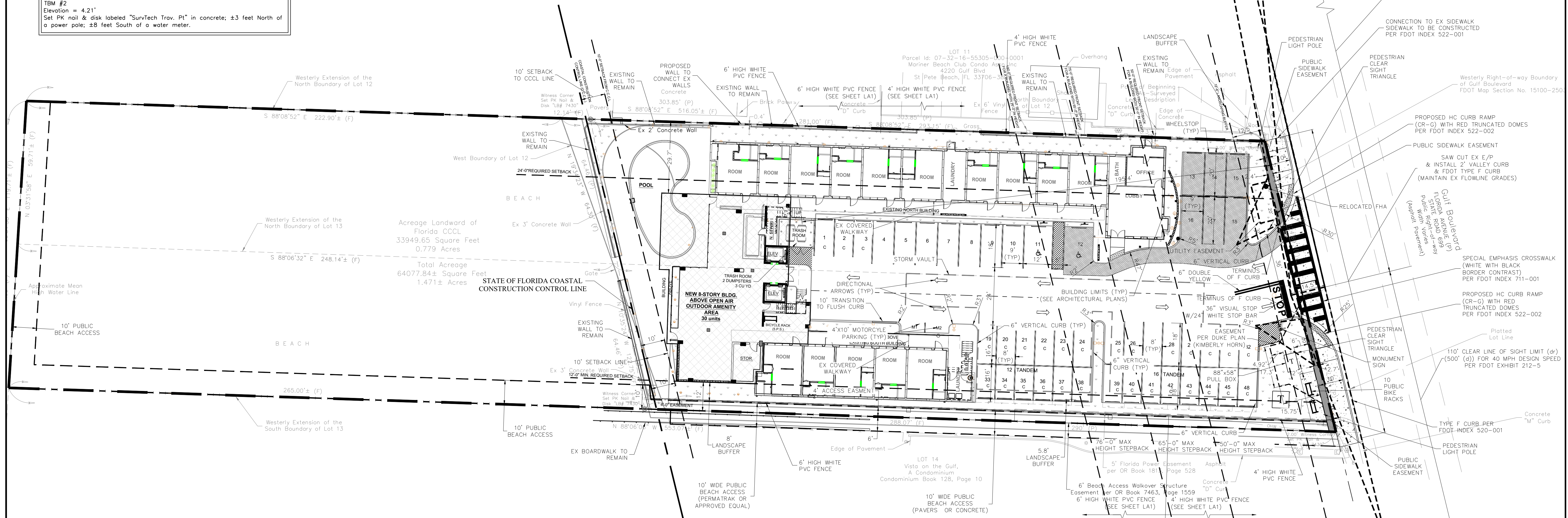
ALL ELEVATIONS ARE NATIONAL GEODETIC
SURVEY (NGS) CONTROL STATION "NOAA D"
WITH AN ELEVATION OF 4.79 FEET.
DATUM BASED ON NORTH AMERICAN
VERTICAL DATUM 1988.



TBM #1
Elevation = 6.16'
Set PK nail & disk labeled "SurvTech Trav. Pt" in concrete pavers: ±12 feet Southeast of a yard drain; ±2 feet South of the South edge of concrete for a shuffle board court.

TBM #2
Elevation = 4.21'
Set PK nail & disk labeled "SurvTech Trav. Pt" in concrete: ±3 feet North of a power pole; ±8 feet South of a water meter.

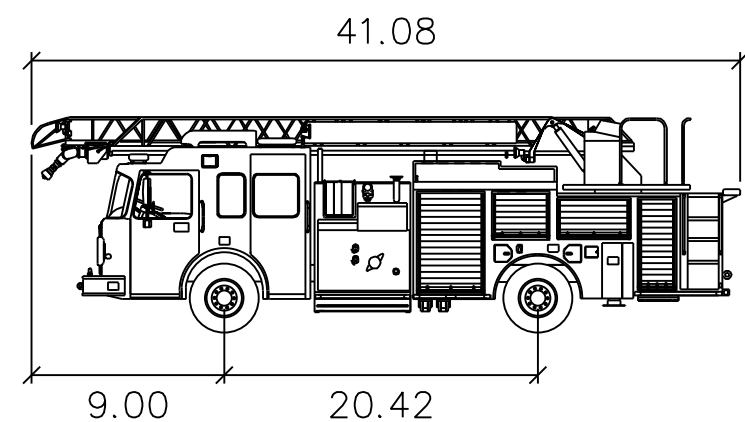
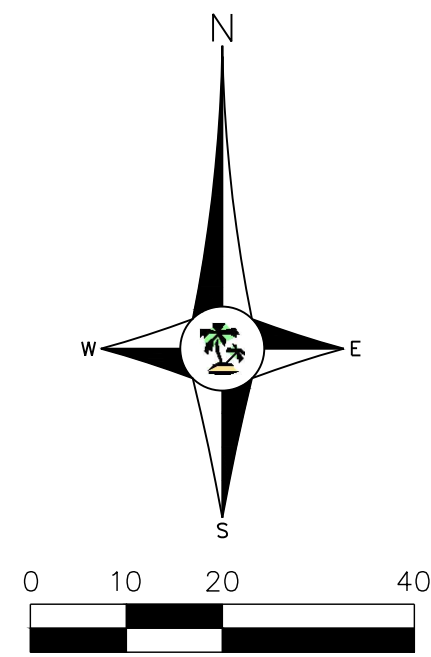
SEE PAVEMENT
DETAILS ON
SHEET C11



AMAR

CONTROL PLAN

[illegible]



24Fire Truck – StPete Beach

	feet
Width	: 8.33
Track	: 7.28
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

DESIGNED
SPC
DRAWN
MKC
CHECKED
SPC
Q.C.



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:
MIRAMAR
EMERGENCY VEHICLE TURNING MOVEMENT

NO.	DATE	REVISIONS	APP'D BY

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
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BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION NO. 9774

JOB NO.
20-098
DATE
01/31/25

SHEET
C5A

TBM #1
Elevation = 6.16'
Set PK nail & disk labeled "SurvTech Trav. Pt" in concrete pavers: ±12 feet Southeast of a yard drain; ±2 feet South of the South edge of concrete for a shuffle board court.

TBM #2
Elevation = 4.21'
Set PK nail & disk labeled "SurvTech Trav. Pt" in concrete: ±3 feet North of a power pole; ±8 feet South of a water meter.

SAW CUT & REMOVE EXISTING PAVEMENT FOR
STORM SEWER INSTALLATION & CONNECTION
(SEE NEW EX-1 CURB INLET
SECTION DETAIL ON SHEET C14)

EXISTING EX-1 INLET TO BE REMOVED
& REPLACED WITH FDOT P-6 CURB INLET
(SEE NEW EX-1 CURB INLET (INDEX 425-021)
SECTION DETAIL ON SHEET C2 & C1)

Concrete Curb Inlet -
18" RCP E. Inv.=0.02

EXISTING POWER POLE/OHE &
UTILITY INFRASTRUCTURE TO BE RELOCATED.
CONTRACTOR TO COORDINATE WITH
RESPECTIVE UTILITIES FOR RELOCATION.

EXISTING WALL

LESS & EXCEPT
Right-of-way Take per
OR Book 1347, Page 248

Westerly Right-of-way Boundary
of Gulf Boulevard per
FDOT Map Section No. 15100

EX 16' NM (A/LAS) — EX NM — EX NM — EX NM — 699
 X NM — EX NM —
 Gulf Boulevard
 AVENUE (P) STATE ROAD
 Right-of-way Width Varies
 Public (Asphalt Pavement)
 SAN — SAN — SAN —
 SAN — R — SAN

FLOOD ZONE NOTE:

SUBJECT PROPERTY LIES IN FLOOD ZONE AE (EL 10 & EL 11) & VE (EL 11, EL 12 & EL 13), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0278H, DATED AUGUST 24, 2021.

DATUM NOTE :

ALL ELEVATIONS ARE NATIONAL GEODETIC
SURVEY (NGS) CONTROL STATION "NOAA D"
WITH AN ELEVATION OF 4.79 FEET.
DATUM BASED ON NORTH AMERICAN
VERTICAL DATUM 1988.

STORM SEWER PIPE CHART		
From Structure No.	To Structure No.	Description
ST-09	ST-11	17 LF 8" HDPE @ 0.59%
ST-10	ST-12	31 LF 8" HDPE @ 0.65%
ST-11	ST-12	20 LF 8" HDPE @ 1.03%
ST-12	ST-13	65 LF 8" HDPE @ 0.31%
ST-19	ST-20	55 LF 15" HDPE @ 0.27%
ST-20	EX-1	26 LF 12"x18" ERCP @ 0.59%

STORM STRUCTURE CHART

#	DATA
EX-1	EXISTING P-6 CURB INLET TOP EL = 3.96 IE = 0.10 (S) (12"x18" ERCP) IE = 0.02 (NE) (EXISTING 18" RCP)
ST-09	8" STUB WITH CAP IE = 3.60 (W) (8" HDPE)
ST-10	18" ADS DRAIN BASIN (WITH CI GRATE) GRATE EL = 5.93 IE = 3.50 (NE) (8" HDPE)
ST-11	18" ADS DRAIN BASIN (WITH CI GRATE) GRATE EL = 5.86 IE = 3.50 (E) (8" HDPE) IE = 3.50 (SE) (8" HDPE)
ST-12	18" ADS DRAIN BASIN (WITH CI GRATE) GRATE EL = 5.95 IE = 3.30 (SW) (8" HDPE) IE = 3.30 (NW) (8" HDPE) IE = 2.50 (E) (8" HDPE)
ST-13	VAULT CONNECTION IE = 2.30 (W) (8" HDPE)
ST-14	STORM TRAP INLET GRATE EL = 5.15
ST-15	STORM TRAP INLET GRATE EL = 5.15
ST-19	STORM TRAP CONNECTION IE = 2.30 (NE) (15" HDPE)
ST-20	SMART BOX (SEE DETAIL ON SHEET C11) GRATE EL = 5.50 IE = 2.15 (SW) (15" HDPE) IE = 0.25 (N) (12"x18" ERCP)
ST-50	CONFLICT MANHOLE RM EL = 5.58 IE = 2.28 (15") BOTTOM EL = 0.70 (SEE DETAIL ON SHEET C10)

	PROPOSED STORM PIPE
	PROPOSED GRATE INLET
	PROPOSED STORM MANHOLE
	PROPOSED STORM CALLOUT
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	MATCH EXISTING GRADE (TYP)
	PROPOSED TOP OF CURB GRAD
	PROPOSED HIGH POINT GRADE
	TOP OF BOARDWALK ELEVATION BOTTOM OF BOARDWALK ELEVATION
	SHEET FLOW DIRECTION
	SWALE DIRECTION
	HARD SURFACE FLOW DIRECTION
	EXISTING BOUNDARY
	STAKED SILT SCREEN
	CROSS-SECTION DESIGNATION & SHEET NUMBER FOR DETAIL
	FINISHED FLOOR ELEVATION
	EXISTING WATER MAIN
	EXISTING SANITARY PIPE
	EXISTING SANITARY MANHOLE
	EXISTING OVER HEAD WIRES
	EXISTING STORM PIPE

Legend of Symbols & Abbreviations

	Temporary Benchmark		Fire Hydrant
TBM	Temporary Benchmark		Water Meter
YD	Yard Drain		Water Valve
FDOT	Florida Department of Transportation		Reclaim Water Valve
	Cleanout		Electrical Pull Box
	Irrigation Control Valve		Electric Transformer
	Sign		Electric Vault
	Telephone Pull Box		Guy Wire
FFE	Finished Floor Elevation		Light Pole
	Sign		Power Pole
	Air Conditioning Unit		Round Post
	Square Post		Fence
	Gas Valve		Guardrail
	Gas Meter		Overhead Utility Line
	Yard Drain		Gate

NOTE:
SIDEWALKS, RAMPS &
DRIVEWAYS TO BE
CONSTRUCTED PER FDOT
INDICES 522-001, 522-002 &
522-003, LATEST EDITION.

SEE C8 FOR DRAINAGE RESULTS

MATCH LINE - SEE SHEET C8

DESIGNED	
DRAWN	SPC
	MKC
CHECKED	
	SPC
Q.C.	



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:

MIRAMAR

PAVING, GRADING & DRAINAGE PLAN

[illegible]

SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42505

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SEAN P. CASHEN, P.E. #42505

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BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 0734

JOB NO.	SHT.
<u>20-098</u>	C7
DATE: 01/31/25	

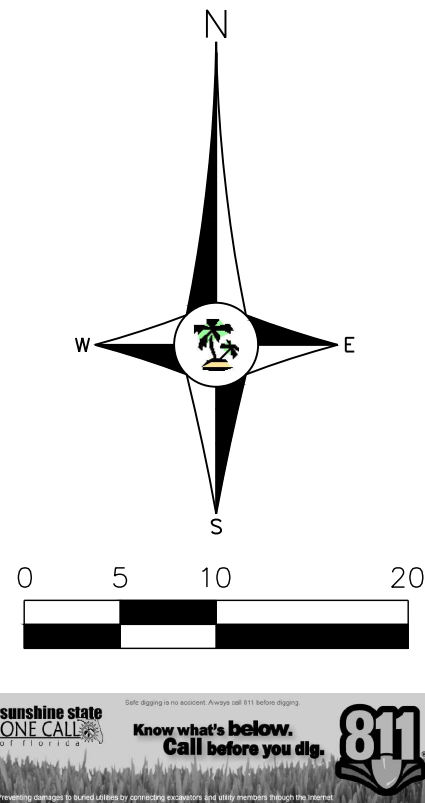
	Temporary Benchmark		Fire Hydrant
	Temporary Benchmark		Water Meter
	Yard Drain		Water Valve
	Florida Department of Transportation		Reclaim Water Valve
	Cleanout		Electrical Pull Box
	Irrigation Control Valve		Electric Transformer
	Sign		Electric Vault
	Telephone Pull Box		Guy Wire
	Finished Floor Elevation		Light Pole
	Sign		Power Pole
	Air Conditioning Unit		Round Post
	Square Post		Fence
	Gas Valve		Guardrail
	Gas Meter		Overhead Utility Line
	Yard Drain		Gate

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SUBJECT PROPERTY LIES IN FLOOD ZONE AE (EL 10 & EL 11) & VE (EL 11, EL 12 & EL 13), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0278H, DATED AUGUST 24, 2021.

ALL ELEVATIONS ARE NATIONAL GEODETIC
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DATUM BASED ON NORTH AMERICAN
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ST-20	EX-1	26 LF	12"x18" ERCP @ 0.59%

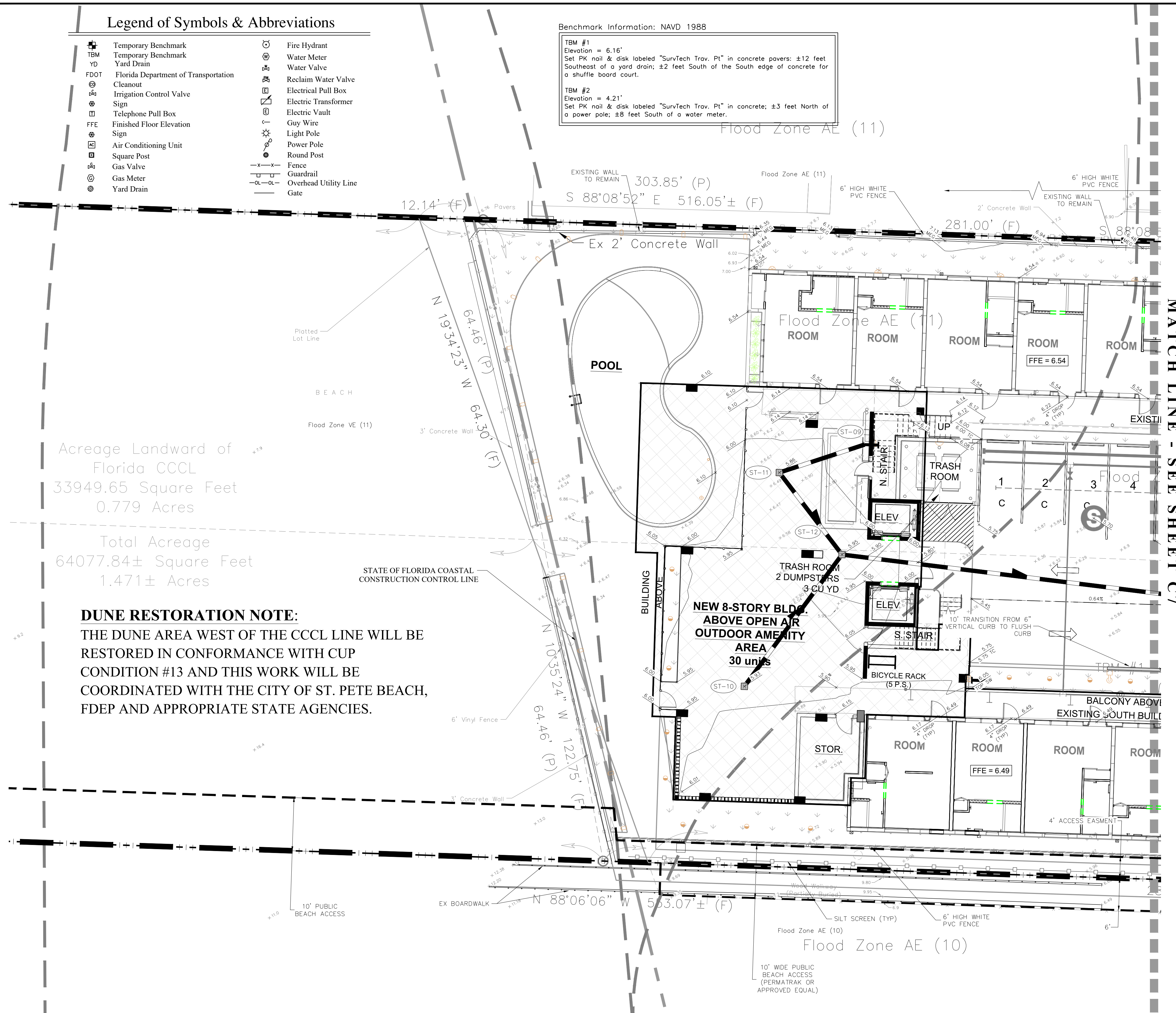
STORM STRUCTURE CHART	
#	DATA
EX-1	EXISTING P-6 CURB INLET TOP EL = 3.96 IE = 0.10 (S) (12"x18" ERCP) IE = 0.02 (NE) (EXISTING 18" RCP)
ST-09	8" STUB WITH CAP IE = 3.60 (W) (8" HDPE)
ST-10	18" ADS DRAIN BASIN (WITH G GRATE) GRATE EL = 5.93 IE = 3.50 (NE) (8" HDPE)
ST-11	18" ADS DRAIN BASIN (WITH G GRATE) GRATE EL = 5.86 IE = 3.50 (E) (8" HDPE) IE = 3.50 (SE) (8" HDPE)
ST-12	18" ADS DRAIN BASIN (WITH G GRATE) GRATE EL = 5.95 IE = 3.30 (SW) (8" HDPE) IE = 3.30 (NW) (8" HDPE) IE = 2.50 (E) (8" HDPE)
ST-13	VAULT CONNECTION IE = 2.30 (W) (8" HDPE)
ST-14	STORM TRAP INLET GRATE EL = 5.15
ST-15	STORM TRAP INLET GRATE EL = 5.15
ST-19	STORM TRAP CONNECTION IE = 2.30 (NE) (15" HDPE)
ST-20	SMART BOX (SEE DETAIL ON SHEET C11) GRATE EL = 5.50 IE = 2.15 (SW) (15" HDPE) IE = 0.25 (N) (12"x18" ERCP)
ST-50	CONFLICT MANHOLE RIM EL = 5.58 IE = 2.28 (15") BOTTOM EL = 0.70 (SEE DETAIL ON SHEET C10)

The figure displays various symbols used in vertical alignment drawings, organized into two columns:

- Left Column:**
 - A cross-section symbol showing a road profile.
 - A square symbol with a circle inside, labeled "I".
 - An oval symbol containing the text "S+T".
 - Elevation points: +15.00, +15.00, +15.00 MEG, +15.00 TC, +15.00, and TW=15.00 BW=10.5.
 - A wavy line representing a sheet flow direction.
 - A straight arrow pointing right representing a swale direction.
 - A horizontal line with circles representing an existing boundary.
 - A horizontal line with circles representing a staked silt screen.
 - A rectangular box containing the text "FFE = 15.00".
 - A circular symbol with a triangle inside, labeled "C&G".
- Right Column:**
 - PROPOSED STORM PIPE
 - PROPOSED GRATE INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM CALLOUT
 - EXISTING SPOT GRADE
 - PROPOSED SPOT GRADE
 - MATCH EXISTING GRADE (TYP)
 - PROPOSED TOP OF CURB GRADE
 - PROPOSED HIGH POINT GRADE
 - TOP OF BOARDWALK ELEVATION
 - BOTTOM OF FLOWALINE ELEVATION
 - SHEET FLOW DIRECTION
 - SWALE DIRECTION
 - HARD SURFACE FLOW DIRECTION
 - EXISTING BOUNDARY
 - STAKED SILT SCREEN
 - CROSS SECTION DESIGNATION & SHEET NUMBER FOR DETAIL
 - FINISHED FLOOR ELEVATION
 - EXISTING WATER MAIN
 - EXISTING SANITARY PIPE
 - EXISTING SANITARY MANHOLE
 - EXISTING OVER HEAD WIRES
 - EXISTING STORM PIPE

	PRE:	POST:
IMPERVIOUS (SQFT):	33,950	27,471
PERVIOUS (SQFT):	0	6,479
CN TOTAL SITE:	49.0	86.7
TOC:	10 MIN.	10 MIN.
DISCHARGE (CFS):	1.41	1.40
VAULT TOP:		4.13'
SWFWMD 100YR:		4.12'
WMD PEAK STAGE:		3.85'
DLW:		2.76
VAULT BOTTOM:		2.30'

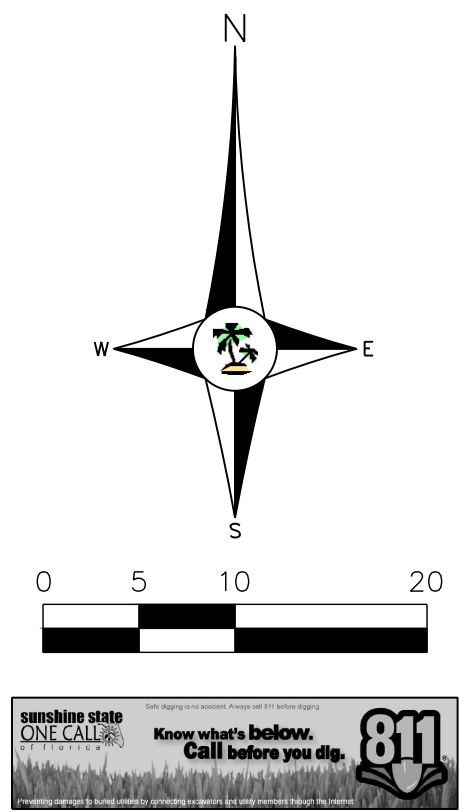
NOTE:
**SIDEWALKS, RAMPS &
DRIVEWAYS TO BE
CONSTRUCTED PER FDOT
INDICES 522-001, 522-002 &
522-003, LATEST EDITION.**

[illegible]

	Temporary Benchmark		Fire Hydrant
TBM	Temporary Benchmark		Water Meter
YD	Yard Drain		Water Valve
FDOT	Florida Department of Transportation		Reclaim Water Valve
	Cleanout		Electrical Pull Box
	Irrigation Control Valve		Electric Transformer
	Sign		Electric Vault
	Telephone Pull Box		Guy Wire
FFE	Finished Floor Elevation		Light Pole
	Sign		Power Pole
	Air Conditioning Unit		Round Post
	Square Post		Fence
	Gas Valve		Guardrail
	Gas Meter		Overhead Utility Line
	Yard Drain		Gate

SANITARY SEWER PIPE CHART		
From Structure No.	To Structure No.	Description
SS-10	SS-11	73 LF 6" PVC (SDR-35) @ 0.69%
SS-11	SS-13	82 LF 6" PVC (SDR-35) @ 0.70%
SS-13	SS-14	6 LF 6" PVC (SDR-35) @ 1.43%
SS-14	SS-15	25 LF 6" PVC (SDR-35) @ 0.73%
SS-15	SS-26	50 LF 6" PVC (SDR-26) @ 0.51%
SS-16	SS-21	30 LF 6" DIP @ 0.85%
SS-19	SS-21	29 LF 6" DIP @ 0.89%
SS-21	SS-26	131 LF 8" DIP @ 0.43%
SS-26	SS-30	35 LF 8" PVC (SDR-26) @ 0.49%
SS-27	SS-28	204 LF 6" PVC (SDR-35) @ 0.71%
SS-28	SS-30	54 LF 6" DIP @ 0.71%

1. All wet taps will be performed by Pinellas County Utilities.
2. The contractor will be responsible for the FDOT permit for the open cut of Gulf Blvd, maintenance of traffic and subsequent restoration after the tap has been installed.
3. Pinellas County owned infrastructure shall be constructed in accordance with:
 - a. Pinellas County Standard Technical Specifications dated June 2018
http://www.pinellascounty.org/technical/pdf/eng_tech_specs.pdf
 - b. Pinellas County Material Specification Manual <http://www.pinellascounty.org/technical/pdf/material-spec-manual.pdf>
 - c. Pinellas County Standard Details dated July 2018. <http://www.pinellascounty.org/technical/pdf/std-details.pdf>
4. The pipeline contractor is required to contact Pinellas County Construction Management, Pinellas County Public Works Project Coordinator, at (727) 464-8821 72-hours prior to commencing utility construction for inspection.
5. Add the following comment as a note on the utility plan. Appurtenances equal to or less than 2" to be furnished and installed by Pinellas County Utilities.
6. GIS mapping information provided by Pinellas County Utilities is not a replacement for locating buried utilities by contacting Sunshine 811, performing field location, and Subsurface Utilities Engineering (SUE). All utilities shall be verified before construction commence.
7. Appurtenances 4" and greater will be furnished by Pinellas County Utilities.

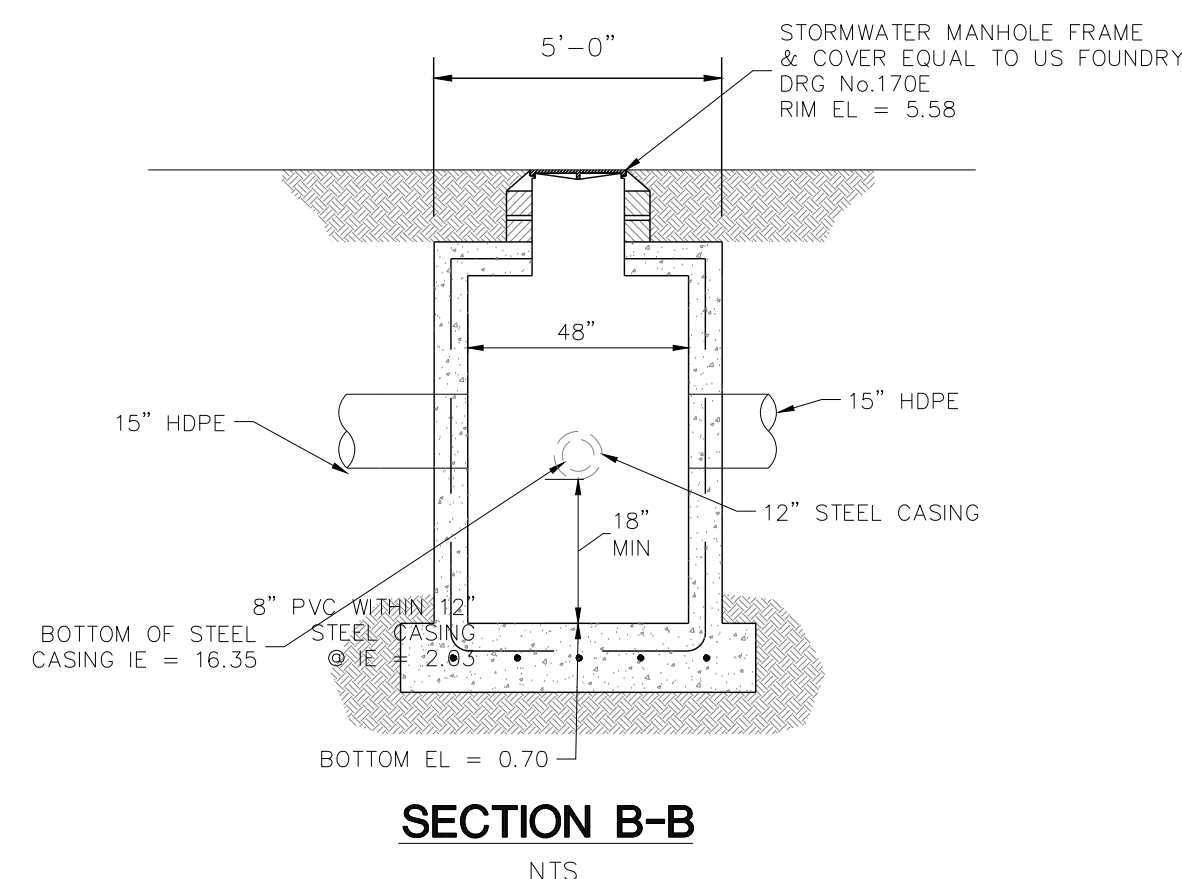
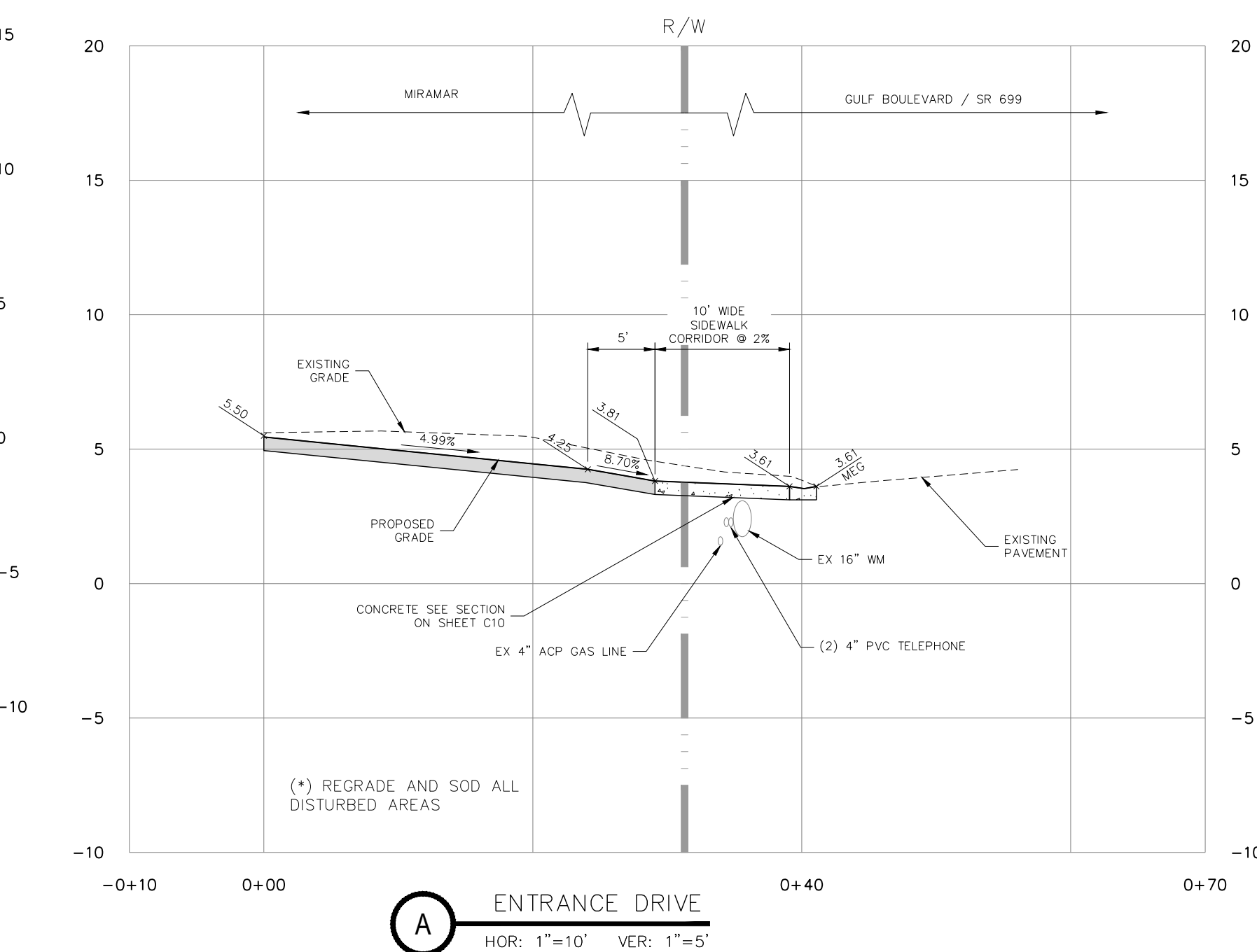


FDC SIGN NOTE:
FDC SHALL BE PROVIDED WITH
SIGNAGE STATING BUILDING BEING
SERVED, LOCATION, AND FIRE
PROTECTION SYSTEM BEING
PROVIDED:

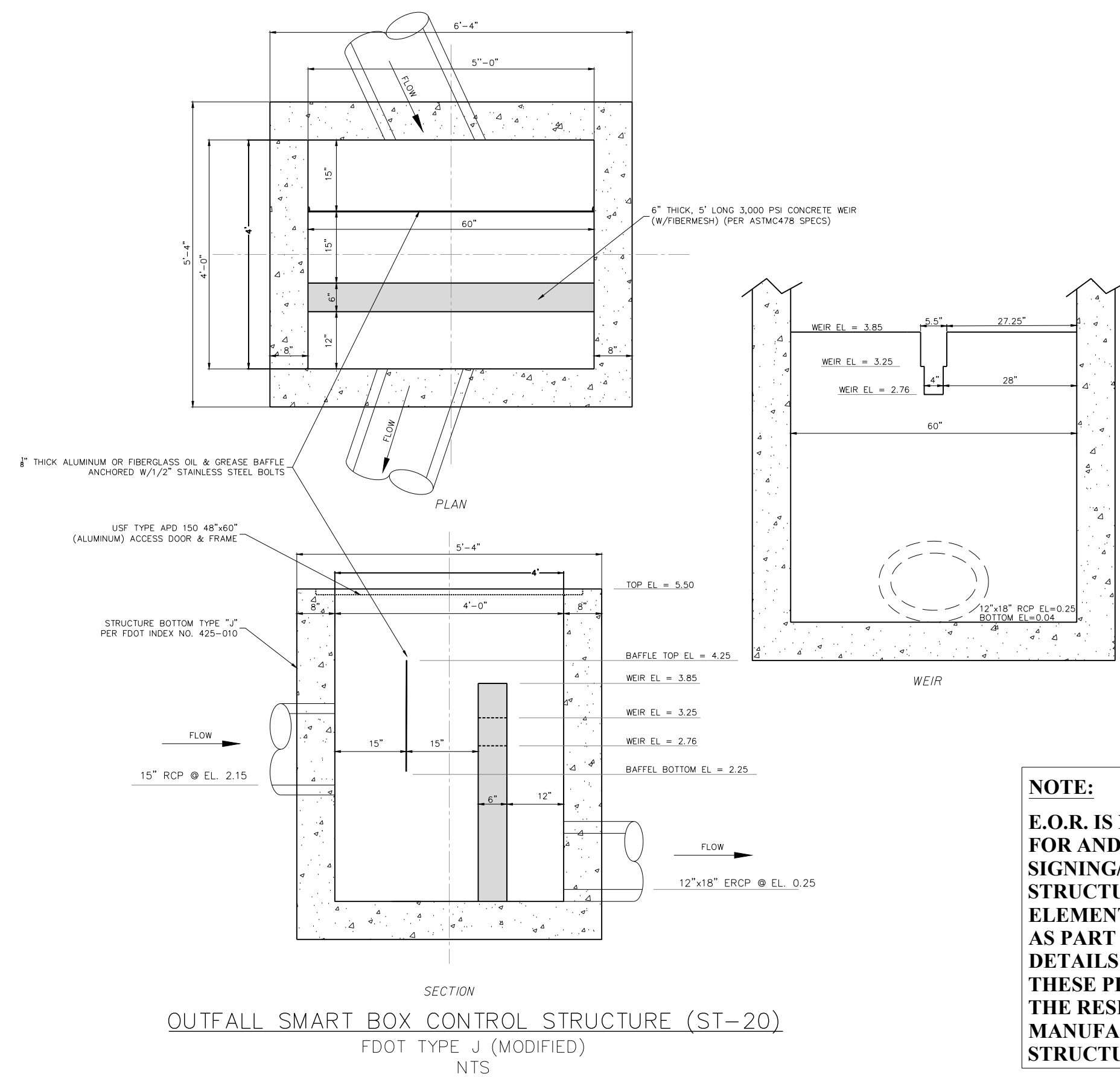
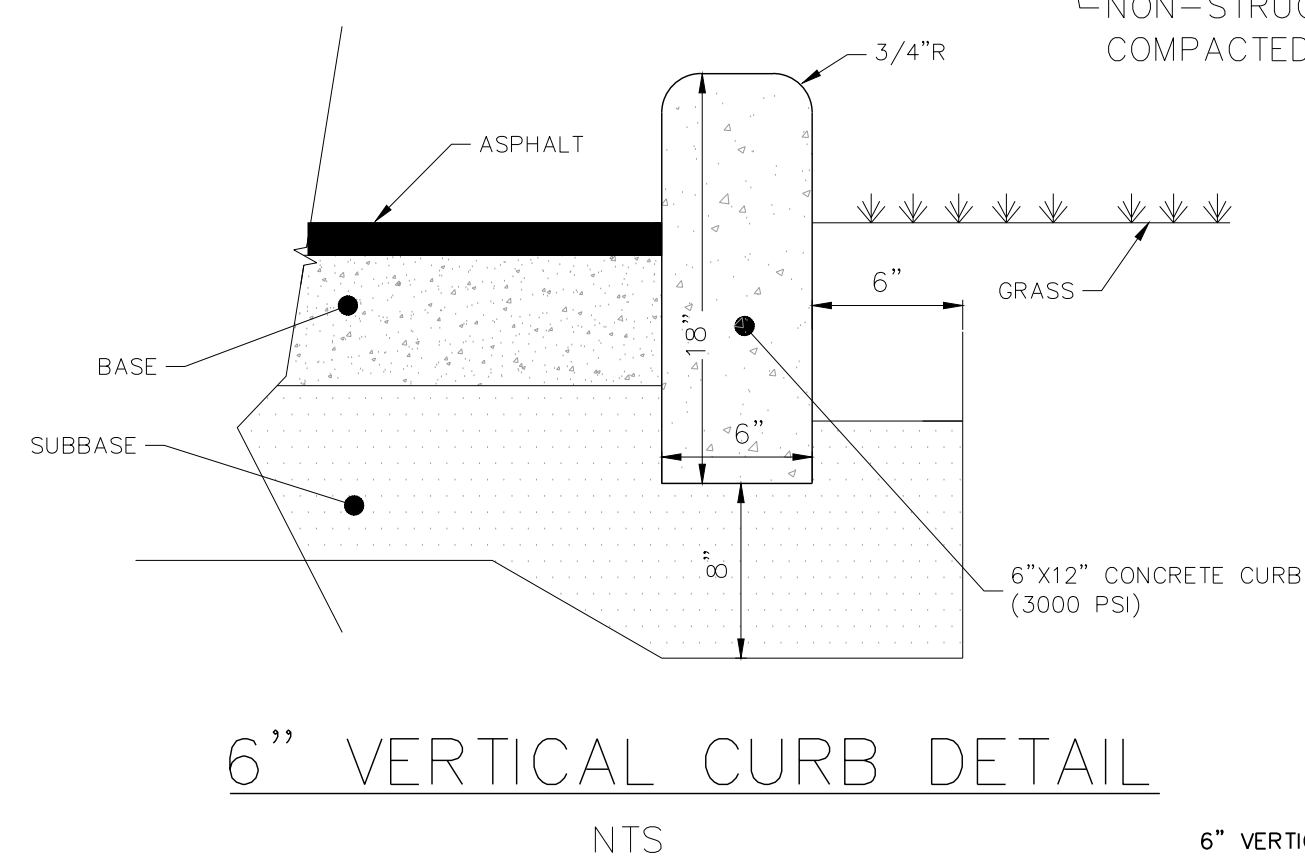
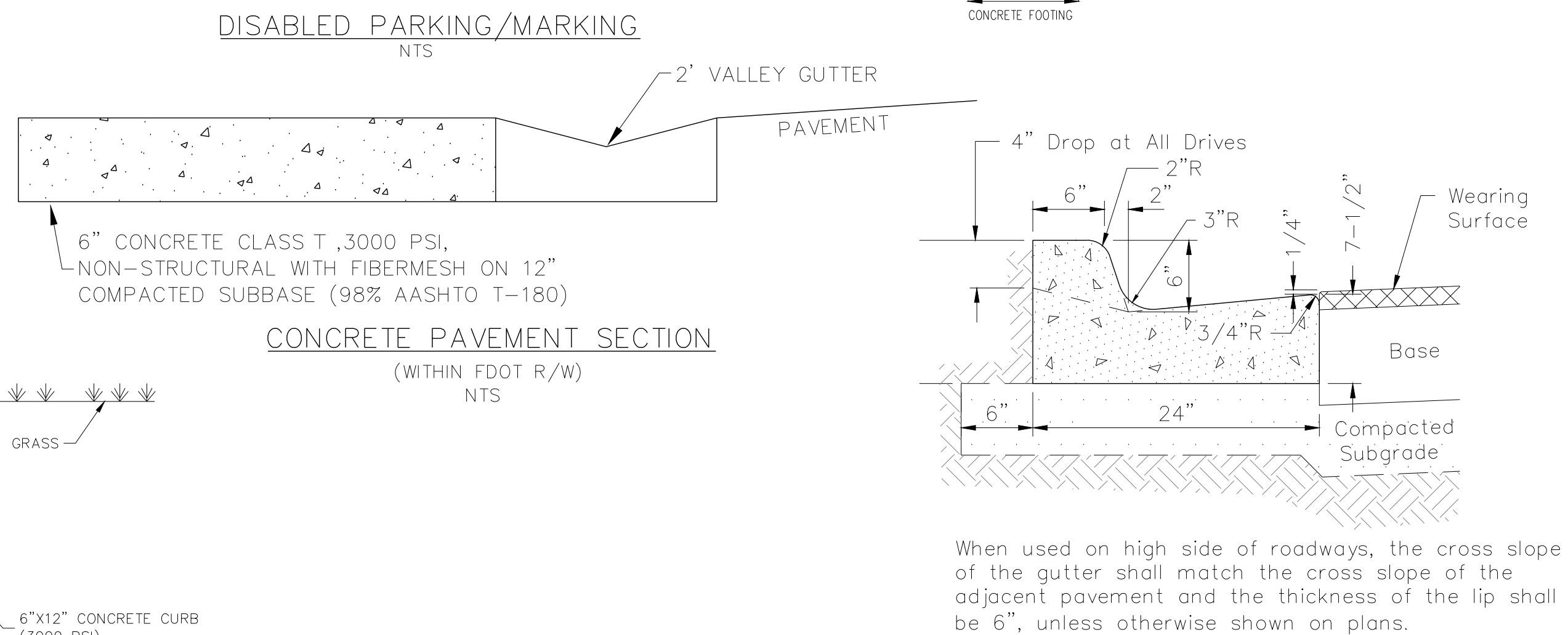
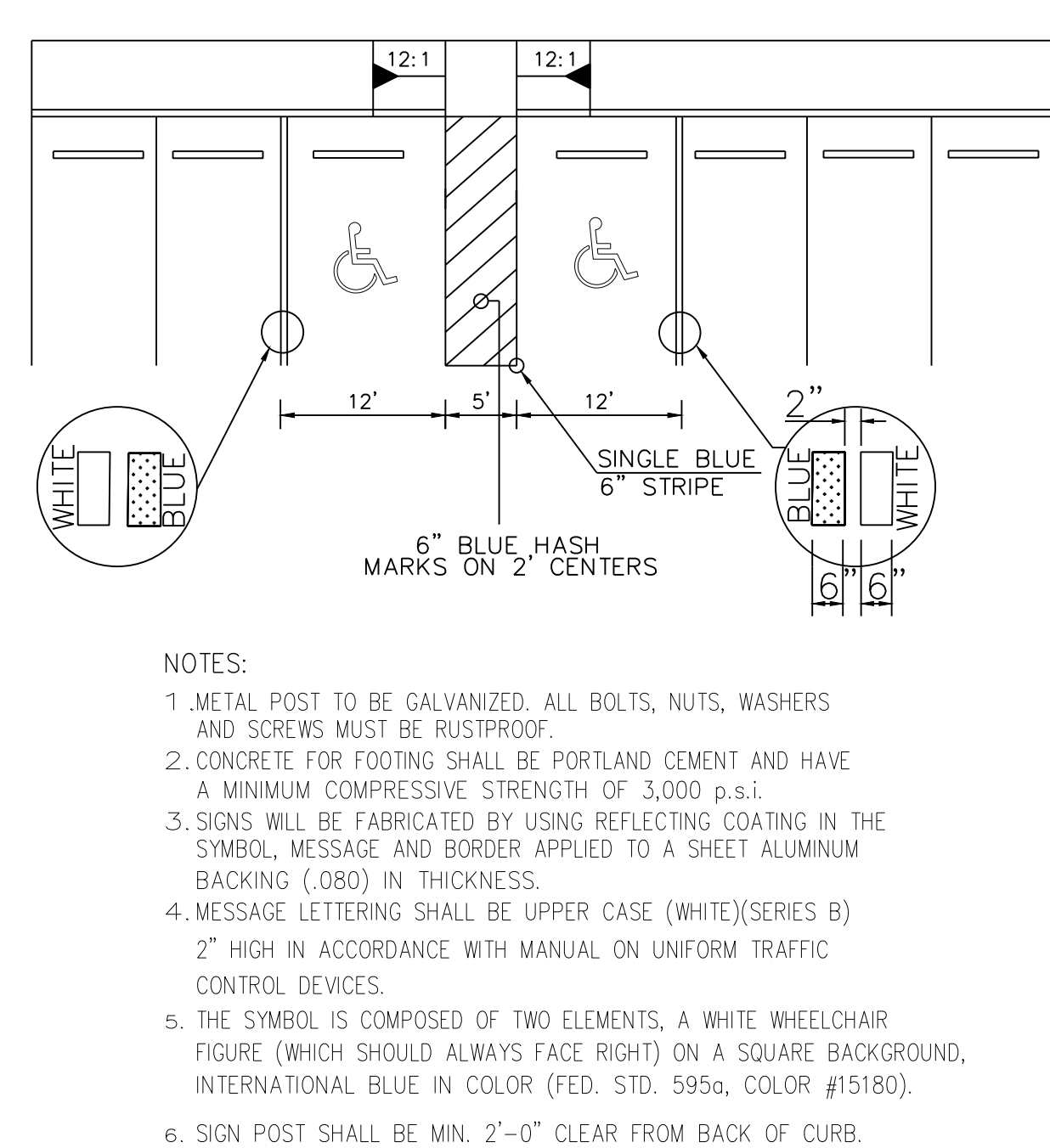
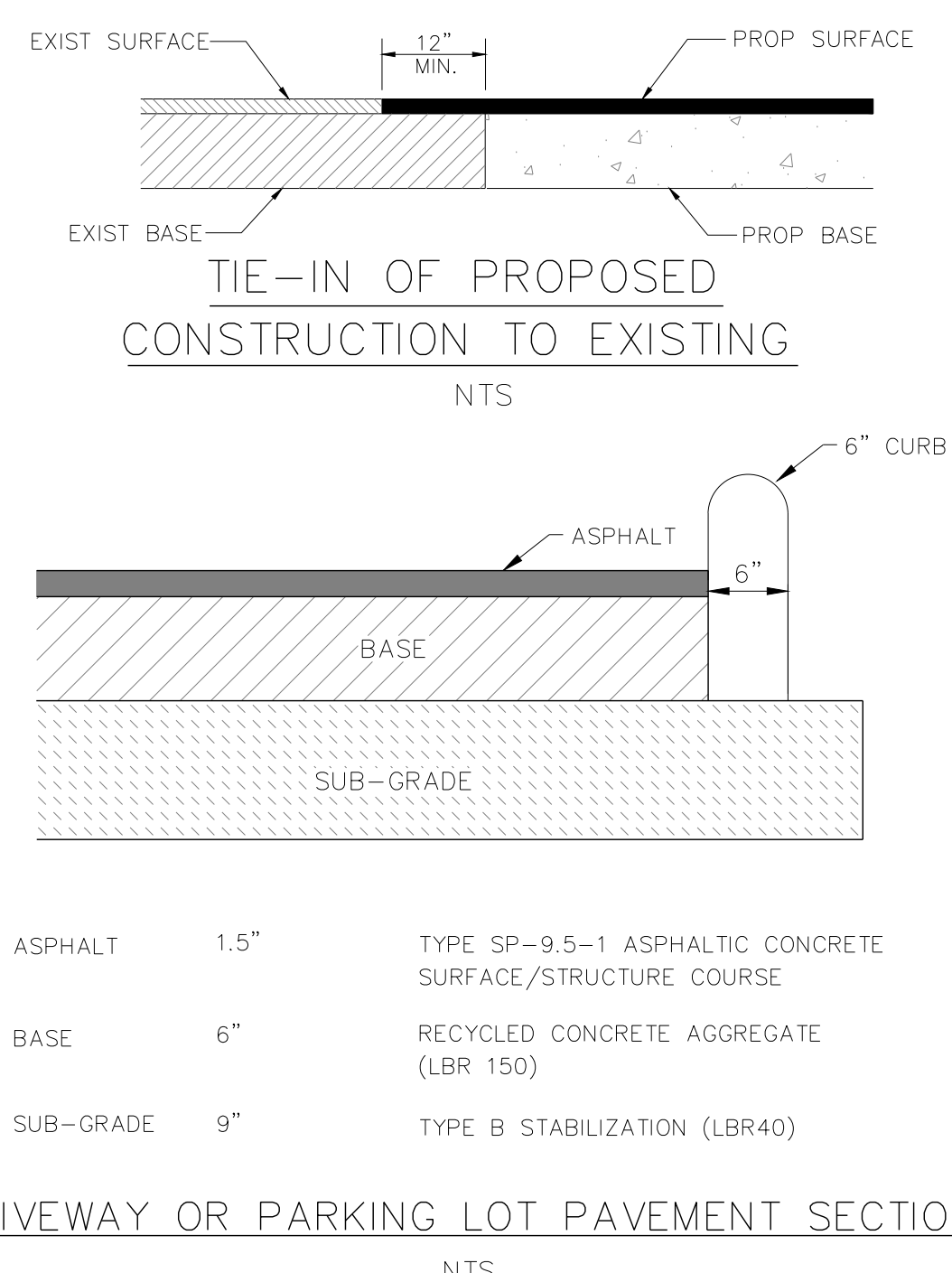
FDC SERVES
MIRAMAR
4200 GULF BLVD.
FIRE SPRINKLER
AND STANDPIPE

**NOTE:
SANITARY SEWER TO BE
PROVIDED BY CITY OF ST.
PETE BEACH, WE ARE USING
PINELLAS COUNTY
SANITARY DETAILS FOR ANY
SANITARY SEWER WORK.**

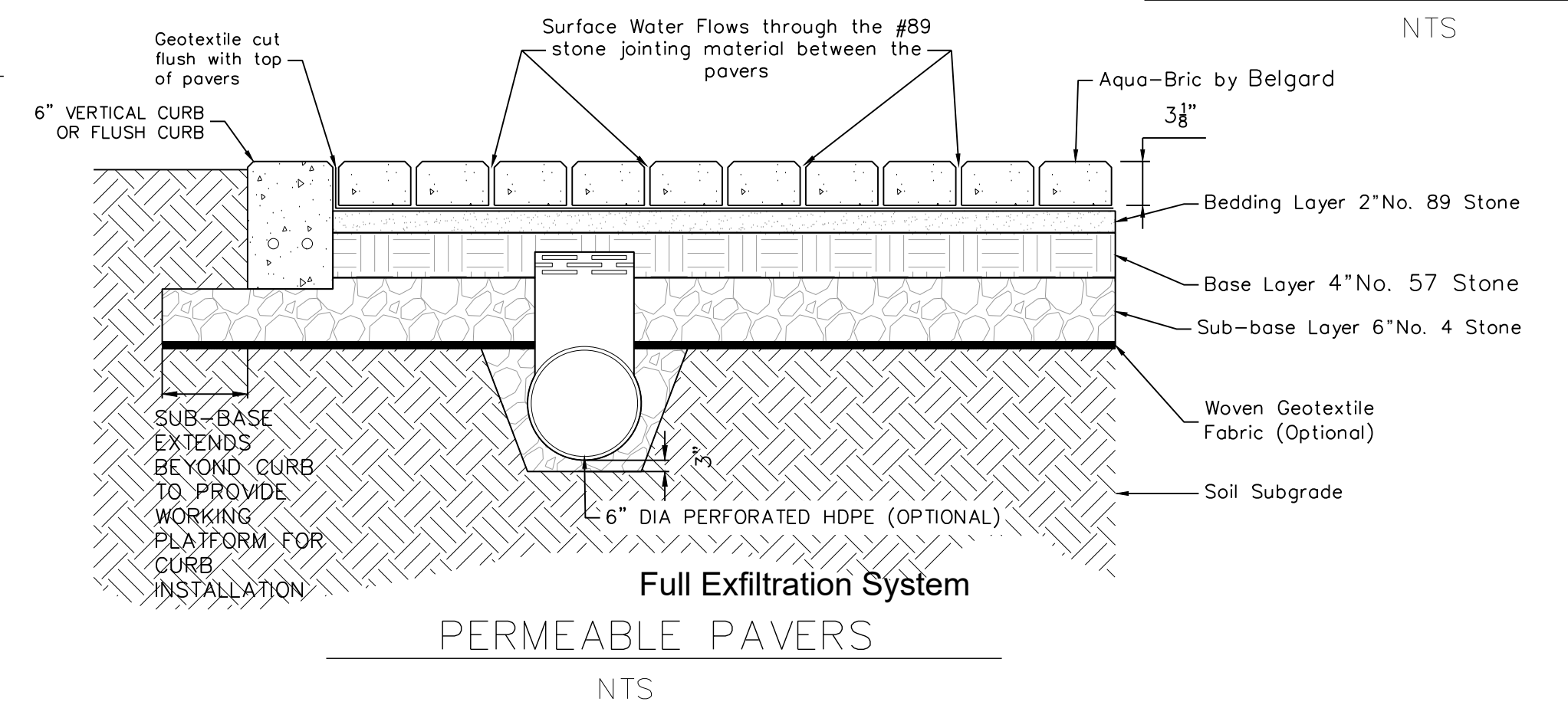
DESIGNED	SPC	 Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING TRANSPORTATION PLANNING PERMITTING 13825 ICOT BLVD., SUITE 605 Clearwater, Florida 33760 Phone: (727) 524-1818 Fax: (727) 524-6090 WWW.GULFCAOSTCONSULTINGINC.COM	PREPARED FOR:	MIRAMAR RESORT ST PETE, LLC 4200 Gulf Boulevard St Pete Beach, FL 33706	SHEET DESCRIPTION:	MIRAMAR WATER & SANITARY SEWER PLAN (EXPANDED)			SEAN P. CASHEN STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 42305 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 & EMBOSSED BY A REGISTERED ENGINEER GULF COAST CONSULTING, INC. CERTIFICATE OF AUTHORIZATION NO. 9774	KIB NO. 20-098 DATE: 01/31/25	SHEET C9A
DRAWN	MKG											
CHECKED												
	SPC											
Q.C.												
			NO.	DATE	REVISIONS		APPLY BY					



NOTE:
E.O.R. IS NOT RESPONSIBLE
FOR AND IS NOT
SIGNING/SEALING ANY
STRUCTURAL DESIGN
ELEMENTS OR COMPONENTS
AS PART OF ANY STANDARD
DETAILS INCORPORATED INTO
THESE PLAN SHEETS. THIS IS
THE RESPONSIBILITY OF THE
MANUFACTURER OF THESE
STRUCTURAL COMPONENTS.

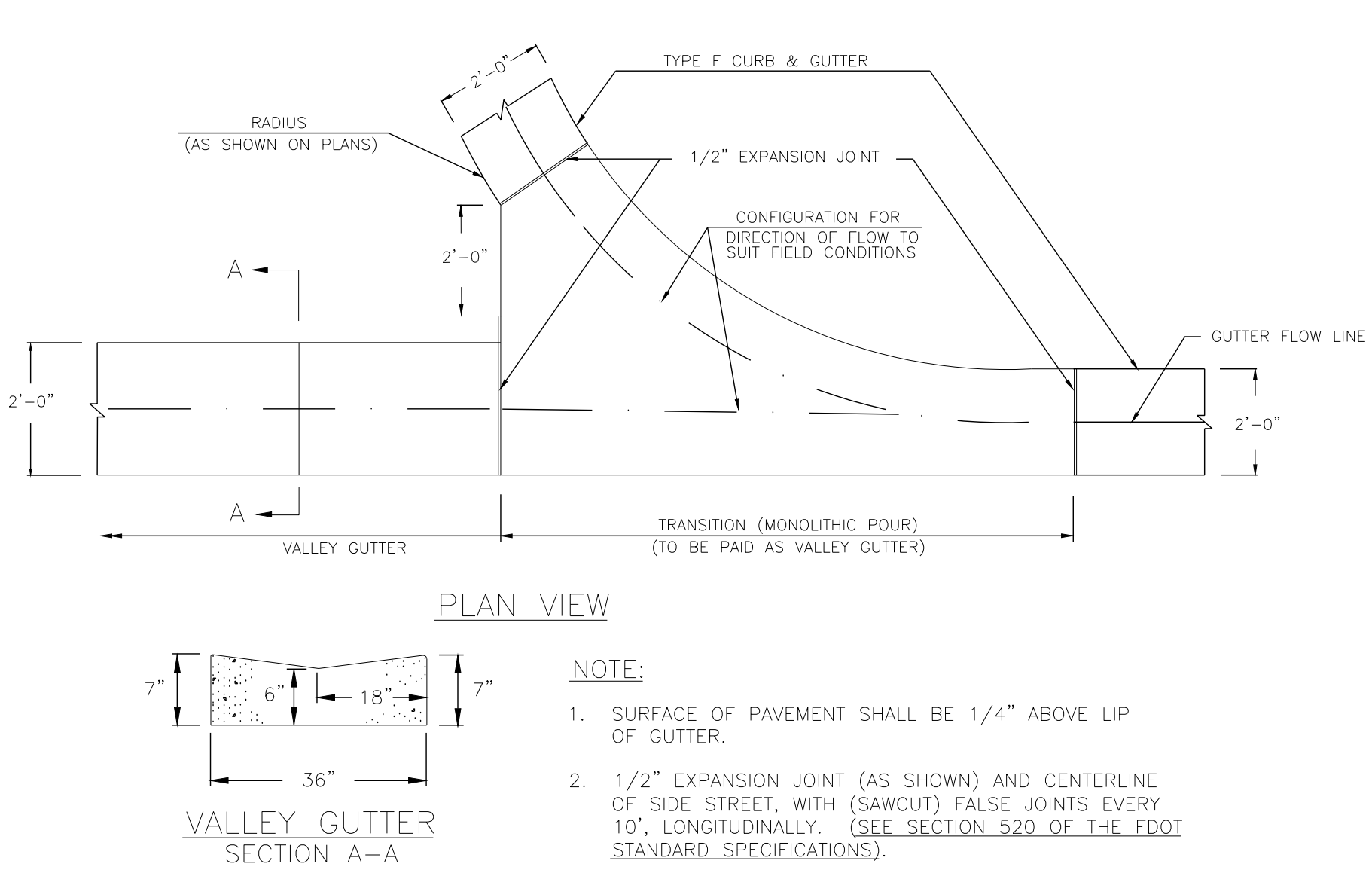
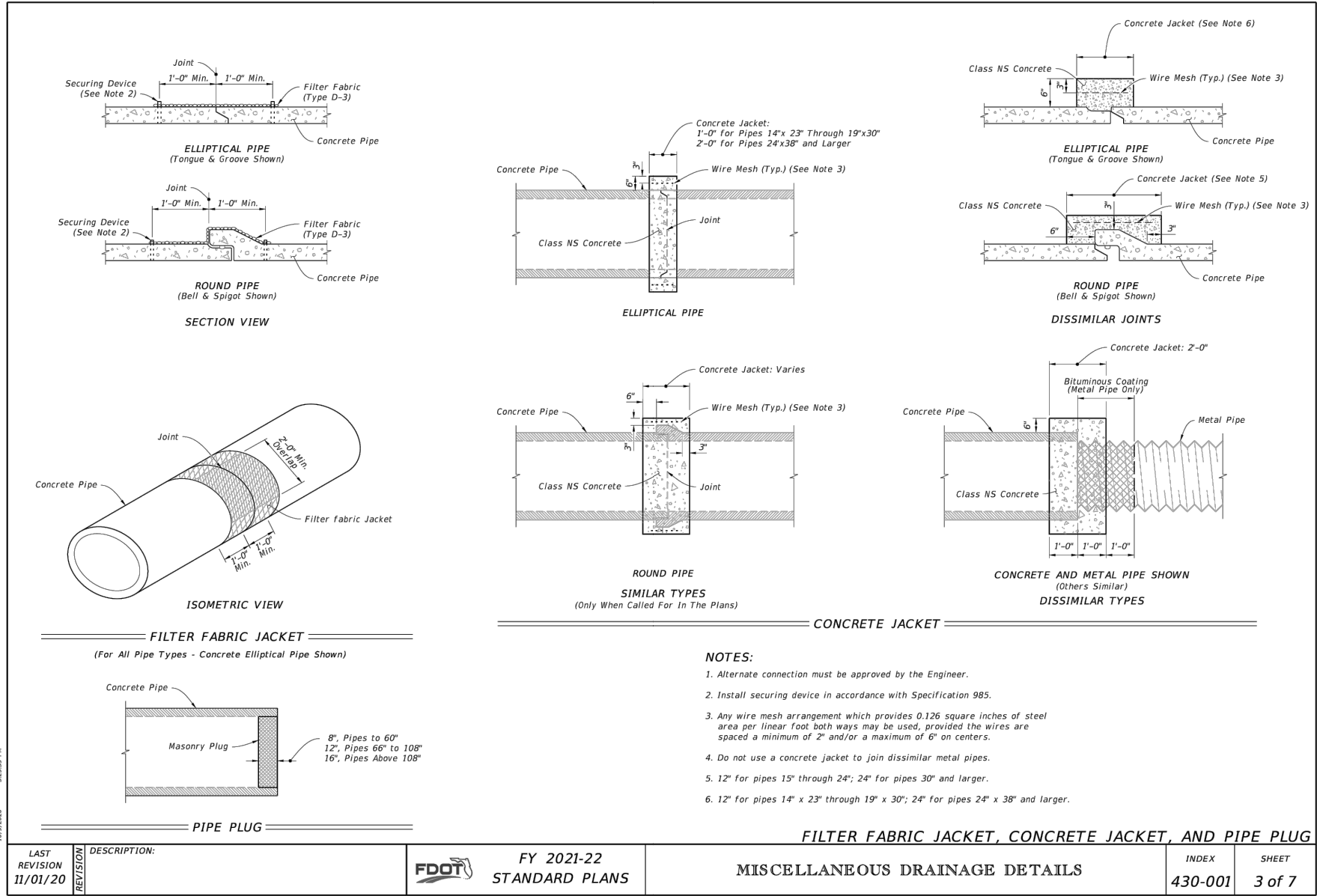


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ELEMENTS OR COMPONENTS
AS PART OF ANY STANDARD
DETAILS INCORPORATED INTO
THESE PLAN SHEETS. THIS IS
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STRUCTURAL COMPONENTS.

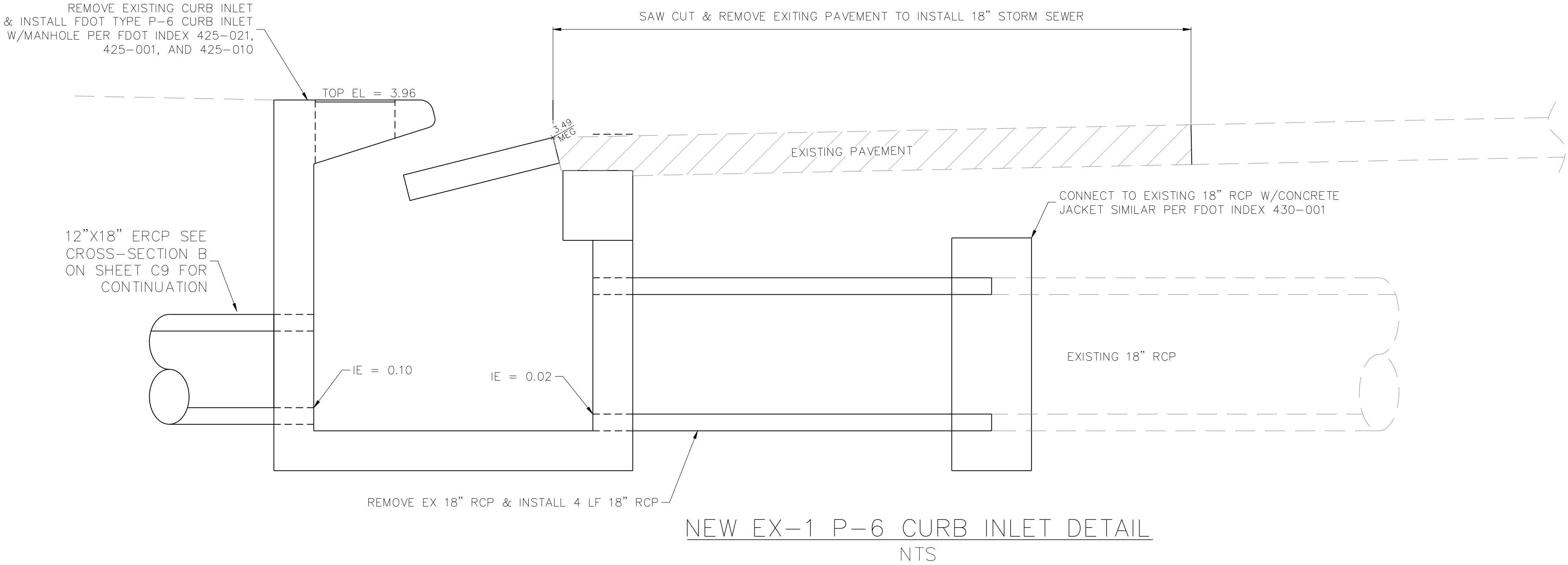
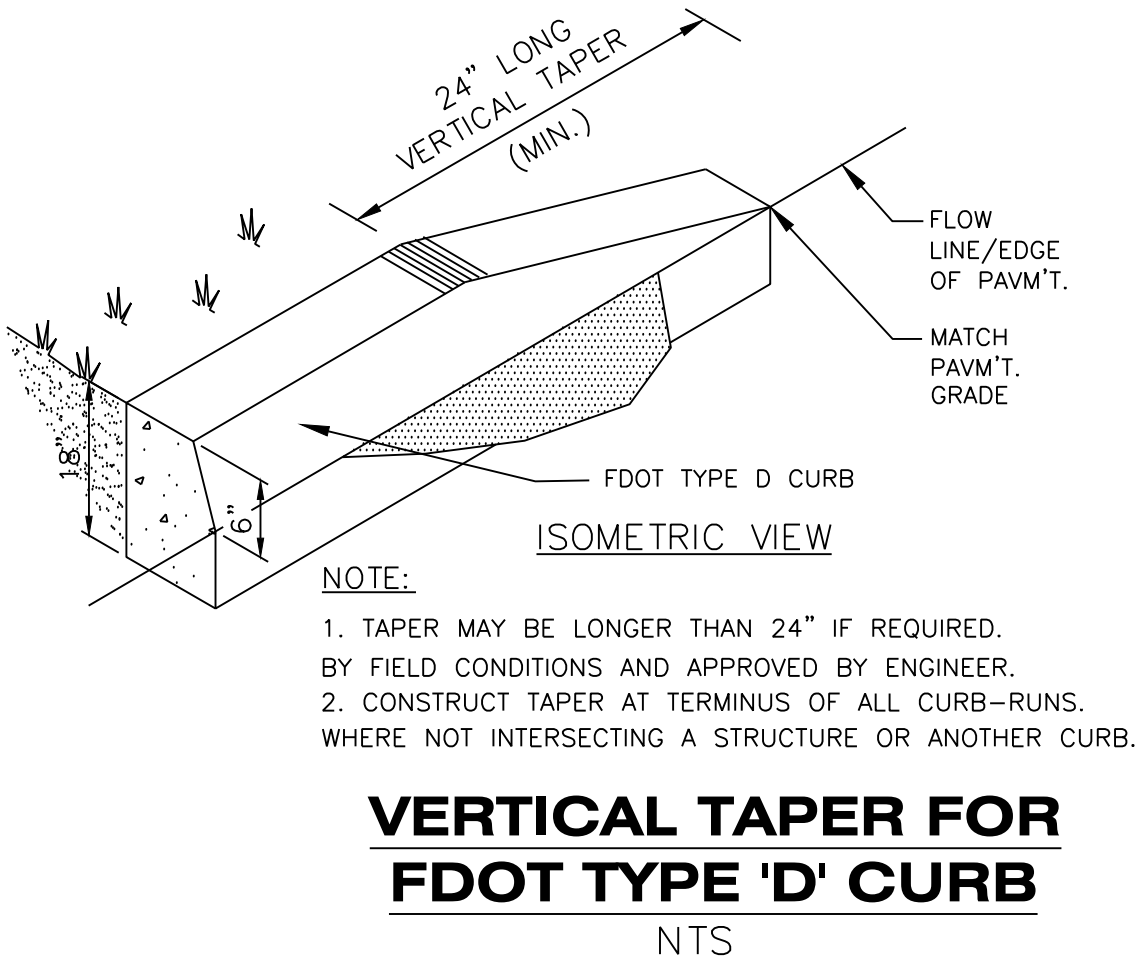
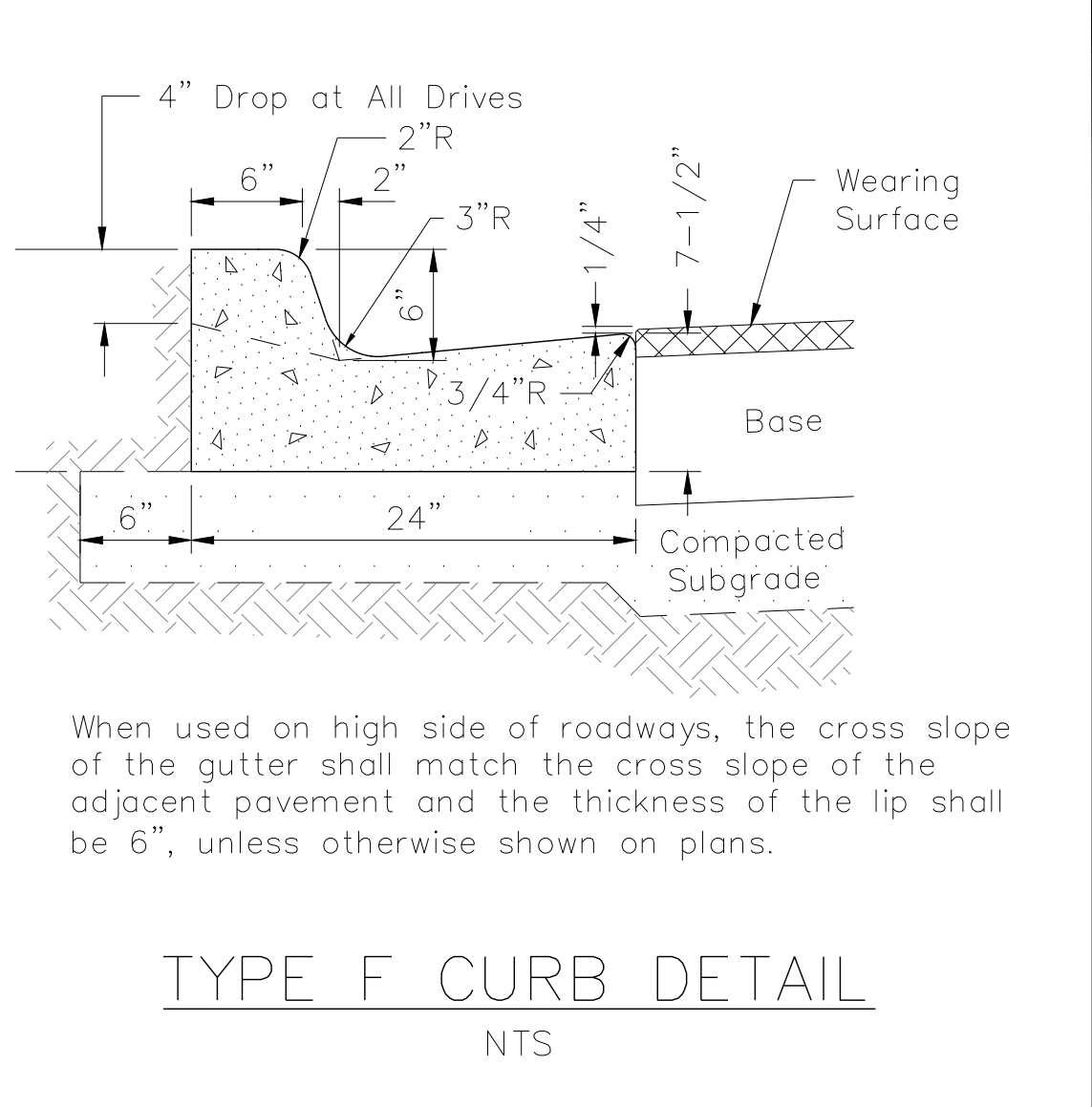
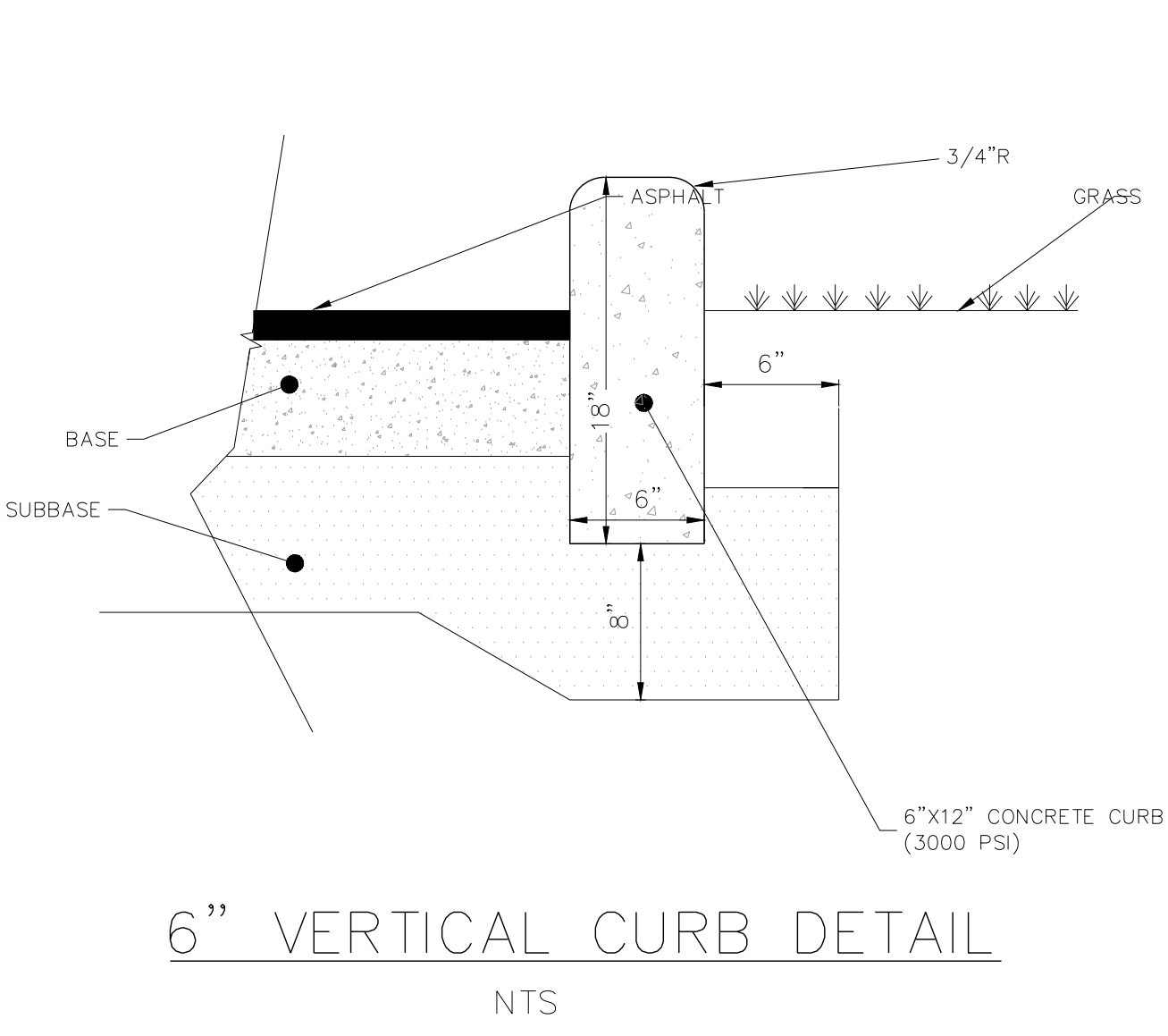


DETAILS TO BE UTILIZED ONLY WITHIN THE PROPERTY

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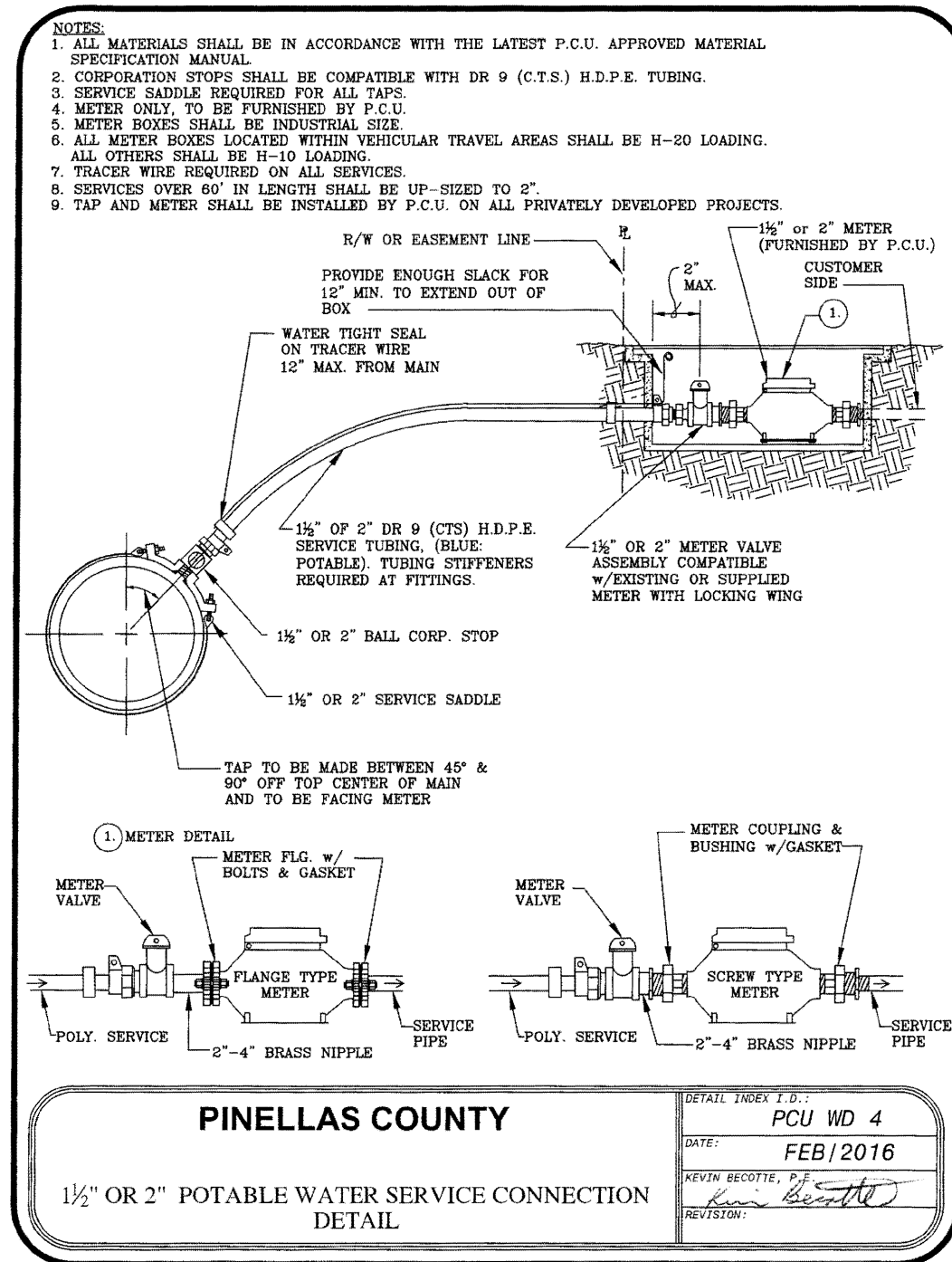
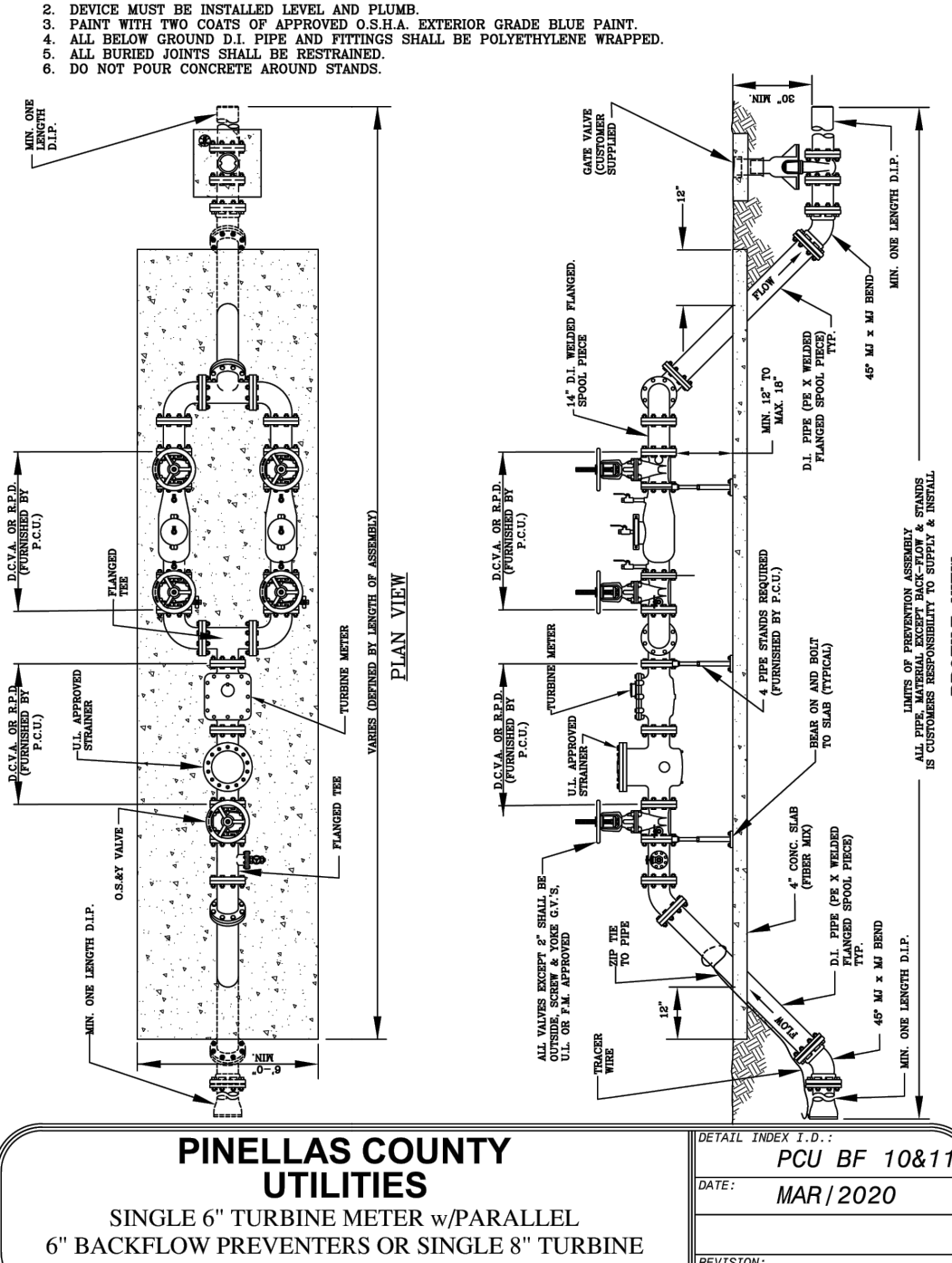
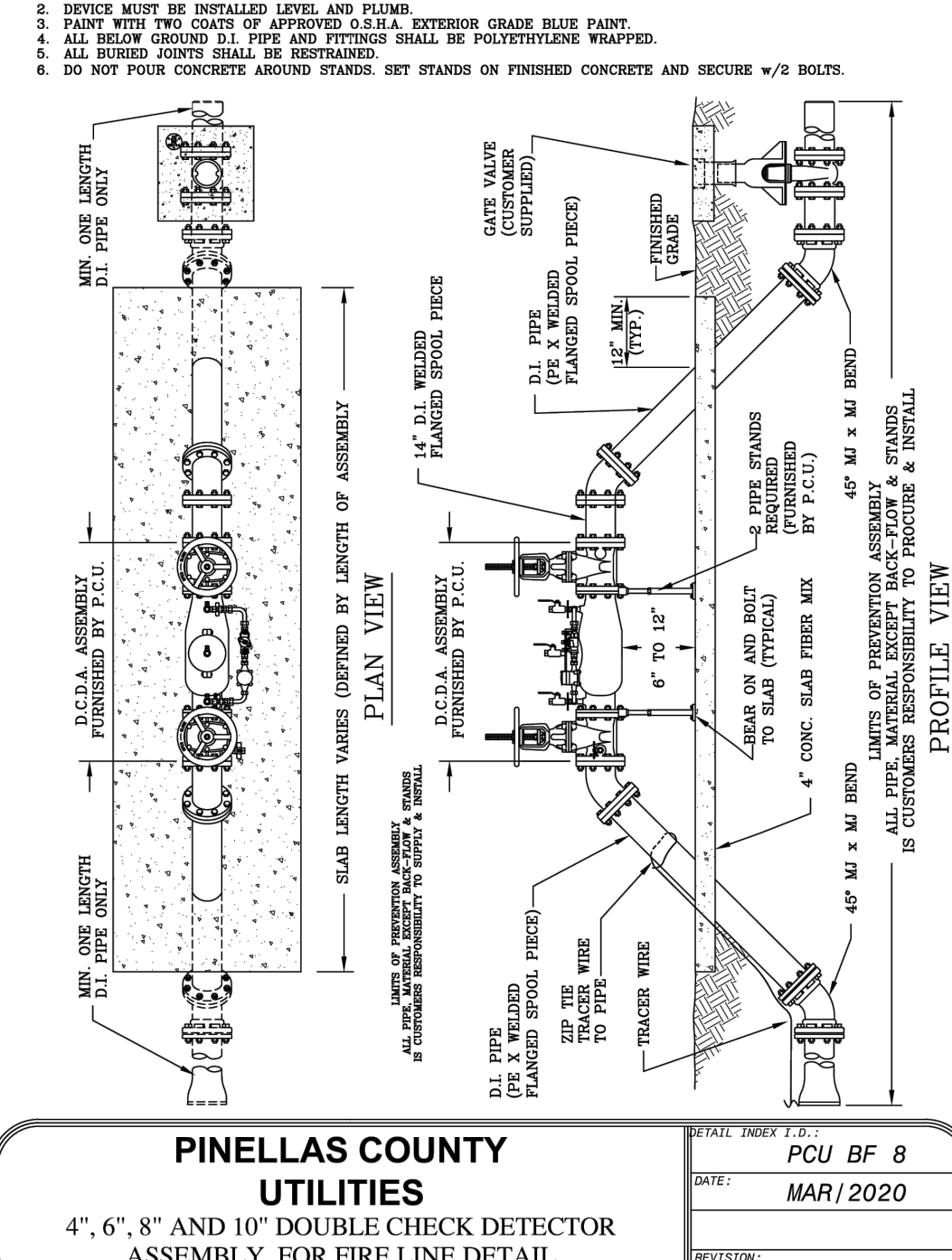
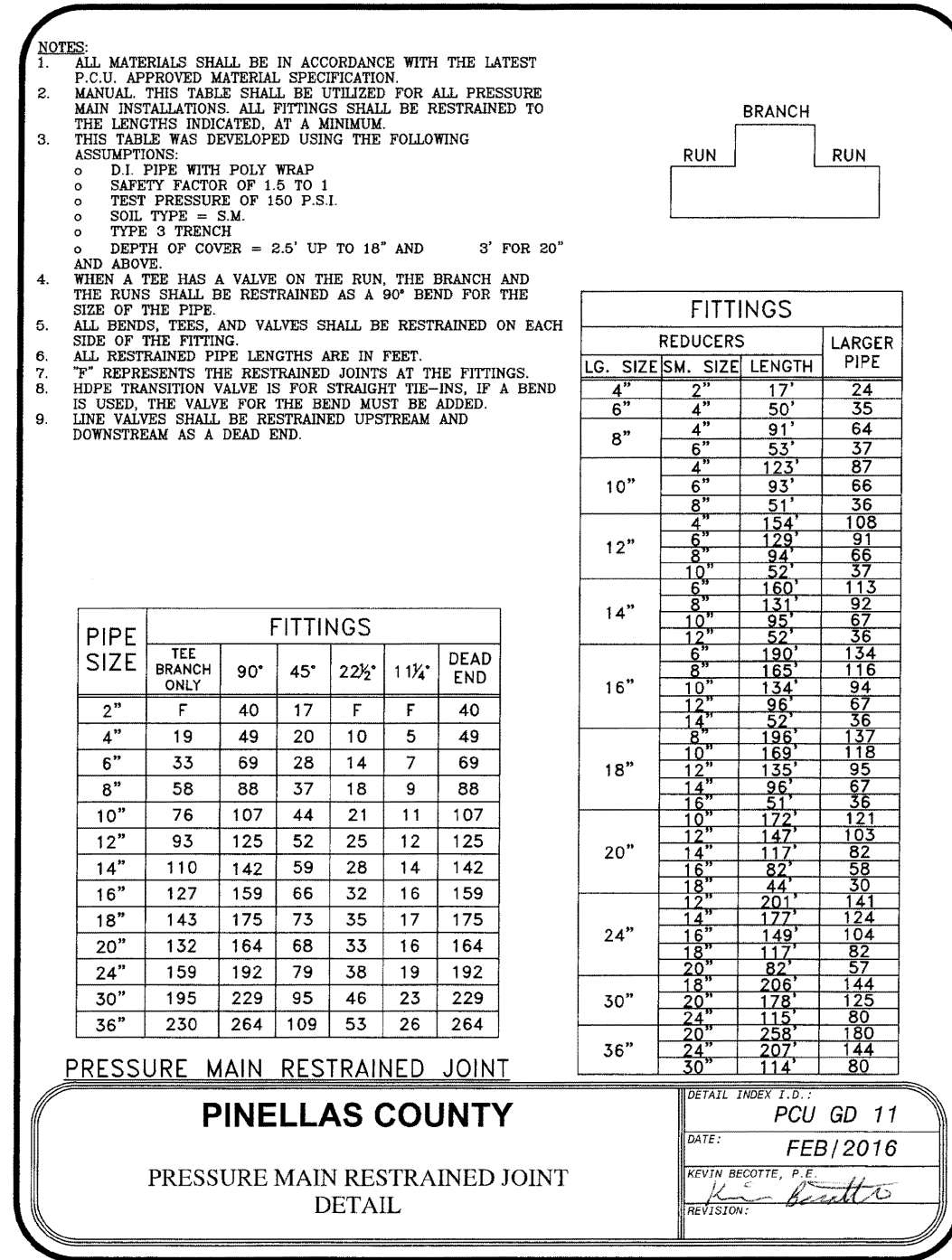
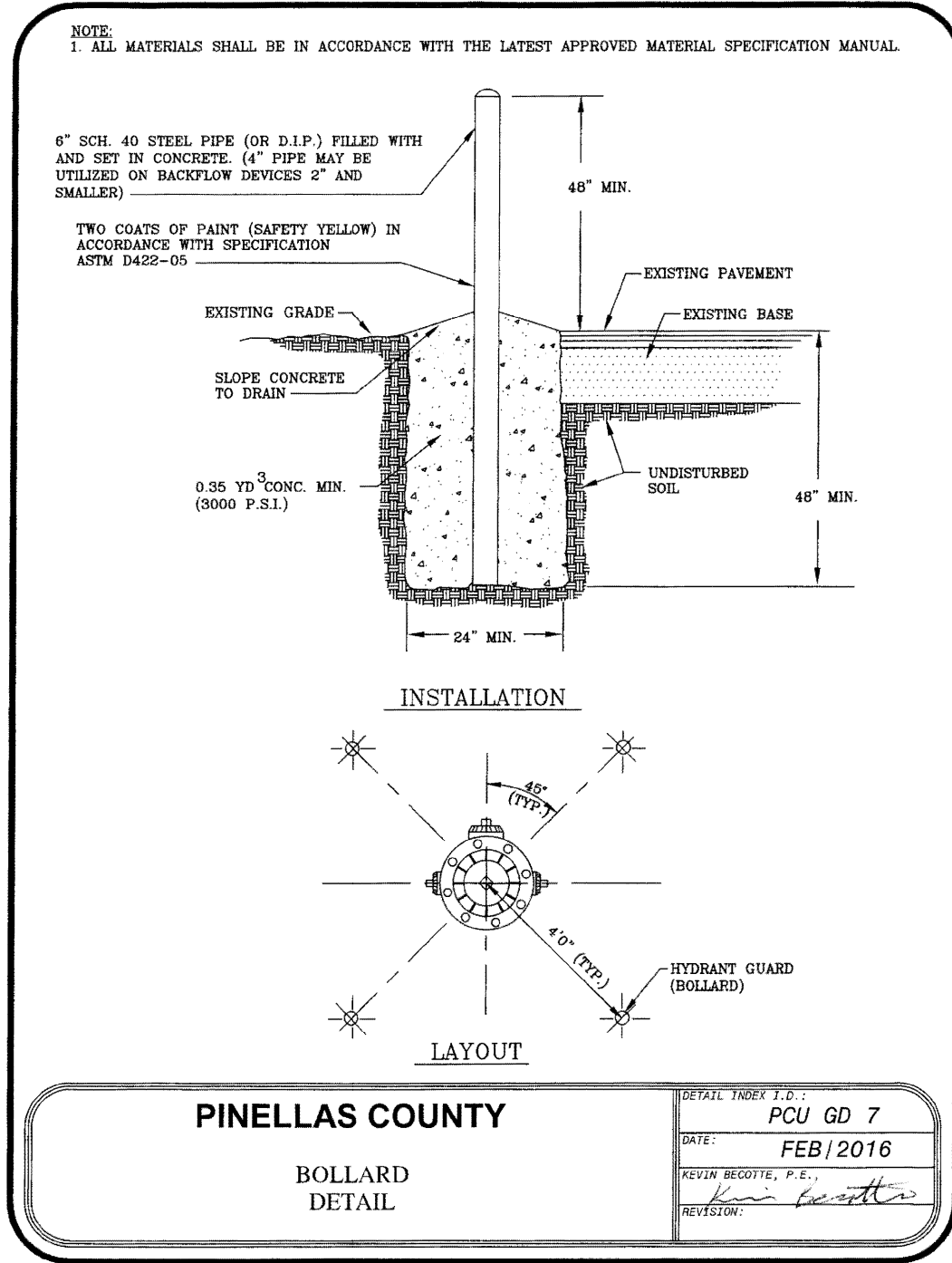


2' VALLEY GUTTER DETAIL
NTS

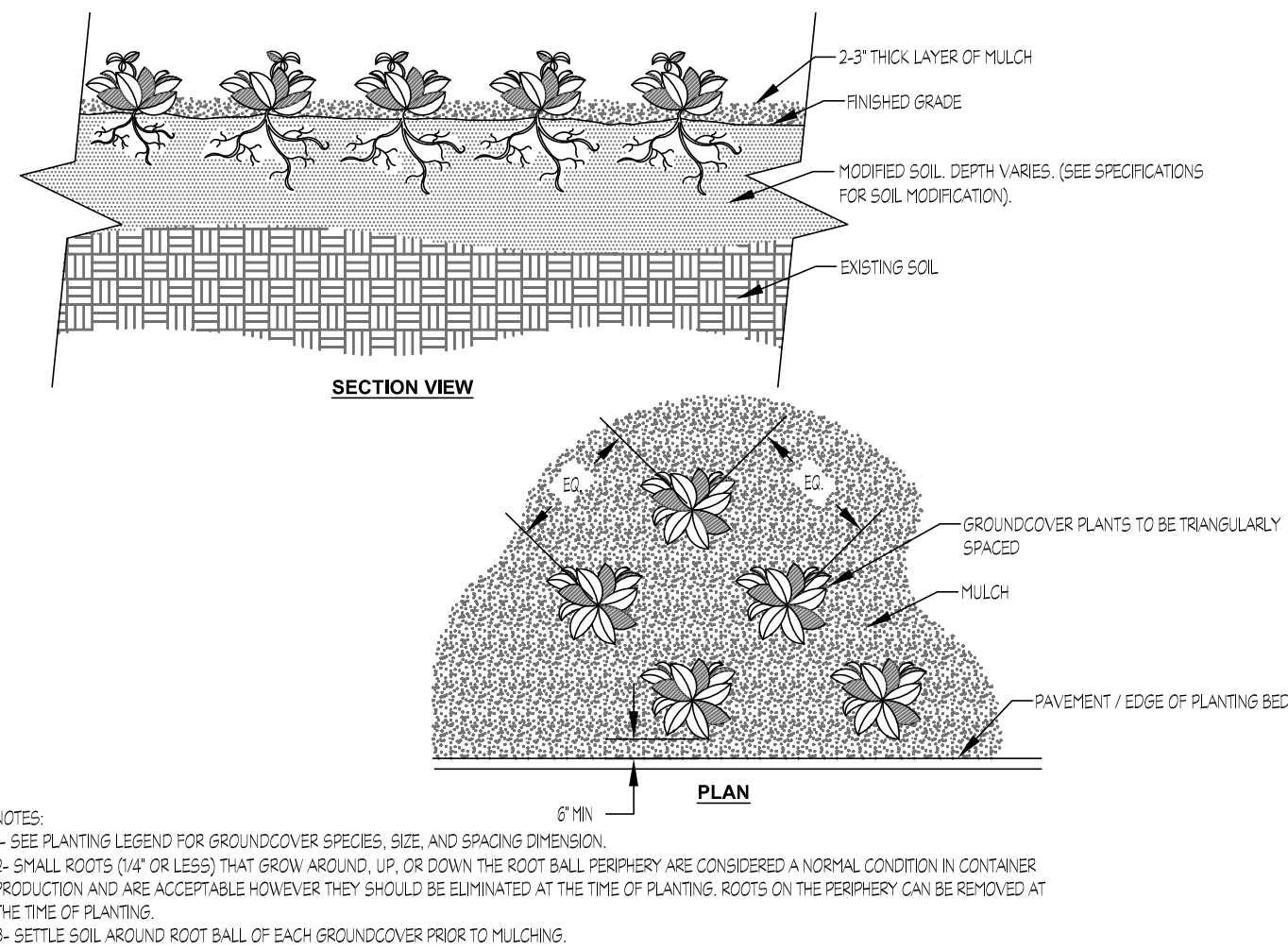


DETAILS TO BE UTILIZED ONLY WITHIN THE FDOT ROW

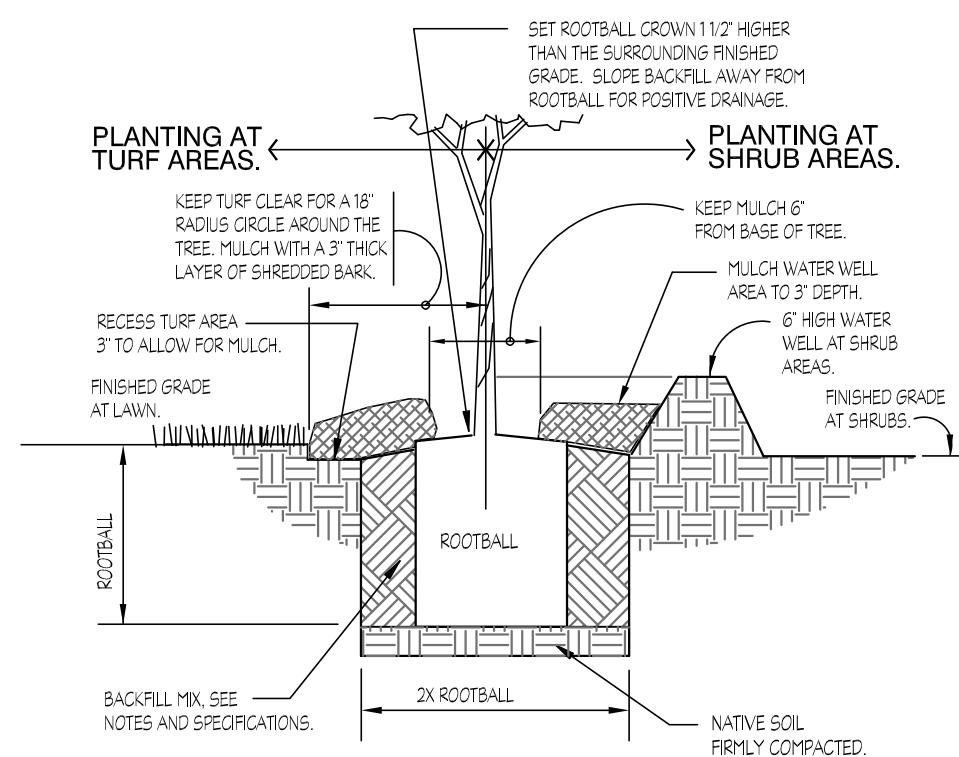
DESIGNED SPC		Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING TRANSPORTATION PLANNING PERMITTING 13825 ICOT BLVD., SUITE 605 Clearwater, Florida 33760 Phone: (727) 524-1818 Fax: (727) 524-6090 WWW.GULFCOASTCONSULTINGINC.COM	PREPARED FOR: MIRAMAR RESORT ST PETE, LLC 4200 Gulf Boulevard St Pete Beach, FL 33706	SHEET DESCRIPTION: MIRAMAR FDOT DETAILS					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 & EMBOSSED BY A REGISTERED ENGINEER GULF COAST CONSULTING, INC. CERTIFICATE OF AUTHORIZATION NO. 9774		JOB NO. 20-098	SHEET C14
DRAWN MKC					NO	DATE	REVISIONS	APPD BY	DATE: 01/31/25					
CHECKED SPC														
Q.C.														



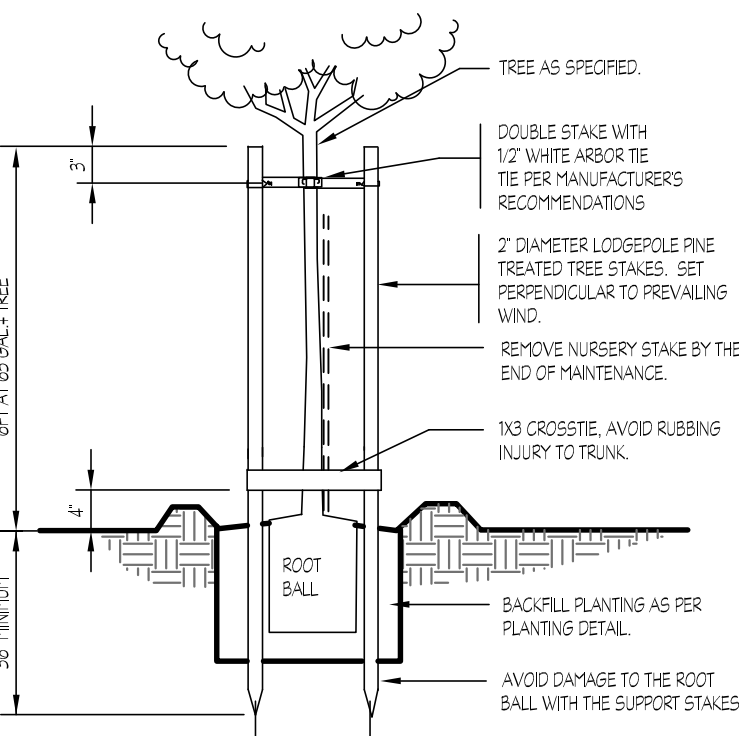
NOTE:
E.O.R. IS NOT RESPONSIBLE FOR AND IS NOT SIGNING/SEALING ANY STRUCTURAL DESIGN ELEMENTS OR COMPONENTS AS PART OF ANY STANDARD DETAILS INCORPORATED INTO THESE PLAN SHEETS. THIS IS THE RESPONSIBILITY OF THE MANUFACTURER OF THESE STRUCTURAL COMPONENTS.



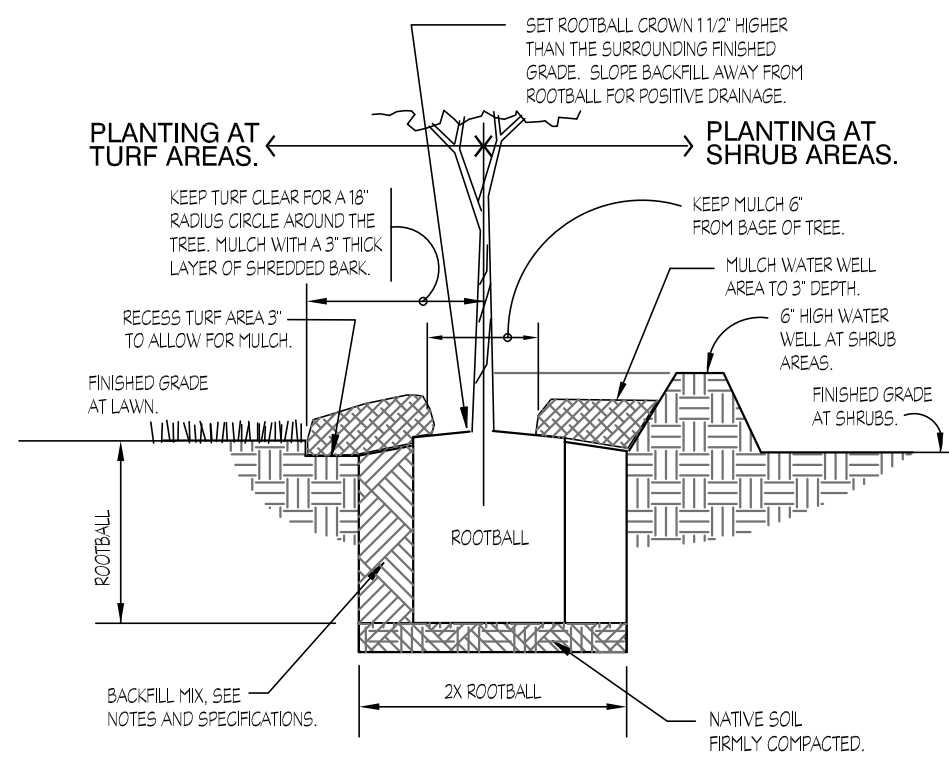
1 GROUND COVER PLANTING



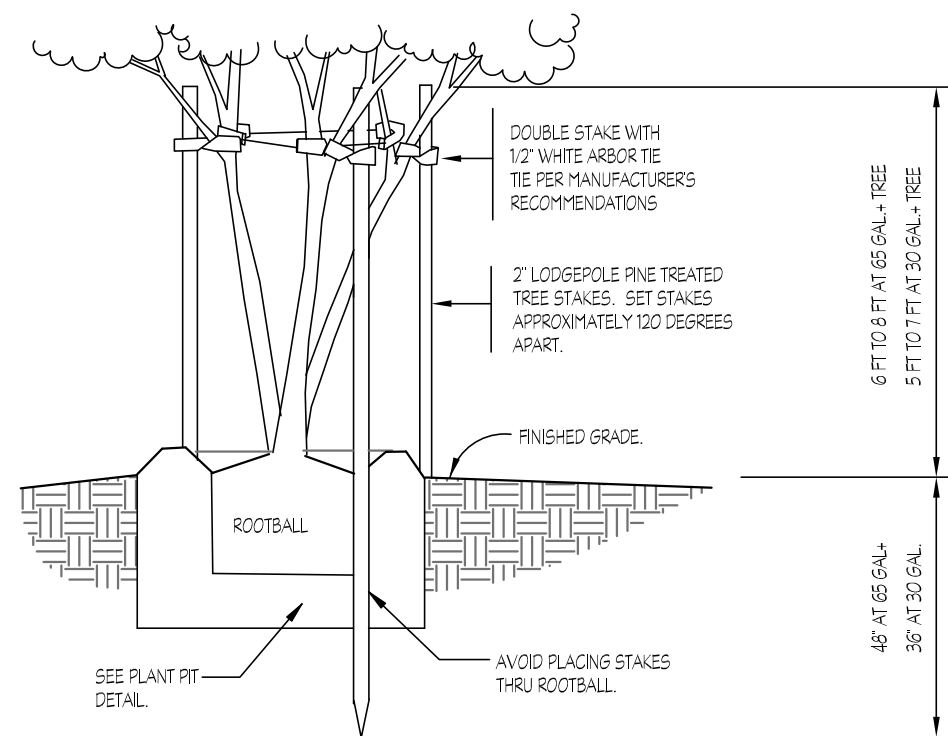
PLANT PIT DETAIL



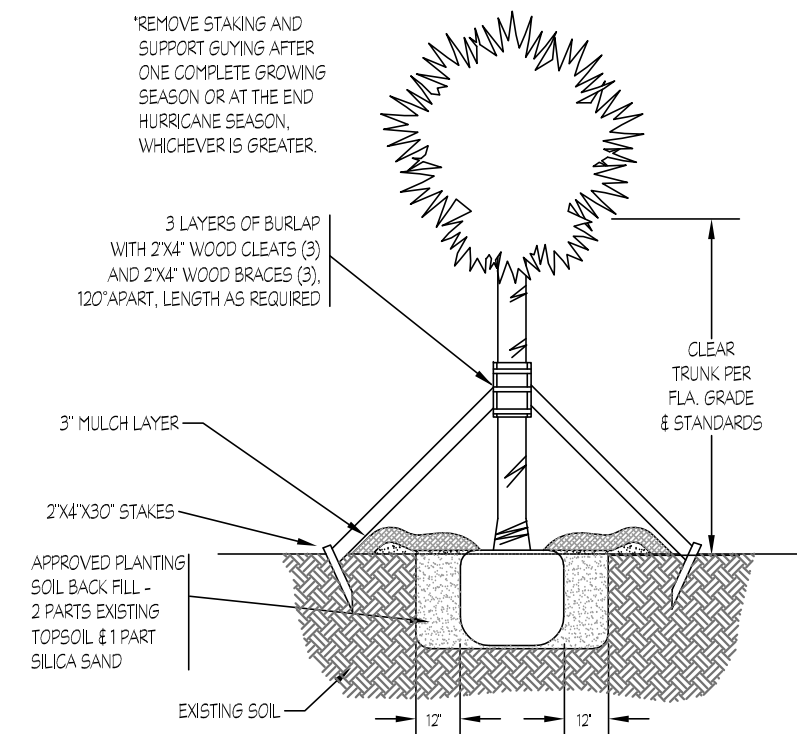
STAKING DETAIL



PLANT PIT DETAIL



STAKING DETAIL

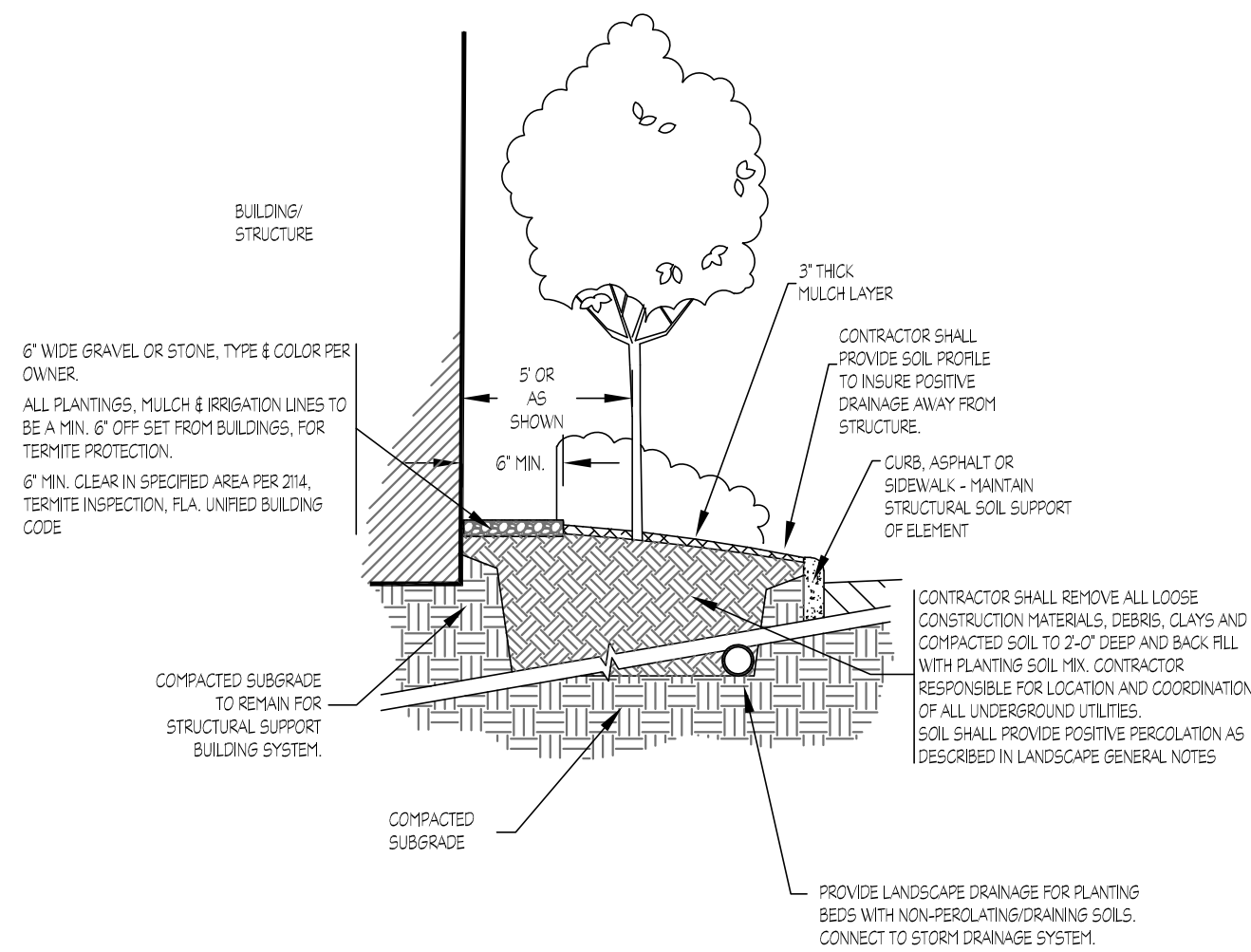


6 PALM TREE STAKING

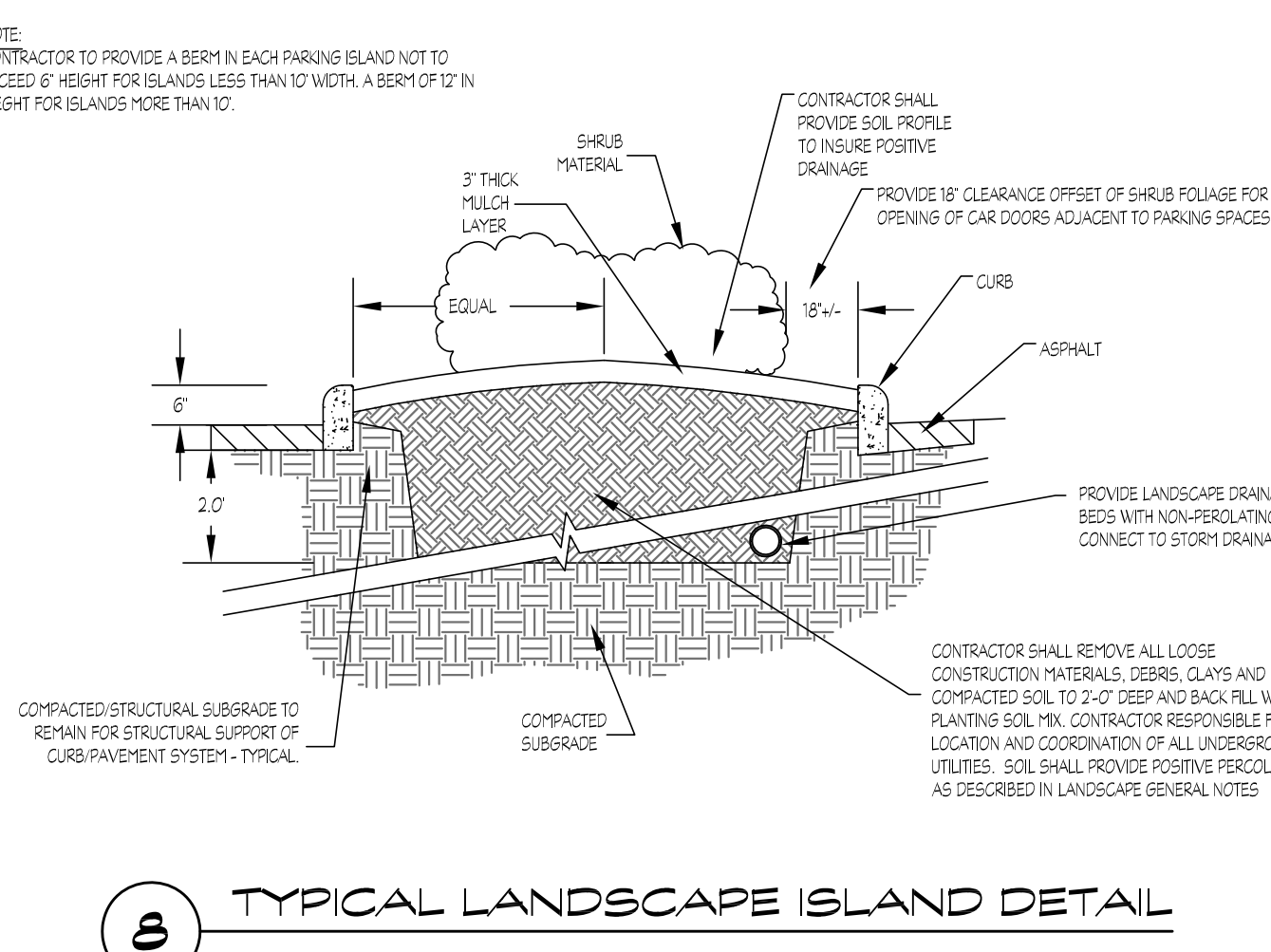
4 TREE DOUBLE STAKE

5 TREE PLANTING - MULTI-STAKE

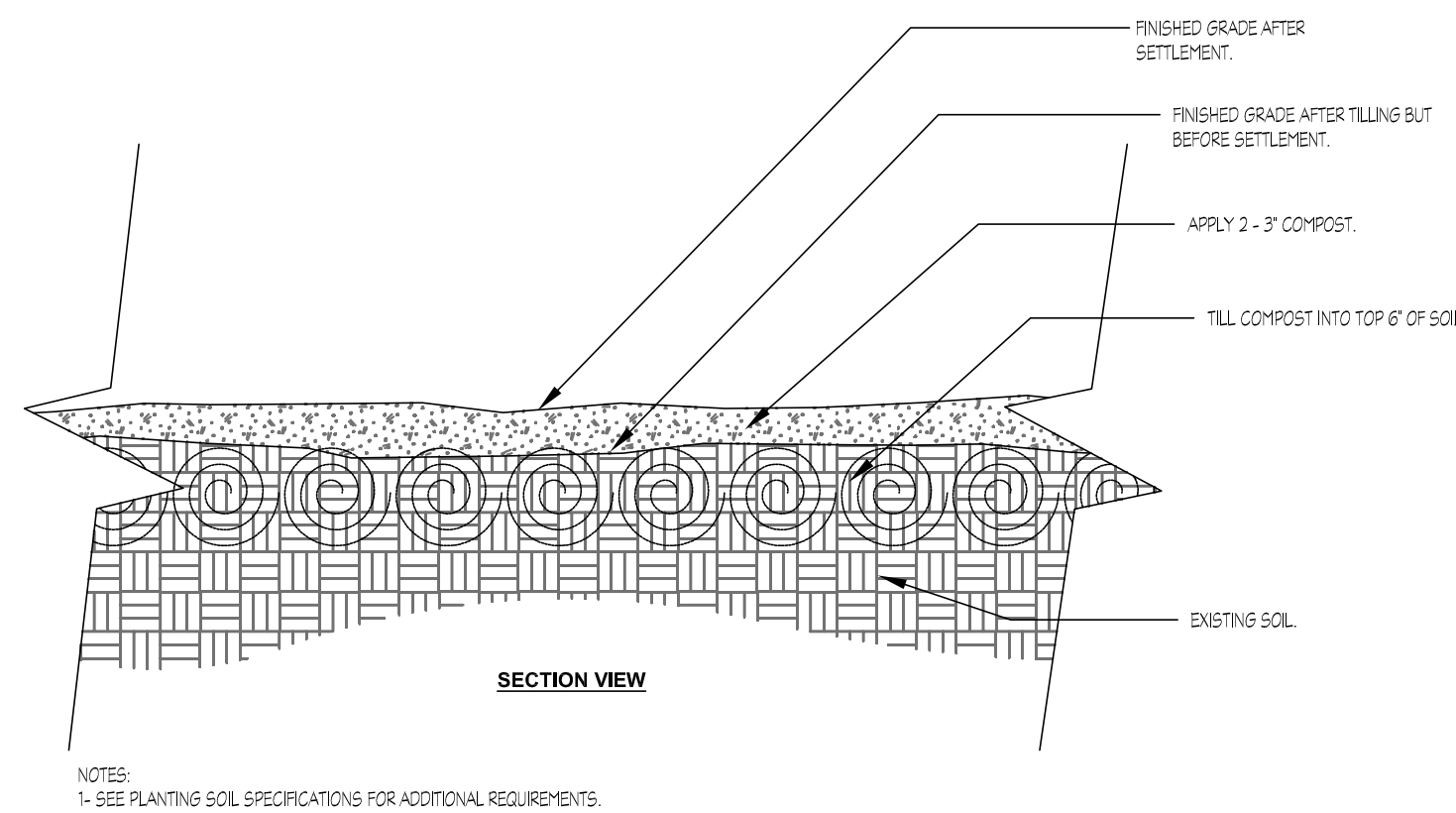
6 PALM TREE STAKING



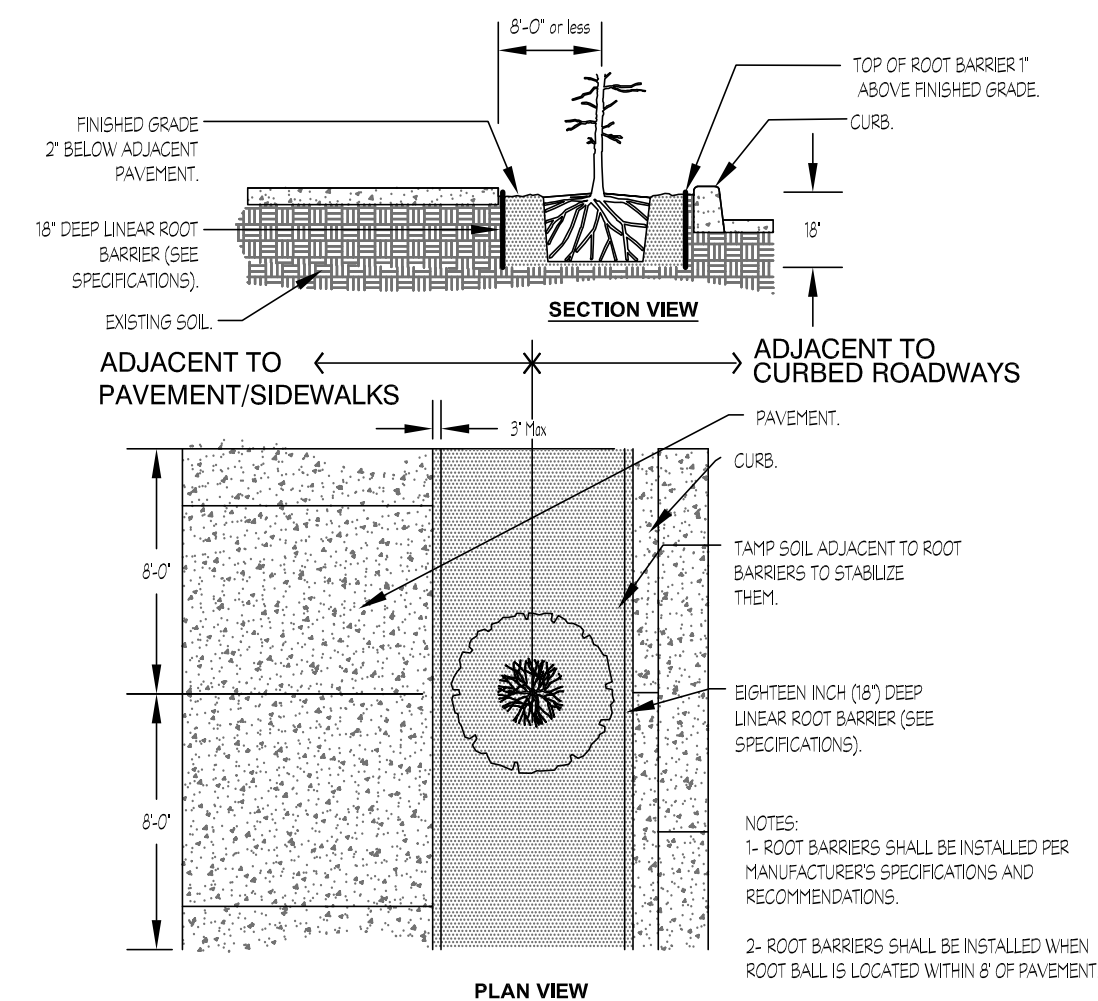
7 TYPICAL PERIMETER LANDSCAPE DETAIL



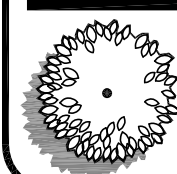
8 TYPICAL LANDSCAPE ISLAND DETAIL



9 MODIFIED EXISTING SOIL - COMPACTED SURFACE SOIL



10 ROOT BARRIERS



Patrick Roberson

Digitally signed by Patrick Roberson
DN: c=US, sn=Roberson,
givenName=Patrick,
email=patrick@rrgla.com,
cn=Patrick Roberson
Date: 2025.04.23 09:02:43 -0400

Revision	Date

MIRAMAR
St. Pete Beach,
Florida

Project Title

LANDSCAPE DETAILS

Project No. 25-002
Date 04/22/25
Sheet

LA4

Legend of Symbols & Abbreviations

●	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	⊗	Electrical Pull Box
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	⊗	Cleanout
⊗	Cleanout	⊗	Edge of Pavement Elevation
⊗	Irrigation Control Valve	⊗	Spot Elevation
⊗	Sign	⊗	Spot Elevation on Hard Surface
⊗	Telephone Pull Box	⊗	Fence
⊗	Finished Floor Elevation	⊗	Guardrail
⊗	Sign	⊗	Overhead Utility Line
⊗	Air Conditioning Unit	⊗	Gate
⊗	Square Post		
⊗	Gas Valve		

NUMBER OF PROVIDED PARKING SPACES	
TYPE OF SPACE	TOTAL PROVIDED
REGULAR	18
HANDICAP	0
TOTAL	18

FLOOD NOTE:

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

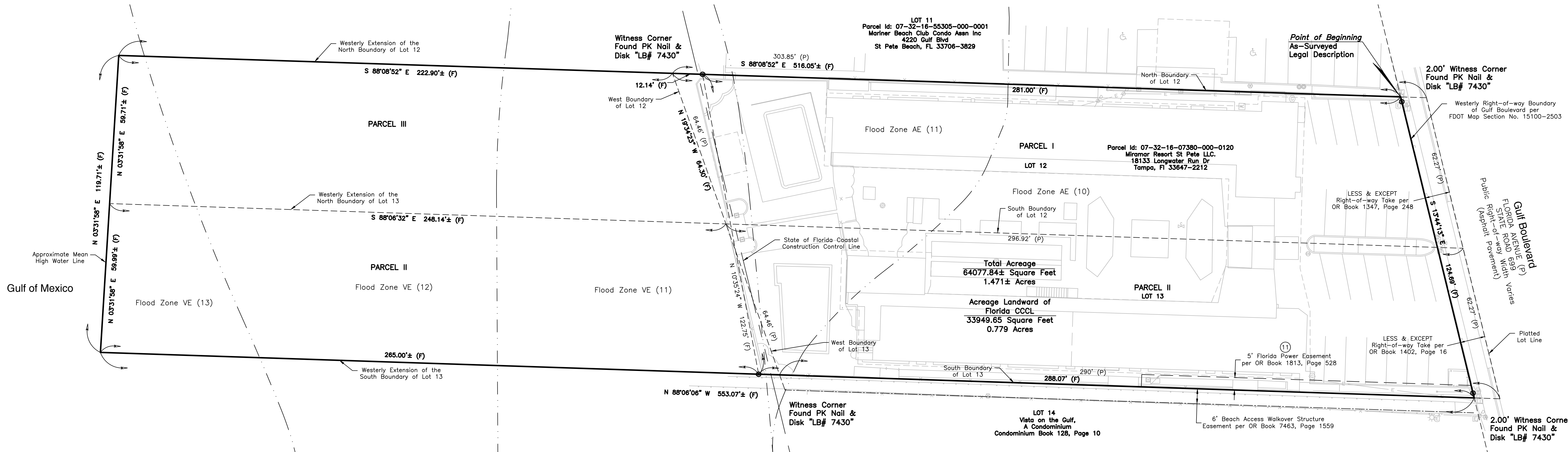
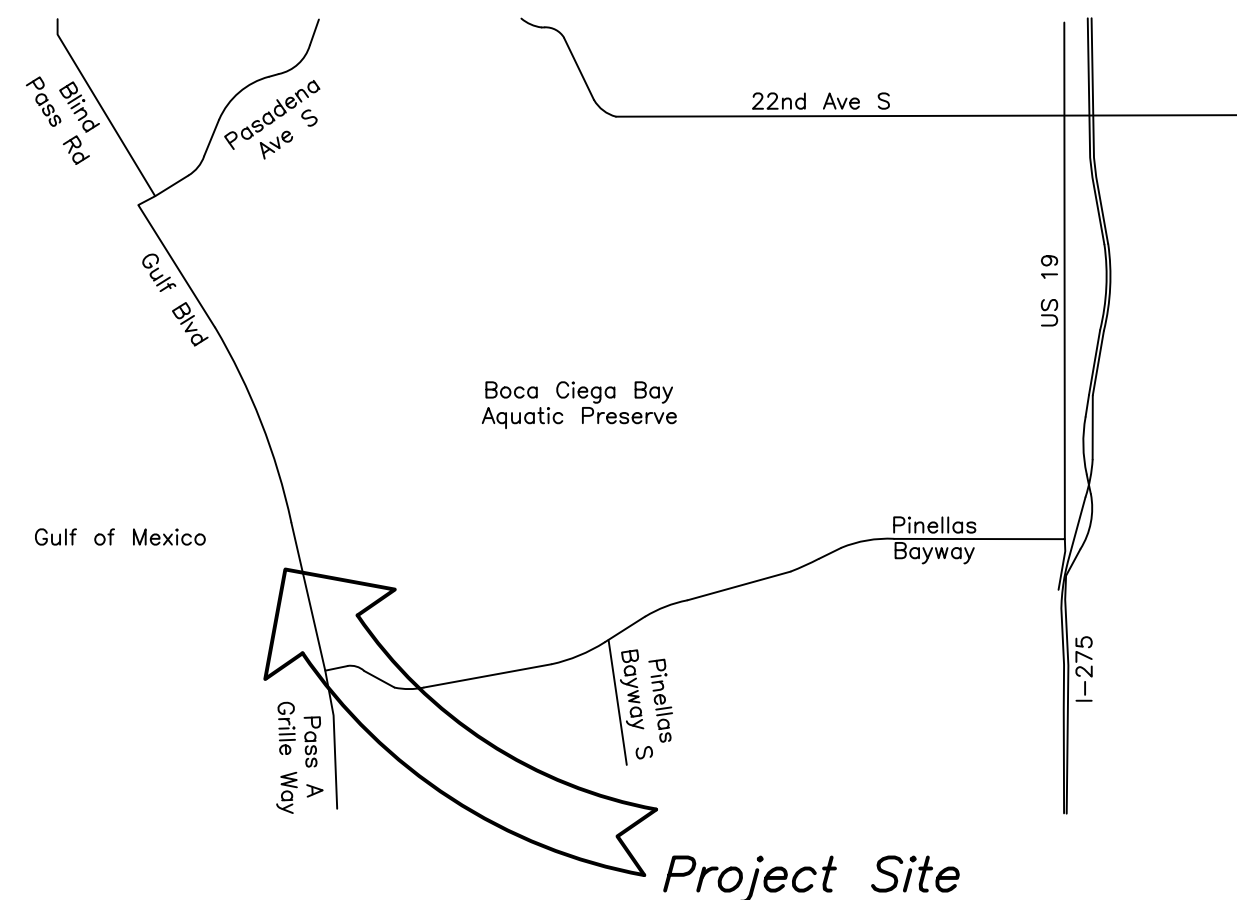
Subject Property is in a Special Flood Hazard Area.

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.

ALTA/NSPS Land Title Survey
Miramar Resort
Section 7, Township 32 South, Range 16 East
Pinellas County, Florida

0' 20' 40' 60'
Scale: 1" = 20'

Vicinity Map



Statement of Potential Encroachments

- (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.

Surveyor's Notes

- 1.) Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2.) The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of S 13°44'13" E for the Easterly Boundary of Subject Property, also being the Westerly right-of-way boundary of Gulf Boulevard.
3.) The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
4.) No underground foundations or footers were excavated or located for this survey.
5.) Per Table A of the ALTA/NSPS requirements:
a.) Item 6: a zoning report or letter was not provided to the surveyor by the client; therefore no zoning information is depicted hereon.
b.) Item 11: All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
c.) Item 16: there is no observable evidence of current earth moving work, building 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 sidewalk construction or repairs.
6.) Subject property has direct access to Gulf Boulevard, being a publicly dedicated Right-of-way.
7.) Parking spaces depicted hereon are shown only for reference.
8.) Surveyor 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 boundary. Surveyor also reviewed Condo Book 61, Page 4 and Condo Book 128, Page 11, for the adjoining properties, as a check.
9.) The public beach access per OR Book 7463, Page 1559, depicted hereon, 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. Said document states that the easement is for construction and maintenance of a beach access dune walkover structure over the northerly 6 feet of said Lot 14.

Schedule B-2 Exceptions

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.

- (11) 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 Coso 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.

Legal Description

PARCEL I
Lot 12, Belle Vista 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 Northerly and Southerly lines of said Lot 13, extended to the high water mark of the Gulf of Mexico, Belle Vista 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 Belle Vista 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 water mark 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.

As-Surveyed Legal Description

A parcel of land being a portion of Lot 12 and Lot 13, Belle Vista 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, Belle Vista 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, Belle Vista Beach, according to the plat thereof as recorded in Plat Book 7, page 34, Public Records of Pinellas County, Florida and the Westerly right-of-way line of Gulf Boulevard (State Road No. 699) per Florida Department of Transportation Map Section No. 15100-2503; thence coincident with said Westerly right-of-way line, S 13°44'13" E a distance of 124.69 feet to a point coincident with the South line of Lot 13 of said Plat of Belle Vista Beach; thence departing said Westerly right-of-way line, coincident with said South line and the Westerly extension thereof, N 88°08'06" W a 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 said mean high water line, N 03°31'58" E a distance of 119.71 feet to a point coincident with a line being the Westerly extension of the North line of the aforesaid Lot 12; thence departing said mean high water line, coincident with said Westerly extension and the North line of said Lot 12, S 88°08'52" E a distance of 516.05 feet more or less to the POINT OF BEGINNING.

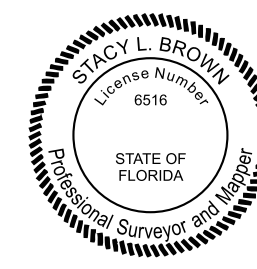
ALTA/NSPS Land Title Survey

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

Surveyor's Certification:

This is to certify to Miramar Resort St. Pete LLC, a Florida limited liability company; DCR Mortgage 7 Sub 2, LLC, a Delaware limited liability company, its successors and/or assigns as their interests may appear; San Ann Food Stores, Inc., a Florida corporation; Eastern Food Stores, Inc., a Florida corporation; Charles G. Palmer Trustee of the Charles G. Palmer Inter Vivos Trust u/g dated March 12, 1993 and Morado Company, a Florida corporation as their interest may appear; Fidelity National Title Insurance Company; Bryan W. Sykes, PA and Greg Hughes that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1-4, 6(a), 6(b), 7(a), 7(b)(1), 8-9, 11, 13, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on 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 of this survey does not exceed that which is specified therein.

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



Digitally
signed by
Stacy L. Brown
Date:
2024.09.13
08:16:51
-04'00'

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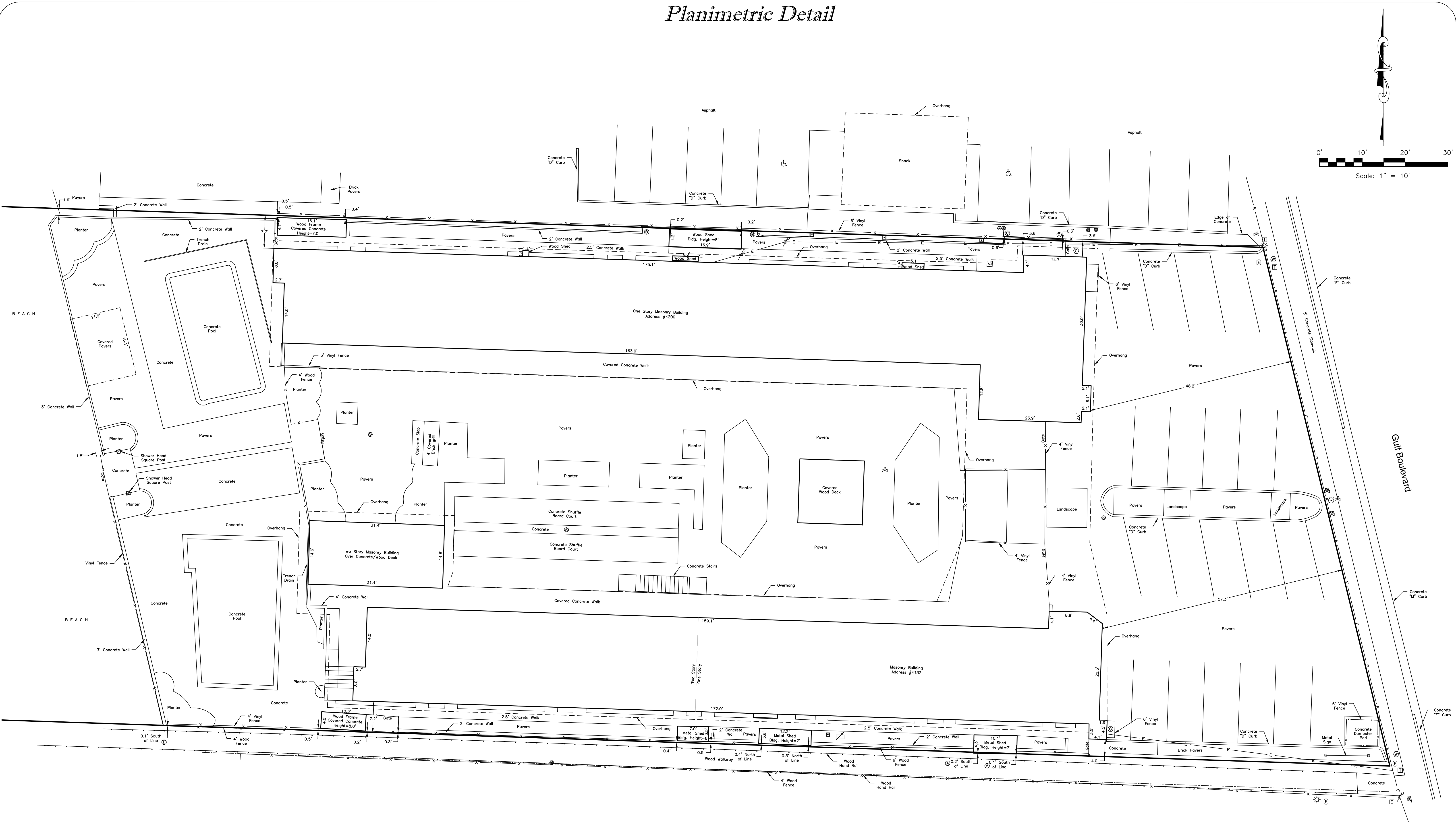
Drafted By: K. Quibell
Date Drafted: 8/09/24
Approved By: S. Brown
Date Approved: 8/12/24

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



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@surveytechsolutions.com
http://www.surveytechsolutions.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

Drainage Design Report

FOR:

Miramar

4200 Gulf Boulevard
St. Pete Beach, Florida, 33706



Gulf Coast Consulting, Inc.

Engineering · Planning · Transportation · Permitting

13825 ICOT Boulevard - Suite 605

Clearwater, Florida 33760

Ph: (727) 524-1818

SUBMITTED TO:
City of St. Pete Beach,
SWFWMD

sean p
cashe
n

Digitally
Signed by
sean p cashen
Date: 2025.02.06
12:25:28
-05'00'

SEAN P. CASHEN
No. 42505
PROFESSIONAL ENGINEER
FLORIDA

Sean P. Cashen, State of Florida, P.E. #42505

This item has been electronically signed and sealed by
Sean P. Cashen, P.E. on the date indicated here using a
SHA authentication code.

Printed copies of this document are
not considered signed and sealed and
the signature & SHA authentication
code must be verified on any
electronic copies

January 2025

GCC PROJECT No. 20-098

GCC PROJECT No. 20-098
Miramar
ST. PETE BEACH, FLORIDA

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PART A – GENERAL INFORMATION

- **Project Summary**
- ***Drainage Results Summary***
- **Aerial Location Map**
- **FEMA FIRMette Map**
- **NRCS Soil Survey**

PROJECT SUMMARY

- **General Overview**

The proposed project is the redevelopment of a hotel beach resort property located on the West side of Gulf Boulevard, between 37th and 44th Avenue, with a property address of 4200 Gulf Boulevard. The project is located within the City of St. Pete Beach, Pinellas County, Florida. The total site area is 0.779 acres and lies within Section 07, Township 32S, Range 16E.

The pre-development condition, the project site is currently operating as a hotel beach resort. The site is relatively flat and appears to sheet flow stormwater runoff to the FDOT right of way. There do not appear to be any off-site contributing flows from the adjacent properties, and there do not appear to be any floodplains present on the site.

The proposed improvements consist of the modification of one proposed main building to a proposed smaller building and utilizing portions of the two existing hotel buildings with proposed vehicle parking. The building will be accompanied by site infrastructure improvements, including but not limited to, stormwater, utilities, landscaping, fire safety, and solid waste. The site is designed to collect runoff from the parking areas, buildings, and open areas, and convey said runoff to the proposed stormwater vaults via sheet flow, inlets, downspouts, and pipes. The stormwater vault will be located under the parking lot. The stormwater vault will provide water quantity attenuation, and water quality treatment in accordance with FDOT, the City of St. Pete Beach, and SWFWMD criteria. The stormwater vault is proposed to be connected to the existing FDOT curb inlet located in the northeast corner of the site in the FDOT right-of-way along Gulf Boulevard stormwater system.

- **Soils and Seasonal High Water Table**

This USDA NRCS website (<http://websoilsurvey.nrcs.usda.gov/app/>) identifies the site as consisting of two predominant soils. The majority of the site is shown as Palm Beach fine sand, map unit symbol 19, and the Western portion of the site is shown as Beaches, map unit symbol 8. The hydrologic soil group (HSG) is set as A in the existing and proposed conditions.

We have set the SHWT elevation at 1.80 for the post-development condition. This determination was made based on the information in the soil report, the elevations from the survey, historic aerials, floodplain maps, and on-site field observation in relation to the existing onsite grades and property conditions.

- **Water Quality Treatment and Impaired Water Bodies**

The proposed vaults are designed to hold and percolate 0.75" of water to provide water quality treatment. Water quality, quantity, volume recovery, and discharge rates have been demonstrated through the ICPR model and accompanying calculations.

Runoff from the site drains into the Boca Ciega Bay (Central-South) watershed (WBID# 1694A2). This watershed is not impaired.

- **Water Quantity Attenuation and Time of Concentration**

Water quantity attenuation has been provided in accordance with the FDOT, SWFWMD, and the City of St. Pete Beach criteria. The proposed outfall control structure was designed to limit the post-development 25-year, 24-hour discharge rate to below the pre-development runoff rate from the project catchment area while also respecting the FDOT design storm specifics. A minimum TOC of 10 minutes was utilized for both the pre- and the post-development conditions.

The 25yr-24hr storm is the design storm for SWFWMD and The City of St. Pete Beach. Multiple storms were modeled to ensure compliance with FDOT standards, and 0.26' of freeboard was provided from the peak storm (100yr-8hr) for the vaults.

- **Flood Zone**

According to the Flood Insurance Rate Maps No. 12103C0278H, dated August 24, 2021, the site lies partially within Zone VE 11 and partially within Zone AE 10.

- **DRAINAGE RESULTS SUMMARY**

The storm events used to design the detention system vaults are the 42 critical storms for FDOT and the 25yr-24hr storm for the City of St. Pete Beach and SWFWMD. The vault's highest peak stage storm for FDOT is the 100yr-8hr storm, the post-development rate does not exceed the pre-development rate.

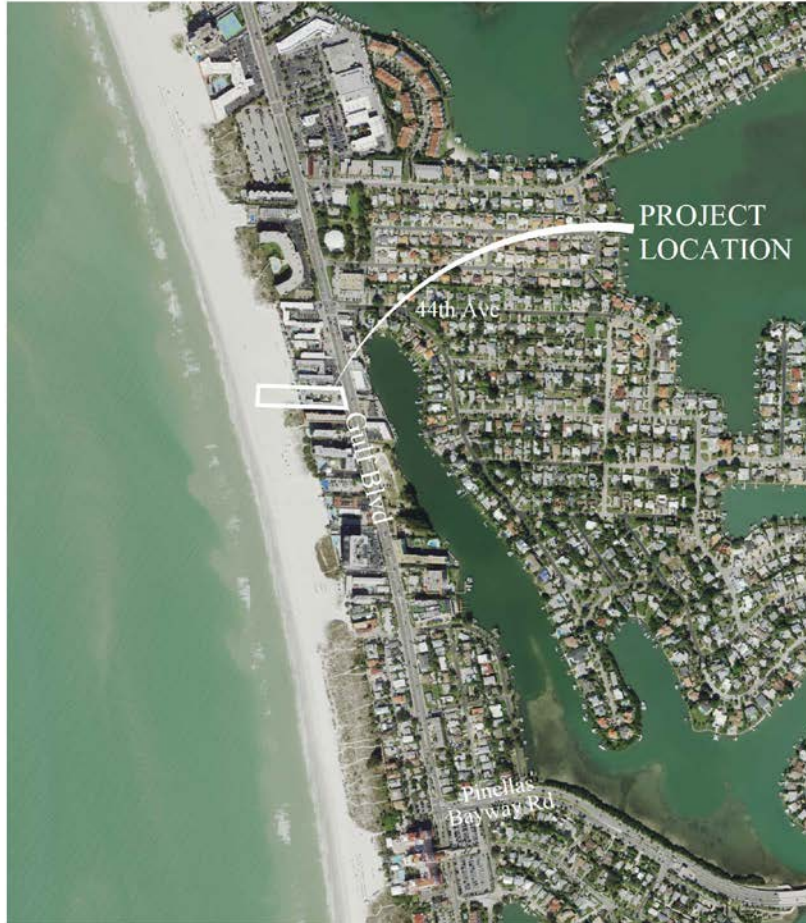
The vault's highest peak stage for SWFWMD is the 25yr-24hr storm. The post-development rate does not exceed the allowable 25yr-24hr pre-development peak discharge rate, for both city of St. Pete Beach and SWFWMD storm requirements.

	Pre-Dev Pre (cfs)		Post-Dev EX-1 (cfs)
25Yr-24Hr	1.41	25Yr-24Hr	1.40

Design High Water Summary					
Pond DHW Post-Development		Top of Vault	Top of Pvt (Min)	FB	
Vault 1	25Yr-24Hr	3.85	4.13	5.20	0.28
	100Yr-24Hr	4.12			

AERIAL LOCATION MAP

— LOCATION MAP —



FEMA FIRMette MAP



NRCS SOILS INFORMATION



Soil Map—Pinellas County, Florida
(Miramar Beach Resort)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pinellas County, Florida

Survey Area Data: Version 18, Aug 27, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 20, 2020—Jan 28, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Beaches	0.2	19.5%
19	Palm Beach fine sand, 0 to 8 percent slopes	0.6	80.5%
Totals for Area of Interest		0.8	100.0%

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8	Beaches		0.2	19.5%
19	Palm Beach fine sand, 0 to 8 percent slopes	A	0.6	80.5%
Totals for Area of Interest			0.8	100.0%

Saturated Hydraulic Conductivity (Ksat), Standard Classes

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
8	Beaches		0.2	19.5%
19	Palm Beach fine sand, 0 to 8 percent slopes	246.9950	0.6	80.5%
Totals for Area of Interest			0.8	100.0%

PART B – WATER QUALITY AND QUANTITY CALCULATIONS

- **City of St. Pete Beach and SWFWMD Results Summary**

Pre-Development Analysis

- **Pre-Development Drainage Basin Map**
- **Existing Conditions Summary – City**
- **Existing Conditions CN Calculations**
- **Existing Conditions Time of Concentration Calculations**

Post-Development Analysis

- **Post-Development Drainage Basin Map**
- **Post-Development Percolation Map**
- **Proposed Conditions Summary - City**
- **Proposed Conditions CN Calculations**
- **Vault Storage Volume Calculations Required Treatment**
- **ICPR Pre/Post-Development Attenuation Model**
 - **Nodal Diagram**
 - **Input Summary**
 - **Nodal Summary**
 - **Link Summary**
- **ICPR Post-Development Percolation Model**
 - **Nodal Diagram**
 - **Input Summary**
 - **Percolation Analysis (Node Time Series)**

City of St. Pete Beach and SWFWMD Results Summary

PROJECT: **Miramar Beach Resort**

DATE: **November 8, 2024**

JOB NO: **20-098**

BY: **KML**

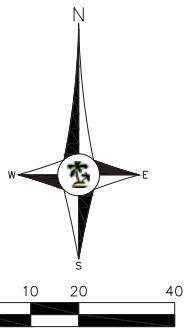
	Pre-Dev Pre (cfs)		Post-Dev EX-1 (cfs)
25Yr-24Hr	1.41	25Yr-24Hr	1.40

Design High Water Summary					
	Pond DHW Post-Development		Top of Vault	Top of Pvt (Min)	FB
Vault 1	25Yr-24Hr	3.85	4.13	5.20	0.28
	100Yr-24Hr	4.12			

FDOT Maximum Design High Water Summary

	Pre-Dev Peak Discharge Rate ES-1 (cfs)	Post-Dev Peak Discharge Rate EX-1 (cfs)	Vault 1 DHW (ft)	FB
100 Year 8 Hour	2.69	1.70	3.87	0.26

PRE-DEVELOPMENT ANALYSIS

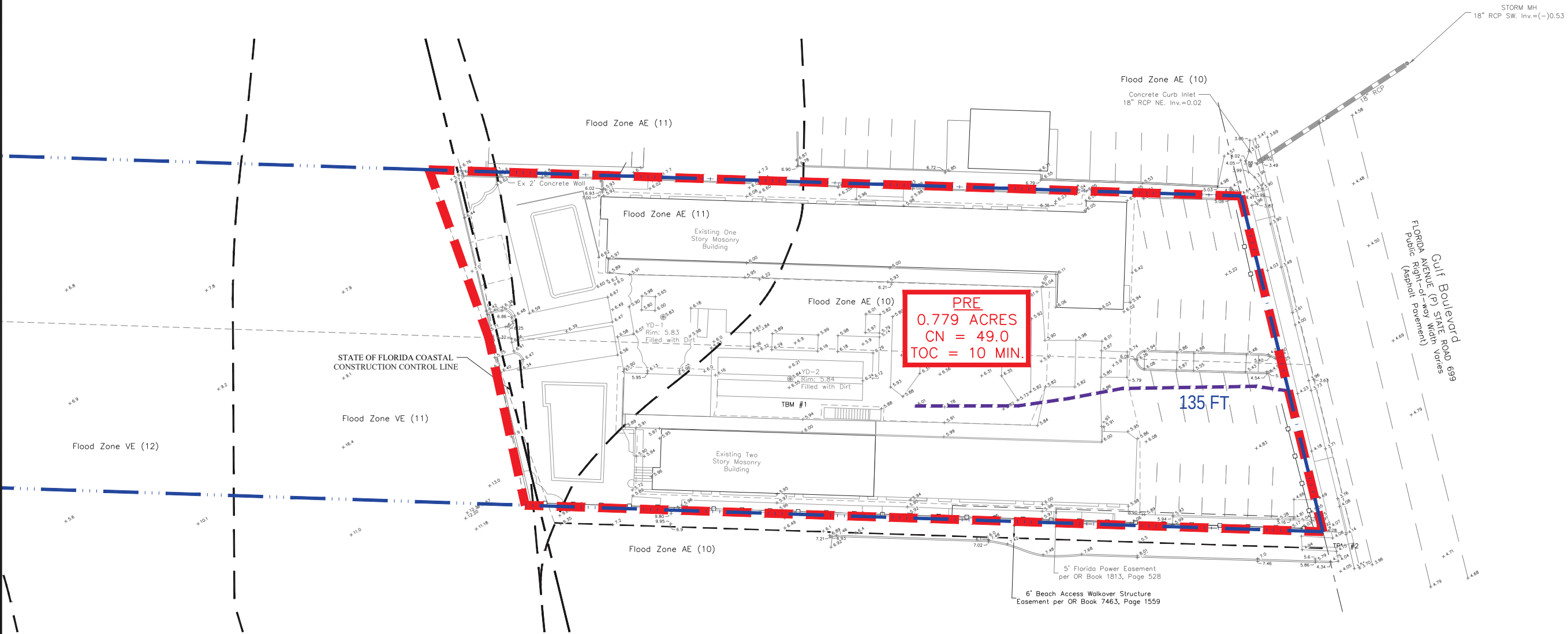


DATUM NOTE:
ALL ELEVATIONS ARE NATIONAL
GEODETIC SURVEY (NGS)
CONTROL STATION "NOAA D"
WITH AN ELEVATION OF 4.79 FEET.
DATUM BASED ON NORTH
AMERICAN VERTICAL DATUM 1988.

FLOOD ZONE NOTE:
THE SITE APPEARS TO BE IN
FLOOD ZONES AE (EL 11 & 12), VE
(EL 12, 13, 14 & 16) ACCORDING TO
THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FLOOD
INSURANCE RATE MAP,
COMMUNITY PANEL NUMBER
12103C0278G, EFFECTIVE DATE
SEPTEMBER 3, 2003.

LEGEND

- EXISTING BOUNDARY
- EXISTING ELEVATION
- STAKED SILT FENCE
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- PRE-DEVELOPMENT BASIN LINE
- TIME OF CONCENTRATION



DESIGNED SPC		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: MIRAMAR PRE-DEVELOPMENT DRAINAGE BASIN MAP	<table><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>APP'D BY</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	DATE	REVISIONS	APP'D BY													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 & EMBOSSED BY A REGISTERED ENGINEER GULF COAST CONSULTING, INC. CERTIFICATE OF AUTHORIZATION No. 9774	JOB NO. 20-098 DATE 01/31/25	SHEET B1
NO.						DATE	REVISIONS	APP'D BY																	
DRAWN MKC																									
CHECKED SPC																									
Q.C.																									

Existing Conditions Summary - City St. Pete Beach

Project: **Miramar Beach Resort**

Date: **Nov, 2024**

Proj. No: **20-098**

By: **KML**

Basin	Area (Acres)	CN	TOC
Pre	0.779	49.0	10.0

Total 0.78

Site Acreage 0.78

Green Numbers	= Info From Another Spreadsheet
Blue Numbers	= Input
Red Numbers	= Calculations

Pre-Development CN Calculations - City of St. Pete Beach

PROJECT: **Miramar Beach Resort**

DATE: **Nov, 2024**

JOB NO: **20-098**

BY: **KML**

Pre 0.779 Ac or 33,949.65 Sq. Ft.

	Area	HSG	CN
Open Space, Fair Condition	0.779	A	49
Impervious - Buildings & Pavement	0.000	-	98
Pavers	0.000	A	70
Surface Water / Wetlands	0.000	-	100
TOTAL	0.779		49.0 ← CN

Green Numbers	= Info from another spreadsheet
Blue Numbers	= Input
Red Numbers	= Calculations

Existing Conditions

Time of Concentration Calculations

PROJECT: **Miramar Beach Resort**

DATE: **November 8, 2024**

JOB NO: **20-098**

BY: **KML**

Overland Flow:

Mannings Kinematic

$$T_{c1} = \frac{.007 (nL)^{0.8}}{P_2^{0.5} S^{0.4}}$$

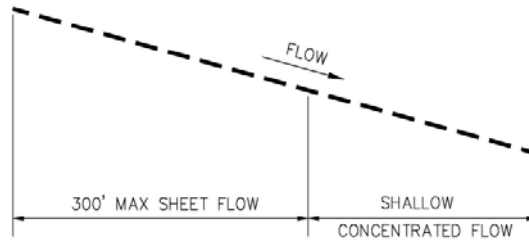
Where:

L = Flow Length

n = Manning's Roughness

Coefficient

S = Average Watershed Slope



Concentrated Flow:

$$T_c = \frac{L}{V}$$

Where:

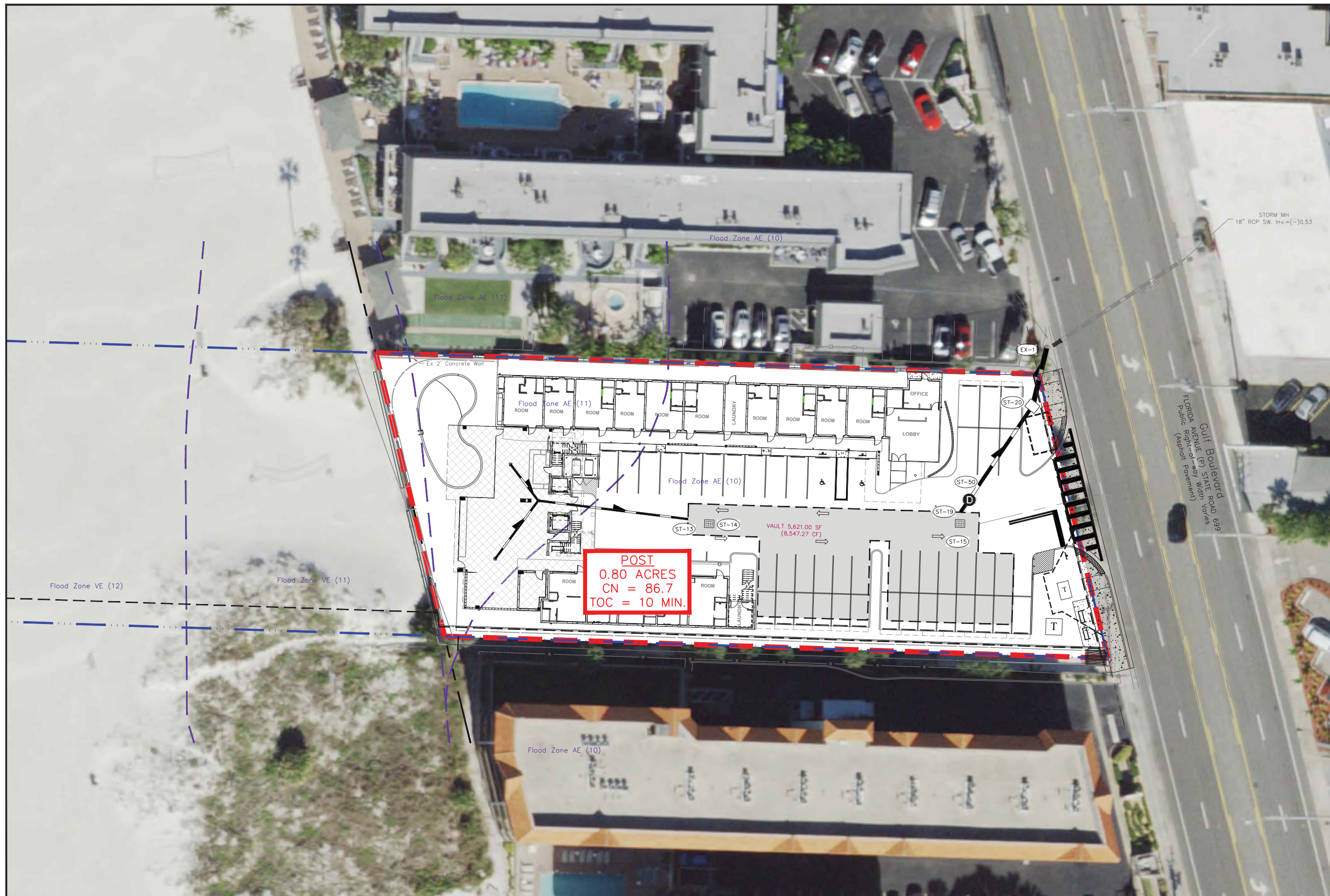
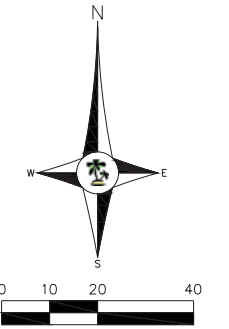
L = Flow Length

V = Velocity (See
FDOT Figure 5-20)

Basin	Pre
Total Flow Length	135 ft
Overland Flow Length (300' Max)	106 ft
Shallow Concentrated Flow Length	29 ft
Mannings Roughness Coefficient	0.001
25-Year 24-Hour Storm	8.46 in.
Overland Flow Average Slope	0.72%
Concentrated Flow Avg. Slope	3.86%
(Shallow) V	3.05 ft/sec
Overland Flow T_c =	0.17 min.
Shallow Concentrated T_c =	0.16 min.
Total T_c =	0.3 min

10.0 min (Use 10 minutes minimum)

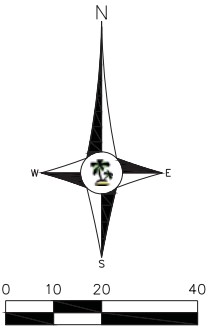
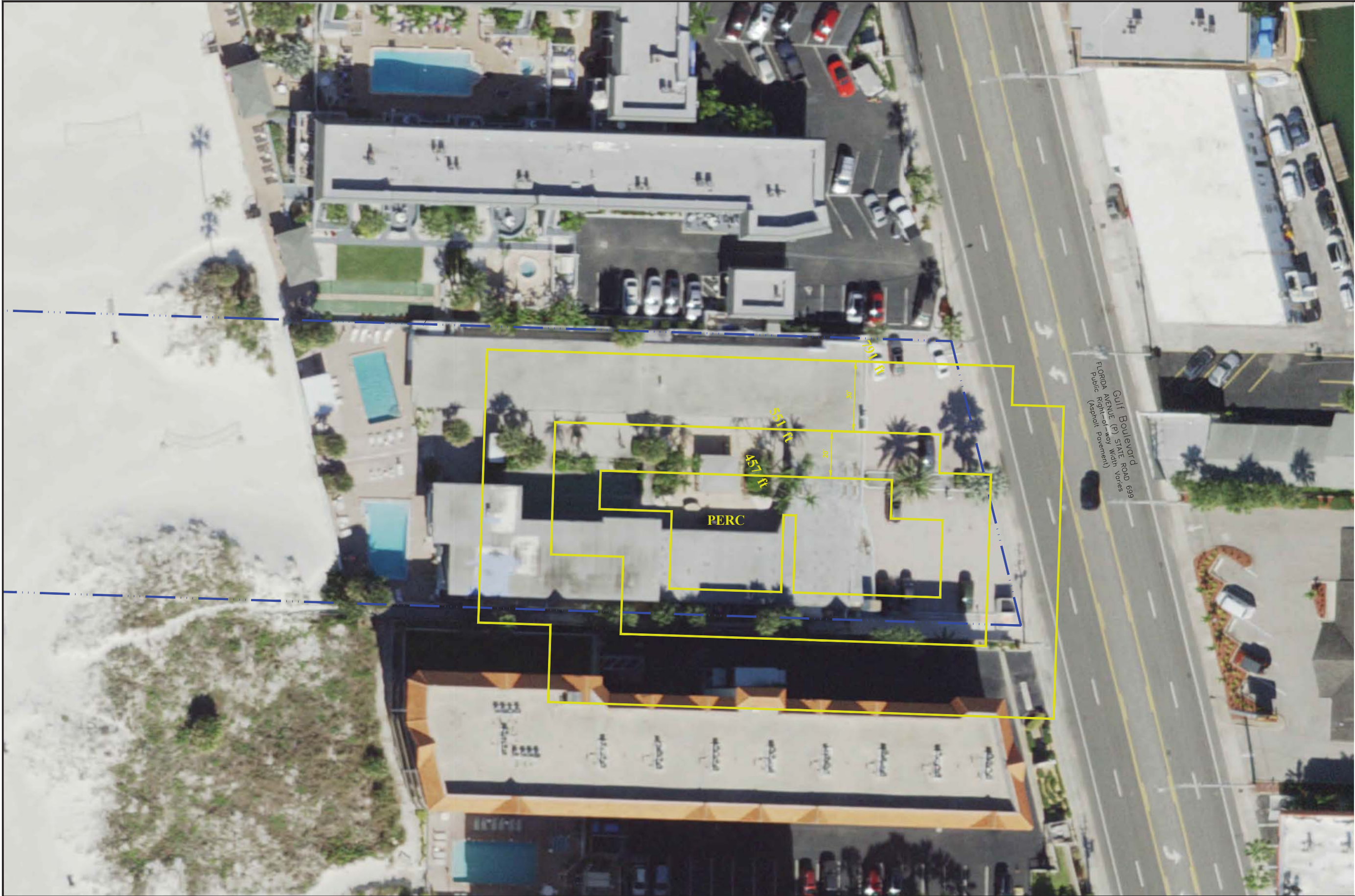
POST-DEVELOPMENT ANALYSIS



LEGEND

	PROPOSED STORM PIPE
	PROPOSED GRATE INLET
	PROPOSED STORM MANHOLE
	PROPOSED STORM CALLOUT
	EXISTING SPOT GRADE
	SHEET FLOW DIRECTION
	SWALE DIRECTION
	HARD SURFACE FLOW DIRECTION
	EXISTING BOUNDARY
	EXISTING STORM PIPE

[illegible]



DESIGNED SPC			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: MIRAMAR PERCOLATION DRAINAGE BASIN MAP	<table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td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Proposed Conditions Summary-City St. Pete Beach

Project: Miramar Beach Resort

Date: Nov, 2024

Proj. No: 20-098

By: KML

Basin	Area (Acres)	CN	TOC
POST	0.779	86.7	10.0

Total 0.78

Site Acreage 0.78

Green Numbers	= Info From Another Spreadsheet
Blue Numbers	= Input
Red Numbers	= Calculations

Proposed Conditions
CN Calculations - City St. Pete Beach

PROJECT: **Miramar Beach Resort**

DATE: **Nov, 2024**

JOB NO: **20-098**

BY: **KML**

POST	0.779 Ac	or 33,949.65 Sq. Ft.		
			Area	HSG
				CN
Open Space, Good Condition			0.15	A
Impervious - Buildings & Pavement			0.63	-
Pavers			0.00	A
Surface Water / Wetlands			0.00	-
TOTAL			0.78	86.7

←
CN

Green Numbers	=	Info from another spreadsheet
Blue Numbers	=	Input
Red Numbers	=	Calculations

VAULT STORAGE VOLUME CALCULATIONS

REQUIRED TREATMENT

PROJECT: **Miramar Beach Resort** DATE: **November 8, 2024**

JOB NO: **20-098** BY: **KML**

Watershed Area (Ac)	Required Treatment (in)	Required Volume (Ac Ft)	Available Volume (Ac Ft)	Top of Treatment Elevation
0.779	0.750 in.	0.0487	0.0493	2.76

SHW= 1.8

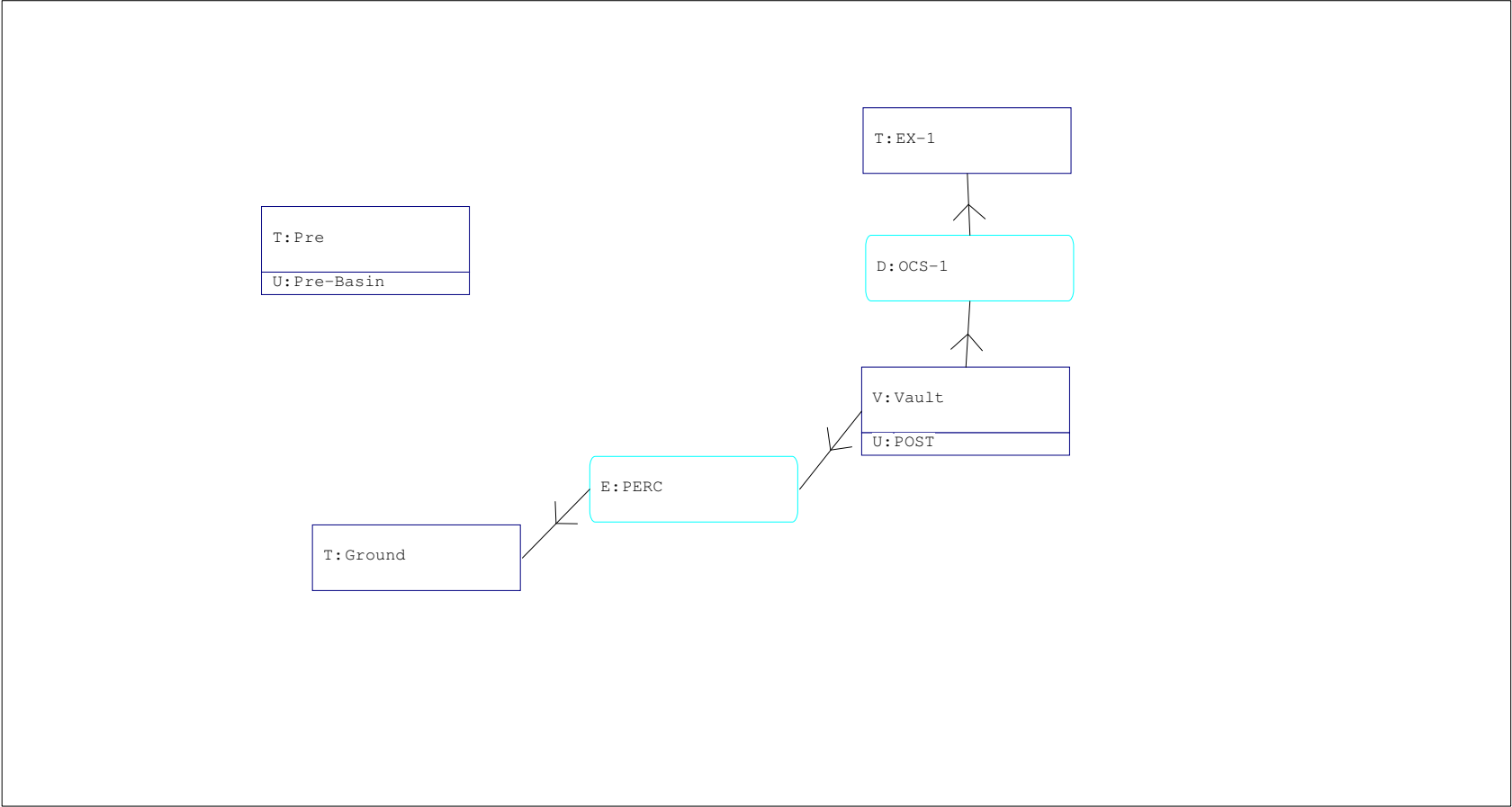
Vault 1 (North)			
	Elevation	Area (ac)	Volume (ac ft)
TOP	4.13	0.1072	8547.2700
FDOT 100YR/8HR EL. 3.87	3.83	0.1072	0.1644
	3.75	0.1072	0.1555
	3.25	0.1072	0.1019
DLW	2.76	0.1072	0.0493
	2.75	0.1072	0.0483
	2.50	0.1072	0.0214
BOTTOM	2.30	0.1072	0.0000

100YR/24HR EL. 4.12

25YR/24HR EL. 3.85

0.0487 Ac. Ft.

- Nodes
A Stage/Area
V Stage/Volume
T Time/Stage
M Manhole
- Basins
O Overland Flow
U SCS Unit CN
S SBUH CN
Y SCS Unit GA
Z SBUH GA
- Links
P Pipe
W Weir
C Channel
D Drop Structure
B Bridge
R Rating Curve
H Breach
E Percolation
F Filter
X Exfil Trench



ICPR Input Report

Nodal Model Input

=====

Basins

=====

Name: POST	Node: Vault	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh256	Peaking Factor: 256.0	
Rainfall File:	Storm Duration(hrs): 0.00	
Rainfall Amount(in): 0.000	Time of Conc(min): 10.00	
Area(ac): 0.779	Time Shift(hrs): 0.00	
Curve Number: 86.70	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

Name: Pre-Basin	Node: Pre	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh256	Peaking Factor: 256.0	
Rainfall File:	Storm Duration(hrs): 0.00	
Rainfall Amount(in): 0.000	Time of Conc(min): 10.00	
Area(ac): 0.779	Time Shift(hrs): 0.00	
Curve Number: 49.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

=====

Nodes

=====

Name: EX-1	Base Flow(cfs): 0.000	Init Stage(ft): 0.020
Group: BASE		Warn Stage(ft): 3.020
Type: Time/Stage		

Existing FDOT Curb Inlet
Ex 18"; IE, Top, 40% down

Time(hrs)	Stage(ft)
0.00	0.020
12.00	1.520
30.00	0.920

Name: Ground	Base Flow(cfs): 0.000	Init Stage(ft): 1.800
Group: Base		Warn Stage(ft): 1.800
Type: Time/Stage		

Time(hrs)	Stage(ft)
0.00	1.800
9999.00	1.800

Name: Pre	Base Flow(cfs): 0.000	Init Stage(ft): 0.020
-----------	-----------------------	-----------------------

Group: BASE
Type: Time/Stage

Warn Stage(ft): 3.020

Time(hrs)	Stage(ft)
0.00	0.020
12.00	1.520
30.00	0.920

Name: Vault
Group: BASE
Type: Stage/Volume

Base Flow(cfs): 0.000

Init Stage(ft): 2.300

Warn Stage(ft): 4.130

StormTrap Vault 8547.27 CF; DLW=2.76

Stage(ft)	Volume(af)
2.300	0.0000
2.500	0.0214
2.750	0.0483
3.250	0.1019
3.750	0.1555
3.830	0.1644
4.130	0.1962

==== Drop Structures =====

Name: OCS-1	From Node: Vault	Length(ft): 26.00
Group: BASE	To Node: EX-1	Count: 1
UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Horz Ellipse	Horz Ellipse	Solution Algorithm: Most Restrictive
Span(in): 18.00	18.00	Flow: Both
Rise(in): 12.00	12.00	Entrance Loss Coef: 0.000
Invert(ft): 0.250	0.100	Exit Loss Coef: 1.000
Manning's N: 0.013000	0.013000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Horizontal Ellipse Concrete: Square edge with headwall

Downstream FHWA Inlet Edge Description:
Horizontal Ellipse Concrete: Square edge with headwall

ST-20 Smart Box

*** Weir 1 of 3 for Drop Structure OCS-1 ***

Count: 1	Bottom Clip(in): 0.000
Type: Vertical: Mavis	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(in): 4.00	Invert(ft): 2.760
Rise(in): 5.88	Control Elev(ft): 2.760

TABLE

*** Weir 2 of 3 for Drop Structure OCS-1 ***

Count: 1	Bottom Clip(in): 0.000
Type: Vertical: Mavis	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600

TABLE

Span(in): 5.50 Invert(ft): 3.250
Rise(in): 7.20 Control Elev(ft): 3.250

*** Weir 3 of 3 for Drop Structure OCS-1 ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Vertical: Mavis Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600

Span(in): 60.00 Invert(ft): 3.850
Rise(in): 19.80 Control Elev(ft): 3.850

=====
==== Percolation Links =====
=====

Name: PERC From Node: Vault Flow: Both
Group: BASE To Node: Ground Count: 1

Surface Area Option: Vary based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm
Aquifer Base Elev(ft): -5.300 Perimeter 1(ft): 457.000
Water Table Elev(ft): 1.800 Perimeter 2(ft): 551.000
Ann Recharge Rate(in/year): 0.000 Perimeter 3(ft): 791.000
Horiz Conductivity(ft/day): 75.000 Distance 1 to 2(ft): 20.000
Vert Conductivity(ft/day): 50.000 Distance 2 to 3(ft): 30.000
Effective Porosity(dec): 0.200 Num Cells 1 to 2: 5
Suction Head(in): 4.170 Num Cells 2 to 3: 10
Layer Thickness(ft): 0.000

Per Geotech

=====
==== Hydrology Simulations =====
=====

Name: 025YR24HR
Filename: Y:\PINELLAS\Miramar Beach Resort (20-098)\Drainage\ICPR\025YR24HR.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 9.00

Time(hrs) Print Inc(min)

25.000 1.00

Name: 100YR24HR
Filename: Y:\PINELLAS\Miramar Beach Resort (20-098)\Drainage\ICPR\100YR24HR.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 13.00

Time(hrs) Print Inc(min)

25.000 1.00

=====
==== Routing Simulations =====
=====

Name: 025YR24HR Hydrology Sim: 025YR24HR
Filename: Y:\PINELLAS\Miramar Beach Resort (20-098)\Drainage\ICPR\025YR24HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 25.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 30.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
11.000	15.000
14.000	2.000
25.000	10.000

Group	Run
BASE	Yes
PRE	Yes

Name: 100YR24HR Hydrology Sim: 100YR24HR
Filename: Y:\PINELLAS\Miramar Beach Resort (20-098)\Drainage\ICPR\100YR-24HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 25.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 30.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
25.000	1.000

Group	Run
BASE	Yes
PRE	Yes

ICPR Node Maximum Report

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
EX-1 Ground Pre Vault	BASE	025YR24HR	12.00	1.52	3.02	0.0010	0	12.48	1.40	0.00	0.00
	BASE	025YR24HR	0.00	1.80	1.80	0.0000	0	12.13	0.53	0.00	0.00
	BASE	025YR24HR	12.00	1.52	3.02	0.0010	0	12.07	1.41	0.00	0.00
	BASE	025YR24HR	12.48	3.85	4.13	0.0050	4719	12.05	3.88	12.39	1.83
EX-1 Ground Pre Vault	BASE	100YR24HR	12.00	1.52	3.02	0.0010	0	12.20	4.06	0.00	0.00
	BASE	100YR24HR	0.00	1.80	1.80	0.0000	0	12.05	0.66	0.00	0.00
	BASE	100YR24HR	12.00	1.52	3.02	0.0010	0	12.07	3.02	0.00	0.00
	BASE	100YR24HR	12.20	4.12	4.13	0.0050	4511	12.05	5.81	12.18	4.60

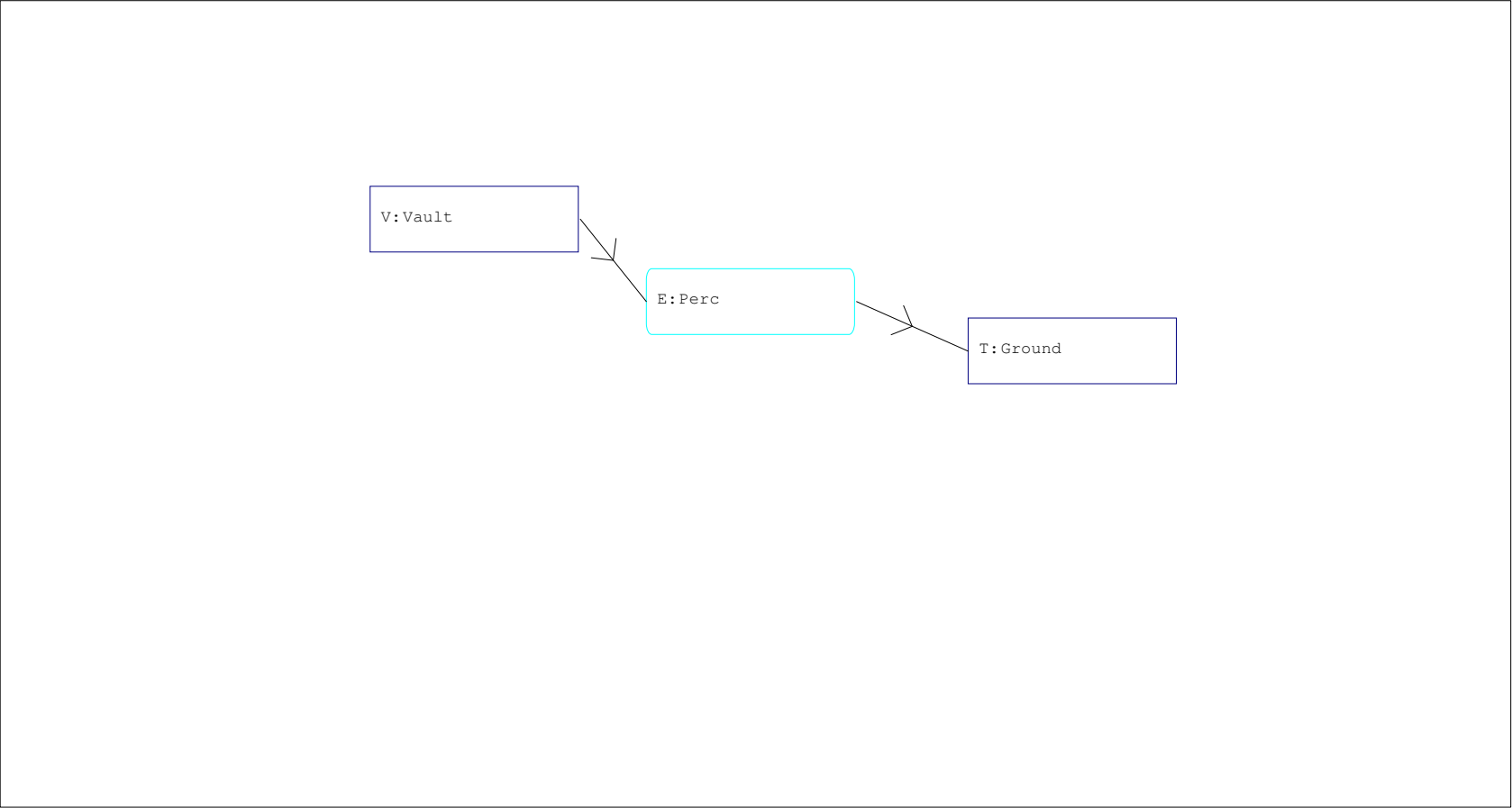
DHW  Pre-Dev & Post-Dev Peak Discharge 

ICPR Link Maximum Report

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Max Delta Q cfs	Max Time US Stage hrs	US Stage ft	Max Time DS Stage hrs	DS Stage ft
OCS-1 PERC	BASE	025YR24HR	12.48	1.40	-0.008	12.48	3.85	12.00	1.52
	BASE	025YR24HR	12.13	0.53	-0.004	12.48	3.85	0.00	1.80
OCS-1 PERC	BASE	100YR24HR	12.20	4.06	0.039	12.20	4.12	12.00	1.52
	BASE	100YR24HR	12.05	0.66	-0.005	12.20	4.12	0.00	1.80

Miramar Percolation

- Nodes
A Stage/Area
V Stage/Volume
T Time/Stage
M Manhole
- Basins
O Overland Flow
U SCS Unit CN
S SBUH CN
Y SCS Unit GA
Z SBUH GA
- Links
P Pipe
W Weir
C Channel
D Drop Structure
B Bridge
R Rating Curve
H Breach
E Percolation
F Filter
X Exfil Trench



Percolation Model Input

Page 59 of 80

Rainfall File:
Rainfall Amount(in): 0.00

Time(hrs)	Print Inc(min)
30.000	5.00

=====
==== Routing Simulations =====
=====

Name: PERC Hydrology Sim:
Filename: Y:\PINELLAS\Miramar Beach Resort (20-098)\Drainage\ICPR\Perc.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 36.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
36.000	15.000

Group	Run
BASE	Yes

ICPR Percolation Analysis (Node Time Series)

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
PERC	Vault	BASE	0.00	2.76	2.30	4678	0.000	0.000	0.0000	0.0000
PERC	Vault	BASE	0.25	2.66	2.30	4677	0.000	0.272	0.0000	0.0028
PERC	Vault	BASE	0.50	2.61	2.30	4676	0.000	0.176	0.0000	0.0075
PERC	Vault	BASE	0.76	2.58	2.30	4675	0.000	0.136	0.0000	0.0108
PERC	Vault	BASE	1.00	2.56	2.30	4675	0.000	0.114	0.0000	0.0133
PERC	Vault	BASE	1.26	2.54	2.30	4675	0.000	0.098	0.0000	0.0156
PERC	Vault	BASE	1.51	2.52	2.30	4674	0.000	0.087	0.0000	0.0175
PERC	Vault	BASE	1.75	2.51	2.30	4674	0.000	0.079	0.0000	0.0191
PERC	Vault	BASE	2.01	2.49	2.30	4673	0.000	0.072	0.0000	0.0208
PERC	Vault	BASE	2.25	2.48	2.30	4671	0.000	0.067	0.0000	0.0222
PERC	Vault	BASE	2.51	2.47	2.30	4669	0.000	0.062	0.0000	0.0236
PERC	Vault	BASE	2.76	2.45	2.30	4668	0.000	0.059	0.0000	0.0248
PERC	Vault	BASE	3.00	2.44	2.30	4667	0.000	0.055	0.0000	0.0259
PERC	Vault	BASE	3.26	2.43	2.30	4665	0.000	0.052	0.0000	0.0271
PERC	Vault	BASE	3.50	2.42	2.30	4664	0.000	0.050	0.0000	0.0281
PERC	Vault	BASE	3.76	2.41	2.30	4663	0.000	0.047	0.0000	0.0292
PERC	Vault	BASE	4.01	2.40	2.30	4662	0.000	0.045	0.0000	0.0301
PERC	Vault	BASE	4.27	2.40	2.30	4660	0.000	0.043	0.0000	0.0310
PERC	Vault	BASE	4.51	2.39	2.30	4659	0.000	0.042	0.0000	0.0319
PERC	Vault	BASE	4.75	2.38	2.30	4658	0.000	0.040	0.0000	0.0327
PERC	Vault	BASE	5.01	2.37	2.30	4657	0.000	0.039	0.0000	0.0336
PERC	Vault	BASE	5.26	2.36	2.30	4656	0.000	0.038	0.0000	0.0343
PERC	Vault	BASE	5.51	2.36	2.30	4655	0.000	0.036	0.0000	0.0351
PERC	Vault	BASE	5.76	2.35	2.30	4654	0.000	0.035	0.0000	0.0359
PERC	Vault	BASE	6.00	2.34	2.30	4654	0.000	0.034	0.0000	0.0366
PERC	Vault	BASE	6.26	2.34	2.30	4653	0.000	0.033	0.0000	0.0373
PERC	Vault	BASE	6.50	2.33	2.30	4652	0.000	0.032	0.0000	0.0379
PERC	Vault	BASE	6.76	2.32	2.30	4651	0.000	0.032	0.0000	0.0386
PERC	Vault	BASE	7.01	2.32	2.30	4650	0.000	0.031	0.0000	0.0393
PERC	Vault	BASE	7.25	2.31	2.30	4650	0.000	0.030	0.0000	0.0399
PERC	Vault	BASE	7.51	2.31	2.30	4649	0.000	0.030	0.0000	0.0405
PERC	Vault	BASE	7.75	2.30	2.30	4648	0.000	0.029	0.0000	0.0411
PERC	Vault	BASE	8.01	2.30	2.30	4648	0.000	0.000	0.0000	0.0414
PERC	Vault	BASE	8.26	2.30	2.30	4648	0.000	0.000	0.0000	0.0414
PERC	Vault	BASE	8.50	2.30	2.30	4648	0.000	0.000	0.0000	0.0414
PERC	Vault	BASE	8.76	2.30	2.30	4648	0.000	0.000	0.0000	0.0414
PERC	Vault	BASE	9.00	2.30	2.30	4648	0.000	0.000	0.0000	0.0414

The water percolates through the bottom of Vault 1 within 7.75 hours < 36 hours required for recovery.

PART C – OTHER INFORMATION

- **Operation and Maintenance Instructions**
- **Geotech Report**

OPERATION AND MAINTENANCE INSTRUCTIONS

Storm Water Management Systems should be inspected on a routine basis to ensure that they are functioning properly. Inspections should be performed on a monthly and semi-annual basis following major storms. Systems that incorporate percolation are most critical since poor maintenance practices can soon render them ineffective. Records should be kept on all maintenance operations to help plan future work and identify facilities requiring attention.

Considerable damage, as well as loss of structures and effective use of the stormwater facilities can result from a failure to protect and maintain the drainage systems. Providing maintenance in a timely manner often saves costly repair jobs when unusual storms occur.

Remember, the SWFWMD permit dictates that the system must be maintained, and that the owner is responsible for system maintenance.

A. GENERAL

Normal maintenance requirements are as follows:

- a. Retention areas and swales should be mowed at regular intervals. All clippings should be picked up and any accumulated debris should be removed.
- b. The bottom area of the dry retention area should be periodically scarified (semi-annually) with a disk or raking device to maintain design percolation rate and efficiency.
- c. Sod cover on slopes and embankments should be inspected and repaired or replaced as necessary.
- d. Periodically, following a storm event, the outfall structures should be inspected to check that the orifice and/or weir is not clogged and is flowing at a substantial rate.
- e. The discharge pipe(s) should be visually inspected to determine if the pipe(s) require cleaning. All debris found in the pipe should be removed.
- f. Inlet structure within stormwater vault (under parking lot) should be inspected after each storm event. All debris accumulated in the Debris Baffle or on the grate should be removed.
- g. Outlets should be inspected for clogging and erosion.
- h. Concrete vault containment wall structures should be inspected for breaks, cracks, or any structural deficiencies. Repairs, if necessary, should be performed immediately.
- i. Berms and other structures should be inspected for breaks. Repairs, if necessary, should be performed immediately.

B. CATCH BASIN INLETS

Catch basins should be inspected after major storms and should be cleaned as often as needed. Various techniques and equipment are available for maintenance of catch basins. Filter bags can be used in catch basins at street grade to reduce the frequency of cleaning catch basins and outfall pipes.

C. UNDERGROUND STORMWATER CHAMBERS

Underground Chambers should be inspected after major storms and should be cleaned as often as needed. Maintenance and cleaning is accomplished with a Water Jet Spray. The Water Jet Spray technique will allow a high-pressure water nozzle to be fed into a chamber as needed and then pulled back which will collect any sediment or trash to an accessible point at which debris may be removed. Keeping the main header pipe leading into the chambers clean and free of debris will keep maintenance to a minimum.

D. CONTROL STRUCTURES

Inspect Outfall Control Structure boxes quarterly or after a large storm event. Any debris or sedimentation should be removed and/or flushed out and any structural defects repaired. The structures should be inspected on a monthly basis during the rainy season (May through September) to ensure that the system is clear of any obstructions and/or sediment and is functioning properly.

If the sediment buildup is more than 6-inches within the control structure box, then the sediment should be removed. The sediment should be removed by vacuuming, pumping or manually removed. The inlet pipes should also be inspected and cleaned. These structures, if inspected and maintained properly, should reduce the potential of sediment and trash entering this control structure.

D. UNDERDRAINS AND EFFLUENT FILTERS (NOT APPLICABLE)

Underdrains and effluent filtration systems should be periodically inspected to ensure that they are functioning as designed. Failure to effectively maintain these systems will result in insufficient drawdown of detained stormwater runoff after rainfall events. The filter media should be routinely inspected for accumulation of excess debris and silt. Debris should be removed immediately following storm events.

Effluent filters are designed such that all detained runoff should be discharged from the basin within a 72 hour period. Observations should be made periodically to verify that the filter is passing the runoff within the design time frame. Runoff remaining in the basin longer than 24 hours is indicative of a clogged or silt laden filter. Should this event occur, the filter should be thoroughly backwashed with clean water to remove silt and other fines from the media. If backwashing does not remedy the situation, the media may need to be replaced. The owner should retain a qualified contractor and should consult with the engineer prior to replacing filter media.

E. DRY BOTTOM RETENTION SYSTEMS (NOT APPLICABLE)

The retention area must become dry within **72 hours** after a rainfall event. If the retention area is regularly wet, it is out of compliance with the permitted design, and the pond bottom must be scarified, or the bottom foot or so replaced with clean sands, to ensure that the permitted percolation rate is maintained.

F. LITTORAL ZONES (For Wet Detention Systems only/Not Applicable)

The littoral shelf shall be maintained as follows:

1. Wetland topsoil, containing a suitable seed source, shall be spread over the littoral zone from the control elevation out to the waterward extent of the shelf, with a minimum thickness of four inches.
2. Littoral vegetation will become established via natural recruitment.
3. All desirable vegetation that becomes established in the littoral area must be maintained.
4. Nuisance/invasive exotic species (e.g., cattails) should be removed periodically. The owner should consult the water management district prior to undertaking this activity.

G. METHODS AND EQUIPMENT FOR SYSTEM MAINTENANCE

Various types of equipment are commercially available for maintenance of stormwater management systems. The most frequently used equipment and techniques are listed below:

1. Vacuum Pump

This device is normally used to remove sediment from sumps and pipes. The equipment for this system is generally mounted on a vehicle. It requires a 200 to 300 gallon (0.757 to 1.136 m³) holding tank and a vacuum pump that has a 10-inch (254 mm) diameter flexible hose with a serrated metal end for breaking up cake sediment. A two-man crew can clean a catch basin in 5 to 10 minutes. This system can remove stones, bricks, leaves, litter, and sediment deposits. Normal working depth is 0 to 20 feet (0 to 6 m).

2. Water Jet Spray

This equipment is generally mounted on a vehicle equipped with a high-pressure pump and a 200 to 300 gallon (0.760 to 1.140 m³) water supply. A 3-inch (76 mm) flexible hose line with a metal nozzle directs jets of water to loosen debris in pipes or trenches. The normal length of hose is approximately 200 feet (61 m). This system should not be used to clean erodible trench walls.

3. Fire Hose Flushing

This equipment consists of various fittings that can be placed at the end of a fire hose such as rotating nozzles, rotating cutter, etc. When this equipment is dragged through a pipe, it can be effective in removing light material from walls.

4. Sewer Jet Flusher

Sewer jet flushers are usually truck-mounted and consists of a large water tank of at least 1000 gallons (3.785 m³), a triple action water pump capable of producing 1000 psi (6900 kN/m²) or more pressure, a gasoline motor to run the pump, a hose reel large enough for 500 feet (153 m) of 1-inch (25 mm) inside diameter high pressure hose, and a hydraulic pump to operate the hose reel. In order to clean pipes properly, a minimum nozzle pressure of 600 psi (4140 kN/m²) is required. All material is flushed ahead of the nozzle by spray action. This extremely mobile machine can be used for cleaning areas with light grease problems, sand and gravel infiltration, and for general cleaning.

STORMWATER MANAGEMENT FACILITIES OPERATION AND MAINTENANCE CHECKLIST

1. **VEGETATION: (Structures and Drainage swales)**

- a. Need for cutting and/or spraying
- b. Need for reseeding
- c. Need for fertilizing
- d. Evidence of grazing
- e. Evidence of motorbikes or other vehicles

2. **FENCES:**

- a. Loose or damaged posts
- b. Loose or broken wires
- c. Accumulated debris in fence
- d. Condition of gates

3. **RETENTION/DETENTION AREA:**

- a. Undesirable vegetation growth
- b. Slash and other debris
- c. Berms
 - 1) Erosion / Breaks
 - 2) Settlements
- d. Levees
 - 1) Settlement

- 2) Any breaks
 - e. Slope failure
 - f. Surface drainage
 - 1) Condition of open channels
 - 2) Catch basin condition
 - a) Manholes
 - b) Outlets
4. FILL AREAS:
- a. Settlement or cracking
 - b. Erosion
 - c. Slope failure
 - d. Rodent or wildlife damage
5. SWALES / CHANNELS:
- a. Sedimentation
 - b. Bank cutting
 - c. Debris accumulation
 - d. Condition of riprap or other works of improvements
 - 1) Undermining
 - 2) Damage or deterioration
 - 3) Adjacent channel scouring
 - e. Adjacent property damage
6. STRUCTURE DRAINAGE SYSTEM:
- a. Drainage outlet pipes
 - 1) clean or dirty water
 - 2) Pipes free flowing, no obstructions
 - 3) Evidence of seepage
 - a) Adjacent to pipes
 - b) Lower 1/3 slope
 - b. Rock toe drains—**not applicable**
 - 1) Free draining into collection channels or catch basins
 - 2) Clean or dirty water
 - c. Underground Dry Retention System (under parking lot)
 - 1) Inspect the system / remove debris from structure or baffle.
 - 2) Vac hose or remove any building sediment.
 - 3) Scarify or disk dry pond bottom to maintain percolation capacity.
7. SAFETY HAZARDS:

The items to be checked at time of inspection may include the above but are not limited to those listed.

- 1) At grates (outfall control structures)
- 2) Outfall Pipes and structures and the connection point of under drain to control structures.

References

1. Sewer Maintenance Manual Prepared by Municipal Engineers Association of Ontario for Ministry of the Environment, Ontario, Canada, March 1974.
2. Smith, T.W., Peter, R.R., Smith, R.E., Shirley, E.C., "Infiltration Drainage of Highway Surface Water", Transportation Laboratory, California Department of Transportation, Research Report
M & R 632820-1, August, 1969.

MAINTENANCE SCHEDULE:

Standard Maintenance:

Repair undercut and eroded areas at inflow and outflow pipes.

Remove sediment, trash and debris, oil and grease from structures.

Semi-Annual:

Remove trash, debris, grass clippings, trees, and other large vegetation from the trench perimeter and dispose of properly.

Mow and trim vegetation to prevent establishment of woody vegetation.

Annual:

Clean out inlet/outlet structures and outfall control structures.

Remove grass clippings, leaves, and accumulated sediment from system area

Re-sod area to restore ground cover as needed.

GEOTECHNICAL ENGINEERING SERVICES REPORT



July 22, 2022

Gulf Coast Consulting, Inc.
13825 Icot Boulevard, Suite 605
Clearwater, Florida 33760

Attention: Mr. Sean P. Cashen, P.E., LEED AP

Subject: Report for Shallow Subsurface Exploration &
Geotechnical Engineering Evaluation
Double-Ring Infiltrometer Test Results
MIRAMAR BEACH RESORT
4200 Gulf Boulevard
St. Petersburg Beach, Florida
NOVA Project Number 10106-2022035

Dear Mr. Cashen:

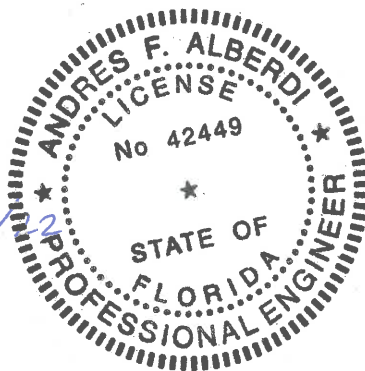
NOVA was requested to perform one Double-Ring Infiltrometer (DRI) test within the property to aid in the design of the planned stormwater vault drainage system. This letter summarizes our findings.

We appreciate your selection of **NOVA** and the opportunity to be of service on this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
NOVA ENGINEERING AND ENVIRONMENTAL, LLC



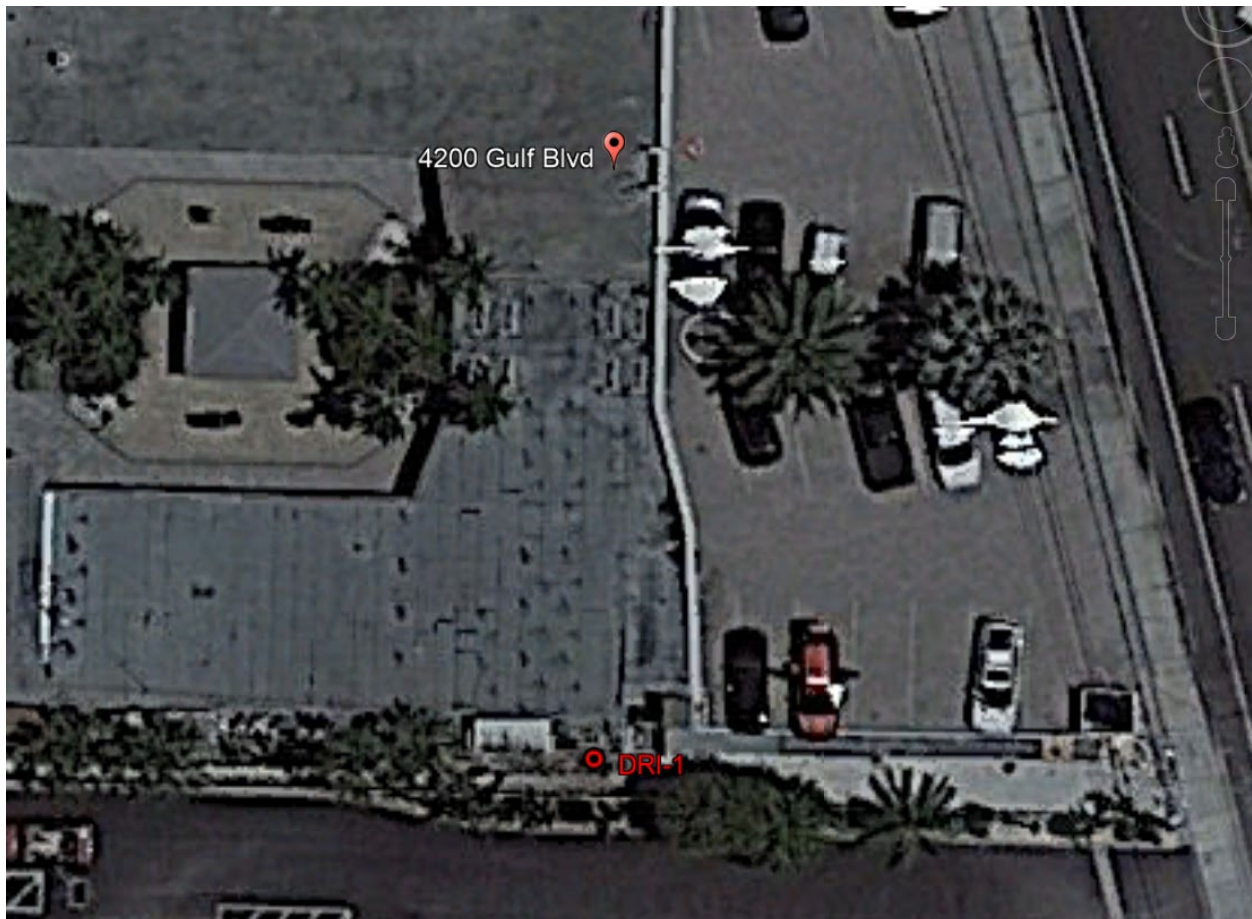
Andres F. Alberdi, P.E.
Senior Engineer
FL License No. 42449



James W. Niehoff, P.E.
Senior Geotechnical Engineer
FL License No. 32313

FIELD EXPLORATION

A single Double-Ring Infiltrometer (DRI) test was requested for the general assessment of the vertical unsaturated infiltration rate of the shallow soils at the site. The test was performed at the location illustrated below. It should be noted that the test was relocated from the desired location in a central planter due thick vegetation.



A NOVA representative visited the site on July 19, 2022, to conduct the DRI test. The test was performed in general accordance with ASTM D-3385 near a depth of 2 feet below existing grade (BEG). The DRI test is used for measuring the vertical unsaturated water infiltration rate of soil within the drainage area footprint. The rings are partially inserted into the soil and filled with water, after which the infiltration rate is measured. Infiltration is the process of water penetrating the ground surface. The intensity of this process is called the infiltration rate and is expressed in terms of the volume of water per ground surface area and per unit of time (inches/hour).

Also completed was a hand auger boring advanced to a nominal depth of 5 feet BEG. The boring was used to check the soil types and groundwater level, and was performed in general accordance with ASTM D-1452.

SOIL TYPES AND INFILTRATION

The hand auger boring revealed relatively clean, brownish gray fine sands with silt and some shell (Unified Soil Classification System – SP and SP-SM soils) to approximately 0.8 feet below existing grade (BEG). Very pale brown fine sand, very light gray fine sand with some fine shell fragments were encountered to the completion depth of 5 feet BEG. Groundwater stabilized around a depth of 4 feet BEG.

The hand auger boring could not extend past 5 feet BEG due to the presence of shell and groundwater. Based on the current groundwater level and time of year (early to mid-rainy season), it is estimated that the seasonal high groundwater level could approach a depth of about 3 feet BEG or near elevation $2\pm$ feet. The measured vertical unsaturated infiltration rate was measured at 25 inches per hour, which is consistent with the fine sands with shell at the test depth.



City of St. Pete Beach· 155 Corey Avenue, St. Pete. Beach, Florida 33706 727-367-2735 · www.stpetebeach.org

PLANNING DEPARTMENT

1/15/2025

Kevin Bowden, Manager of MIRAMAR RESORT INVESTORS
LLC, Manager of MIRAMAR RESORT ST. PETE LLC
5294 62nd Ave S.
St. Petersburg, FL 33715

Katherine E. Cole, Esq., Hill Ward Henderson
600 Cleveland St., Ste. 800
Clearwater, FL 33755

Re: Conditional Use Case No. 24038 (Resolution No. 2024-08)
Address: 4200 Gulf Blvd
Parcel Number: 07-32-16-07380-000-0120

At the 1/14/2025 hearing of the City of St. Pete Beach City Commission, your request for a Conditional Use Permit was **approved with nineteen (19) conditions**. This approval references, and is partially dependent upon, the approval of Ordinance 2024-07 awarding 12 Boutique Hotel/Condo District temporary lodging unit density pool units to the project. Please find enclosed Development Order issued in connection with your case.

The next step is to apply for a site plan. Pursuant to language contained within the associated Ordinance 2024-07, the 12 temporary lodging pool units awarded to this project will become available after the non-appealable approval of both Resolution 2024-08 and Ordinance 2024-07. In conjunction with that non-appealable approval, the right to utilize the 15 units awarded under Ordinance 2021-04 for a prior approved, tolled development at this property granted under Resolution 2021-04 will be extinguished.

Section 3.14 of the LDC establishes the appeal process for any person or persons, jointly or severally, aggrieved by any decision of the City Commission and all appeals must be filed within 30 days after issuance of the final development order.

If there are any questions on this case, do not hesitate to contact me at 727-363-9229.

Respectfully,

Brandon Berry
Brandon Berry
Senior Planner

Digitally signed by Brandon
Berry
Date: 2025.01.15 14:15:18
-05'00'

Cc: City Commission Attorney (*via email*)



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PLANNING DEPARTMENT

1/15/2025

Kevin Bowden, Manager of MIRAMAR RESORT INVESTORS
LLC, Manager of MIRAMAR RESORT ST. PETE LLC
5294 62nd Ave S.
St. Petersburg, FL 33715

Katherine E. Cole, Esq., Hill Ward Henderson
600 Cleveland St., Ste. 800
Clearwater, FL 33755

DEVELOPMENT ORDER

Conditional Use Permit Case No: 24038 (Resolution 2024-08)

The City Commission reviewed and conducted a public hearing on an application for a Conditional Use Permit in the above-captioned case on January 14, 2025. It was determined that substantial and competent evidence was presented to satisfy the Conditional Use Permit criteria.

Address: 4200 Gulf Blvd
Parcel Number: 07-32-16-07380-000-0120
Request:

- 1) 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) & 46.6.(b)).
- 2) Permit the operation of an outdoor dining area on the eighth floor that will include the playing of outdoor music (LDC Sec. 46.2.(c)).

This request is accompanied by approved 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)).

IT IS HEREBY ORDERED:

Case Number **24038** is hereby **Approved with Conditions:**

Density Contingency Conditions

- 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 non-appealable approval of both Ordinance 2024-07 and Resolution 2024-08.



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PLANNING DEPARTMENT

Eighth-Floor Restaurant Operation Condition

- 3) There shall be no permanent outdoor speakers utilized on the top floor. Furthermore, music played indoors in the restaurant: (i) shall not be piped outdoors through the use of amplification equipment, speakers, or other equipment between 10 PM and 7 AM; and (ii) shall have its source equipped with sound decibel governor equipment or software controlled and accessible only by a manager or another on-duty designated manager's representative to prevent exceedances of the noise limitations established in the City Code of Ordinances as may be amended from time to time. The manager's, or designated manager's representative, contact information shall be shared with City Code Enforcement department for immediate response to any noise complaints. Any tables, chairs, or other unsecured furniture utilized in the top floor outdoor restaurant area shall be brought and safely stored inside upon issuance of a tropical storm or hurricane watch.

Resort Development: Public Benefit Requirements

- 4) Prior to issuance of a site plan for the subject project, the applicant shall provide the following:
- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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:
- 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;
 - Grading, screening, and installation of all other improvement necessary to create a walkable pedestrian



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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, subject to FDEP approval and permitting;

- c. Provision of a beach access across the southern property line where the path mentioned in subitem b. above crosses said dune, along with provision of beach access for any other dedicated guest access point, as permitted by the FDEP and City. The public beach access required in subitem b. above shall connect users to the fifteen-foot easement mentioned in subitem 4)b.;
 - 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.
- 6) An agreed contribution as voluntarily offered by the applicant at the January 14, 2025, public hearing approving Conditional Use Permit 24038, the owner shall pay the City \$10,000 on an annual basis for ten years, plus a three percent increase compounded each year after the initial payment to account for inflation. The initial payment shall be paid prior to issuance of the certificate of concurrency for the proposed 30-unit hotel regardless of the number of lodging units ultimately constructed. The subsequent payment after the first is due no later than the business tax receipt renewal due date for the property for each of the subsequent nine years. These payments shall be used for mobility services, facilities, or improvements, and shall be independent from, and is unaffected by payment of any multimodal impact fee authorized or required by Chapter 150 of the Pinellas County Code of Ordinances or Florida Statutes Section 163.3180 as may be amended from time to time.
- 7) An agreed contribution as voluntarily offered by the applicant at the January 14, 2025, public hearing approving Conditional Use Permit 24038, the owner shall pay the City a flat fee of \$50,000 to be utilized for wastewater collection system maintenance, repairs, improvements, or other wastewater needs of the City as determined by the City Manager or designee. This payment shall be paid prior to issuance of the certificate of concurrency for the development of the 30-unit hotel, regardless of the number of lodging units ultimately constructed, and shall be independent from and unaffected by any payment due from the applicant for wastewater improvements necessary to meet project concurrency requirements, any wastewater fee that is required by Appendix A of the Code of Ordinances, any wastewater impact fees, and any wastewater user fees.

Resort Development: Operational and Design Requirements

- 8) 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.
- 9) All hotel deliveries shall take place on site, with no deliveries to the hotel occurring from the center lane of Gulf



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Boulevard, by the issuance of the certificate of occupancy for the subject hotel tower.

- 10) Valet service shall be exclusively 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

- 11) 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.
- 12) The applicant shall establish and maintain connection to the public reclaimed water system for landscaping irrigation, and such usage shall be metered. The irrigation system shall include pressure-regulated systems and there shall be monitoring devices installed to address leaks from lines and equipment.
- 13) 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.
- 14) 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

- 15) 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.
- 16) 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

- 17) 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

- 18) 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.
- 19) The City Commission may review the Conditional Use Permit periodically to determine whether the order is in



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compliance with the terms and conditions herein.

Brandon Berry

Digitally signed by Brandon Berry
Date: 2025.01.15 14:15:37 -05'00'

1/15/2025

Brandon Berry, Senior Planner

Date

LDC Section 3.6(f) Subsequent applications. If any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application, unless such application is denied without prejudice by the board hearing the request. Applications which are withdrawn in writing at least 48, hours prior to the public hearing at which they are to be heard shall be considered to have been withdrawn without prejudice and may be resubmitted immediately.

LDC Section 3.14(b) Appeals. Any person aggrieved by this Order may appeal to the Circuit Court on or before thirty (30) days from the date of the Order.