



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
VIRTUAL MEETING**

**Notice of Public Meeting
Technical Review Committee**

VIRTUAL MEETING

**THIS MEETING WILL BE HOSTED ONLINE ONLY
USE THE LINK AND INFORMATION BELOW TO JOIN**

LINK: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

MEETING ID: 255 892 637 978 5

PASSWORD: 8sN7bt9g

Wednesday, August 13, 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. Variance No. 25052: 100 Pass-A-Grille Way (Resubmittal)

Brian J. Aungst, Jr. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for BARRACKS BY THE SEA LLC request unnecessary and undue hardship variances to:

1. Develop three-story structures on the subject property containing 1,290 developed square feet for each of the redeveloped eight residential units, comprised of 450 square feet of ground-floor area and 840 square feet of living space, where 475 developed square feet per unit is existing. (LDC Sec. 20.07(b));
2. Permit the encroachment of a redeveloped three-story 'Units 5 & 6' building to encroach to 5'-5" from the rear property line where 20' is required (LDC Sec. 20.15 - Courtyard Apartment);

3. Permit encroachment of open stairs to 8'-1" from the rear alleyway property line where 17' is required (LDC Sec. 6.22.(b)).

This is a resubmittal of a request originally reviewed at the May 7, 2025 TRC meeting. The applicant has removed requests related to porch and trellis extensions into the required front and secondary front yards. The remaining variances requested are the same requests as were presented at the May 2025 Board of Adjustment hearing.

2. Unnecessary and Undue Hardship Variance No. 25101: 3400 Gulf Boulevard

Liam Turnbull for Michael E. Lentz, VP of Don CeSar TRS LLC requests a variance to increase fence height to eight feet along the property's north boundary west of El Centro St, and seven feet in height along the property's north boundary east of El Centro St., where four feet is the maximum permitted within the required 25-foot secondary front yard setback adjacent El Centro St (LDC Sec. 6.15). The applicant further requests a modification to Development Order 21073 Condition (8) to allow for seven- and eight-foot fences in these locations where four feet was required.

3. Site Plan No. 25106: 702 Pass-a-Grille Way

James Pappas of Fusco, Shaffer & Pappas, Inc. for DevMar, LLC requests a site plan to develop a three-story over parking, 17 unit (48.5 DU/ac) temporary lodging facility with 17 parking spaces, a roof deck area, and ground floor amenities.

Next Meeting: August 20, 2025

CASE #: _____

PARCEL #: _____

SUBMITTAL DATE: _____ AMOUNT DUE: _____ PAYMENT DATE: _____

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following Items are to be submitted, along with this application, **at least 30 days prior to the public hearing**:

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	BARRACKS BY THE SEA, LLC	3112 Pass A Grille Way St. Pete Beach, FL 33706	443-838-7866
Applicant/ Agent	Brian J. Aungst, Jr.; Clay Gilman; Macfarlane, Ferguson & McMullen, P.A.	625 Court Street, Suite 200 Clearwater, FL 33756	(727) 441-8966
Owner Email Address: eabel63@gmail.com		Applicant/Agent Email Address: bj@macfar.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation RLM-2 / PAG	Future Land Use Designation RLM	Lot Area ~0.28 acres
Legal Description: Lots 3, 4 and 5, Block 11, Morey Beach, according to the map or plat thereof as recorded in Plat Book 1, Page 102, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.		
Address: 100 Pass A Grille Way, St. Pete Beach, FL 33706		
Explanation of Request: (1) Requesting variance to Code Section 2.1 to allow for exemption of unoccupiable space below DFE from FAR requirements. Existing density is allowed to be rebuilt under Code Section 20.07, but it "cannot exceed the existing developed square footage and must match the existing form and mass as defined in Section 20.22"; the current Code restricts the ability to rebuild due to non-livable space under DFE being counted towards the FAR for the property. (2) Requesting variance from Code Section 20.07 to allow for an additional 500sf per unit to be approved for rebuilding in order to match the style of units which neighboring properties are able to develop based on the current Code. (3) Requesting variance to Code Section 20.15 to allow for porches to be an allowable encroachment to the front and secondary setbacks for a 'Courtyard Apartment' building. (NO LONGER NECESSARY) (4) Requesting a variance to Code Section 20.15 to allow for a 5ft rear setback for where 20ft is required in order to redevelop the site in conformity with the historical character of the site.		

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

The property was developed prior to the implementation of the Land Development Code and had existed with non-conforming density units on the parcel without issue as single-story structures until the most recent storms and flooding. Section 20.07 of the Code permits rebuilding of existing density, however it restricts the redevelopment to "the existing form and mass as defined in section 20.22 herein." In order to comply with FEMA and the floodplain, the structures will need to be elevated but the current Code counts any enclosed space below DFE towards FAR. No other jurisdiction that we have dealt with counts unoccupiable space below DFE towards the overall FAR on the property. Constraining the redevelopment of the site to the existing form and mass and counting unoccupiable space below DFE towards FAR is an unnecessary and undue hardship as the property cannot come up to current Code if that were the case. Furthermore, rebuilding the same 500sf units will be out of character with the neighborhood as it is redeveloped. The proposed variance requests would allow the applicant to bring the property up to Code and redevelop the existing density with an additional 500sf per unit to conform with the character of the rebuilding neighborhood. The effective livable area of the units is severely decreased due to current-day Code restrictions, Florida Building Code standards, and FEMA/ADA requirements. Additionally, the site has had a 5ft rear setback adjacent to the alleyway. Due to the small nature of the site and in order to redevelop the site in conformity with the historic nature of the area, the proposed variance to the setback is necessary and will allow the Applicant to recognize the historic character of the site.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The special conditions are not a result of any action by the applicant or a prior owner. The destruction caused by the storms and the Code restrictions have created the hardship on the applicant. The buildings which were destroyed were well-occupied rental properties that the applicant was proud to own in St. Pete Beach. Following the storms and subsequent flooding, most of the property was destroyed and in order to reconstruct with the same number of units and in conformity with current Code specifications, the requested variance is needed in order comply with FEMA and the floodplain by elevating the structure and not including unoccupiable space under DFE towards the FAR. The applicant is requesting a variance to allow for an additional 500sf to be constructed per unit in order to provide quality, livable units that match the current living standards which are expected in modern housing. The existing units were constructed prior to the implementation of the Code, FEMA/ADA requirements, and the Florida Building Code. Compliance with modern building requirements limits the effective livable area of each unit due to thicker walls, vertical circulation, main floor powder room, etc. Furthermore, the variance to the setback will allow the site to be redeveloped in the character of the historic neighborhood which is an emphasis of the City of St. Pete Beach and its' Land Development Code.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

Literal interpretation of the Code would only allow the applicant to rebuild the property in the existing form and mass as defined in Section 20.22 of the Code which would deprive the applicant rights commonly enjoyed by other property owners who have newer properties and would be able to rebuild in a Code compliant manner. Without the requested variances, the applicant will be unable to optimize the utility of the property due to its inability to meet current flood requirements and develop the property in a manner which is consistent with the historic character of the site. The request for an additional 500sf per unit allows the applicant to enjoy rights which are able to be developed by other properties in the same zoning district.

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

The applicant did not create the hardship as it was created due to the property being developed prior to the Code and the current Code restrictions on rebuilding of the property in the existing form and mass. Furthermore, increased standards for building along with significant changes to the Florida Building Code following the construction of the structures in the 1940s has added to the hardship the applicant is facing. When the structures were built, there were no ADA or FEMA requirements and living standards were substantially different than they are today. The size of the current units does not account for these heightened requirements and makes compliance impossible within the framework of the current unit size. For example, FEMA requires that the structures be lifted due to the flood elevation, but each unit will lose approximately 46-square feet in order to create access to the lifted second floor. Additionally, each unit loses 82-square feet for thicker walls pursuant to the modern Florida Building Code and 36-square feet for a main floor powder room as required by the ADA. The effective livable area on a single, 500-square foot level is significantly reduced due to the reduction of physical space from compliance with updated building requirements. The applicant clearly did not knowingly or deliberately create this hardship and the applicant's design team has put significant time and effort into maintaining the coastal modern, smaller-unit character of the area as opposed to a larger building. This request allows the applicant to design the units in conformity with new developments in the area and with no increase in units/tenants. Furthermore, this request is compliant with FEMA and the floodplain. Adhering to the Code provisions would make the property more susceptible to damage as compared to approval of this variance request.

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

The applicant is not seeking to increase the number of units on the site but rather to create a design that aligns with modern building standards, the historic character of the site, and enhances the overall resilience and functionality of the development. The requested variance for an additional 500sf per unit allows for a design that meets current building code requirements (including FEMA and ADA restrictions) while ensuring architectural consistency and improved livability for future residents. Due to updated floodplain regulations and FEMA mandates, the original structures cannot be restored to their previous condition at the same height. Elevating the buildings to comply with these regulations necessitates a design that maximizes structural integrity, storm resilience, and long-term sustainability. The additional square footage is essential for creating a well-proportioned, aesthetically cohesive development that integrates best practices for storm-resistant construction while maintaining the character and functionality of the community. The increased square footage helps maintain a balanced streetscape and architectural consistency with surrounding properties, preventing an outdated or overly compact design that may not fit current development trends. As noted above, a 500-square foot apartment is reduced down to just 366-square feet of effective livable area due to modern day building requirements. Applicant's proposed design allows the applicant to retain the historic 'courtyard apartment' style while rebuilding the units in compliance with modern building requirements. The variance supports a more sustainable development approach by enabling energy-efficient building practices that reduce environmental impact and the increased square footage enhances the livability and safety of the units by supporting better layout functionality and improved storm resistance. This request ensures the property remains a valuable and viable part of the community while minimizing future storm-related risks.

Currently, the site includes 1 existing two-story building, while the other 3 structures require rebuilding due to storm damage. The requested variances allow the new buildings to match the scale, height, and design of the existing two-story structure, ensuring architectural consistency and preservation of the site's character across the development. Without the additional square footage, the elevated units would appear disproportionate and out of place compared to the existing structure. Furthermore, several properties in the vicinity enjoy similar or greater development rights in terms of building scale, massing, and overall square footage, including multi-story residential buildings such as Point Pass-a-Grille and other older and larger condominium structures along Gulf Boulevard that exceed the footprint and density of the applicant's proposal. As the site currently consists of 3 separate lots, an alternative development approach could involve constructing 3 single-family homes at the maximum allowable height per zoning regulations. While this option would result in fewer total units, it would significantly increase the overall square footage and massing of the development leading to a more fragmented and less efficient use of the site. Applicant's design team prepared a development option for single-family homes that resulted in approximately 169% of the proposed building area and 139% of the proposed building coverage of the courtyard apartment style. The proposed project strikes a better balance between density, scale, and community benefit by maintaining a reasonable unit count while ensuring an architecturally cohesive and appropriately-scaled development that integrates with the surrounding neighborhood. By designing a thoughtful, multi-family configuration, the proposal supports a more accessible, functional, and sustainable housing option for Pass-a-Grille residents. This approach seeks to not only preserve the historic character and pedestrian-friendly nature of the area, but also intends to promote a more engaged, year-round residential community compared to the alternative of large, individually-owned single-family homes which may be used less frequently as primary residences.

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

Granting of this variance follows FEMA and floodplain regulations, as well as the proposed revisions to the St. Pete Beach Code and updated Florida Building Code requirements. Approval of this variance request allows the applicant to rebuild the property with existing regulations in mind which affords the applicant the same treatment as neighboring owners. This requested variance will beautify the area and allow for the neighborhood to continue rebuilding following the flooding and storms from last fall.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

The requested variance is the minimum necessary to make the project feasible, as it allows for the accommodation of essential code and FEMA/ADA compliance requirements. This variance does not seek to increase the number of units or enhance livability but is required to address fundamental building performance needs. The additional 500 square feet per unit is not for added enjoyment or expanded living space but is strictly necessary to accommodate the new staircases and required connections to them, the increased thickness of walls due to the shift from prior wood-frame construction to durable masonry for resilience and compliance with current standards, ADA-required main floor powder room, and the elevation of the building to meet FEMA and floodplain requirements, allowing unoccupiable space to be placed below the Design Flood Elevation (DFE). Without this variance, the project would be infeasible, as it would not be possible to reconstruct the building in a manner that maintains its original function while meeting modern building codes and flood protection measures. The applicant's design team has minimized the additional square footage to only what is necessary to ensure the building remains as consistent as possible with its prior use while complying with performance, structural, preservation of character, and regulatory requirements. Applicant considered several different designs including stacked, single-floor units, but this created the need for additional vertical circulation and ADA-compliance requirements that would add to the density and square-footage restrictions on the site.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The requested variance allows the developer to keep the property's design in character with the historic 'courtyard apartment' style which matches the lesser dense neighborhood and a coastal modern design that is consistent with the existing mass and scale within the district and will fit harmoniously with its compatible design and quality. Additionally, the requested variance will make the property safer and compliant with FEMA and the current floodplain, as well as the proposed revisions to the Code by St. Pete Beach. The additional 500sf per unit will bring the units up to a more current standard of living and allow the optimal use of the applicant's property while meeting updated building code requirements. The proposed design will better align with the massing and scale of adjacent buildings, including Point Pass-a-Grille, a four-story development across the street at 200 1st Avenue. While the City may have concerns about larger structures, the requested variance strikes a balance—maintaining a residential scale while ensuring the project fits cohesively within the existing neighborhood context. By allowing for a well-proportioned and appropriately scaled design which captures the character and historic layout of the site, the development will integrate more seamlessly with the surrounding built environment.

VARIANCE APPLICATION

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

CAG

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

CAG

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

CAG

On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

CAG

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

CAG

I understand that 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.

CAG

I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

CAG

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

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

Signature of Applicant

02-20-2025

Date

Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE BARRACK By the Sea, LLC By: ERIC ABEL
(print name of property owner) MANAGER

hereby authorize BRIAN HUNGST, JR or Clay Gilman of McFarlane, Ferguson,
(print name of agent) + McMillan P.A.

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


Signature of Owner

BARRACKS By the Sea, LLC
By: ERIC ABEL, MANAGER
Print Name of Owner


Signature of Owner

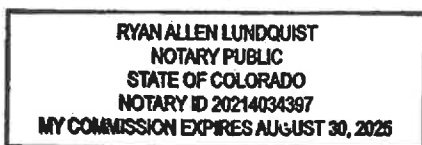

Print Name of Owner

The forgoing instrument was acknowledged before me this 20th day of
Feb. 2025 by ERIC ABEL or who is
personally known _____ produced
MD P.L. as identification.


(Notary Signature)

FEB 20, 2025
(Date)

My Commission Expires AUG 30, 2025





PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, MACFARLANE, FERGUSON & McMINNEN, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

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

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

Name(print): CLAY GILMAN, FOR MACFARLANE, FERGUSON & McMINNEN

Address: 625 COURT ST, SUITE 200, CLEARWATER, FL 33756


Signature

02-20-2025

Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

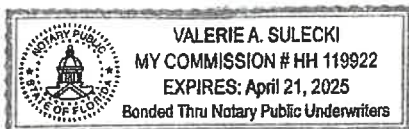
The foregoing instrument was acknowledged before me this 20th day of February, 2021 by: Clay A. Gilman who appeared before me, and is personally known to me, or has produced N/A as identification, and did take an oath.

My commission Expires:

NOTARY: Valerie A. Sulecki
Print Name: Valerie A. Sulecki Notary

Public, State of Florida

(Notarial Seal)



TECHNICAL REVIEW COMMITTEE
PRESENTATION



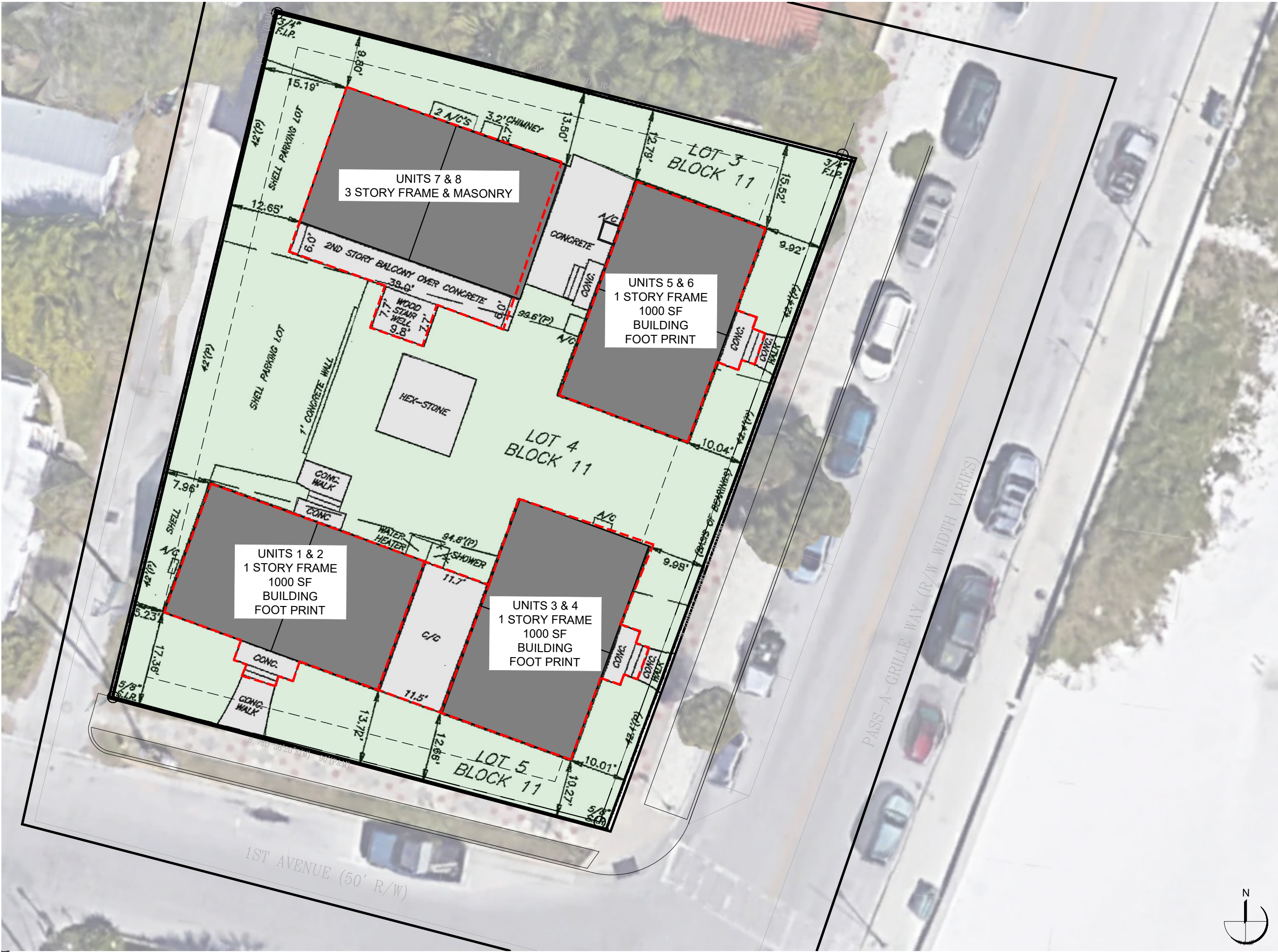
BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

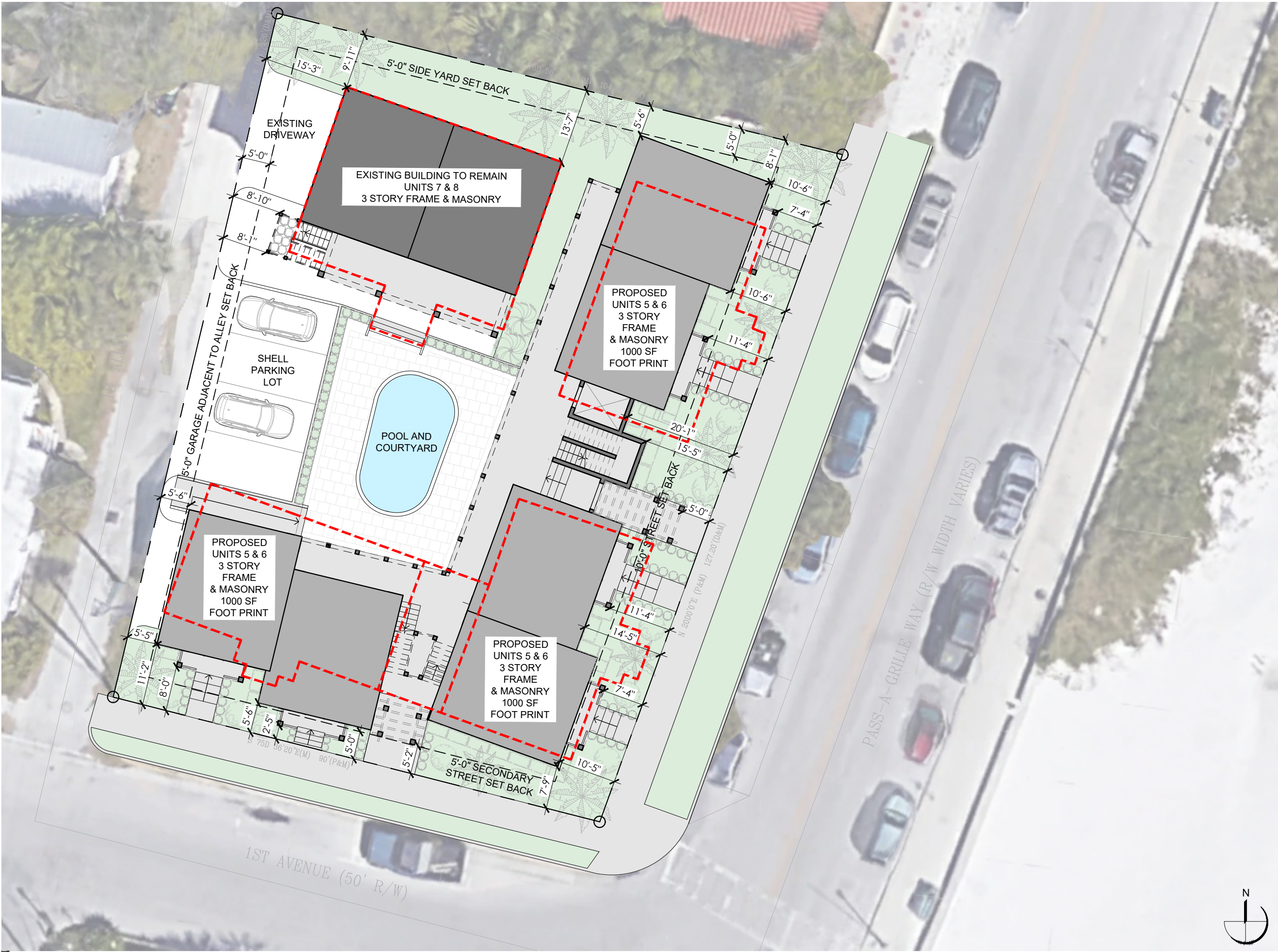
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TABULATIONS		
EXISTING CONDITIONS		
	REQUIRED	PROPOSED
LOT COVERAGE	80%	45%
IMPERVIOUS SURFACE RATIO	0.70	.45



TABULATIONS		
BUILDING ENVELOPE		
	REQUIRED	PROPOSED
STREET SETBACK	10'-0"	10'-0"
SECONDARY STREET SETBACK	5'-0"	5'-0"
SIDE SETBACK	5'-0"	5'-0"
BUILDING HEIGHT	32'-0"	32'-0"
LOT COVERAGE	80%	61%
IMPERVIOUS SURFACE RATIO	0.70	.61
DENSITY		
EXISTING CONDITIONS	TOTAL	
2 THREE STORY UNITS WITH FIRST FLOOR GARAGE (1030 SF PER UNIT)	2060 SF	
6 SINGLE STORY UNITS (500 SF PER UNIT)	3000 SF	
	5060 SF	
PROPOSED CONDITIONS		
EXISTING BUILDING TO REMAIN 2 THREE STORY UNITS WITH FIRST FLOOR GARAGE (1030 SF PER UNIT)	2060 SF	
6 THREE STORY UNITS WITH FIRST FLOOR NON-PROGRAMABLE SPACE FIRST FLOOR 500 SF PER UNIT SECOND FLOOR 450 SF PER UNIT	3000 SF 2700 SF	
	7760 SF	

LEGEND

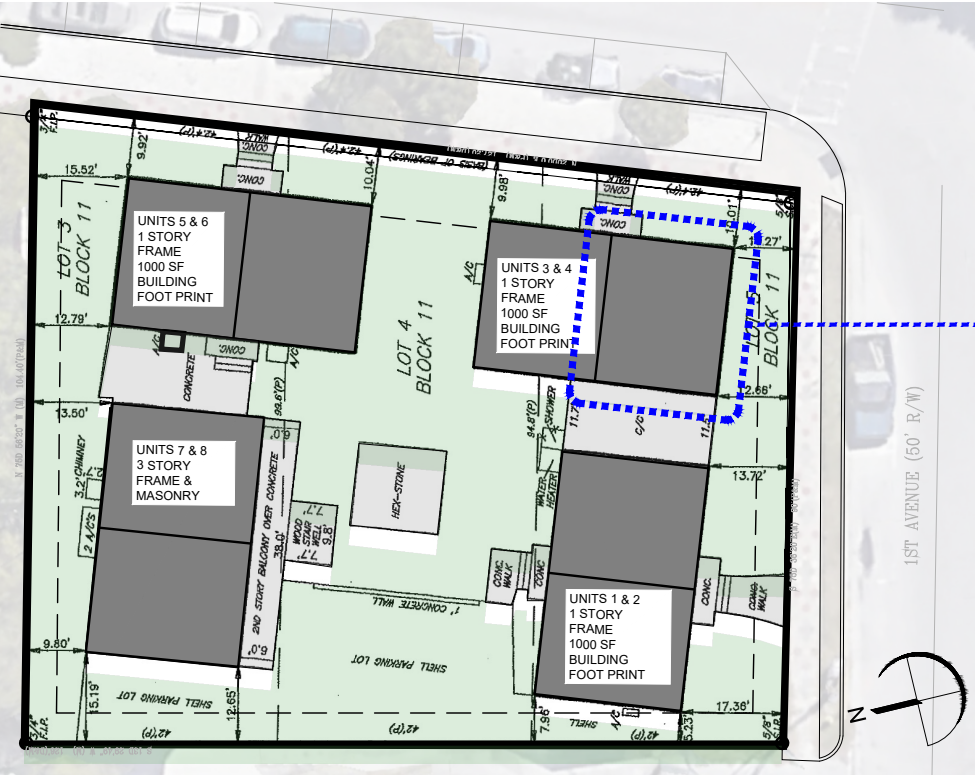
OUTLINE OF EXISTING BUILDING



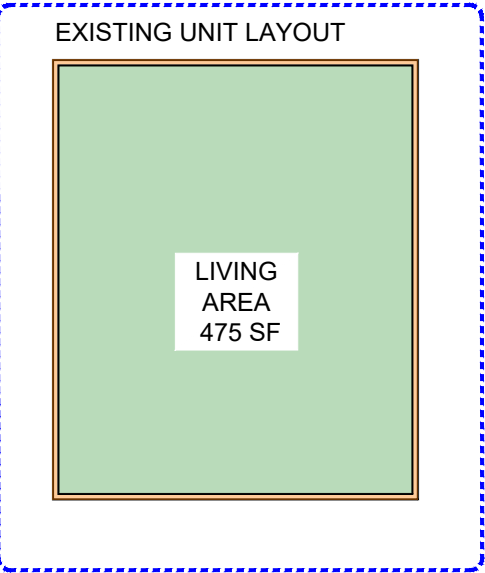
TABULATIONS		
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STREET SETBACK	10'-0"	10'-0"
SECONDARY STREET SETBACK	5'-0"	5'-0"
SIDE SETBACK	5'-0"	5'-0"
BUILDING HEIGHT	32'-0"	32'-0"
LOT COVERAGE	80%	61%
IMPERVIOUS SURFACE RATIO	0.70	.61
DENSITY		
EXISTING CONDITIONS	TOTAL	
2 THREE STORY UNITS WITH FIRST FLOOR GARAGE (1030 SF PER UNIT)	2060 SF	
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	7760 SF	

LEGEND

--- OUTLINE OF EXISTING BUILDING

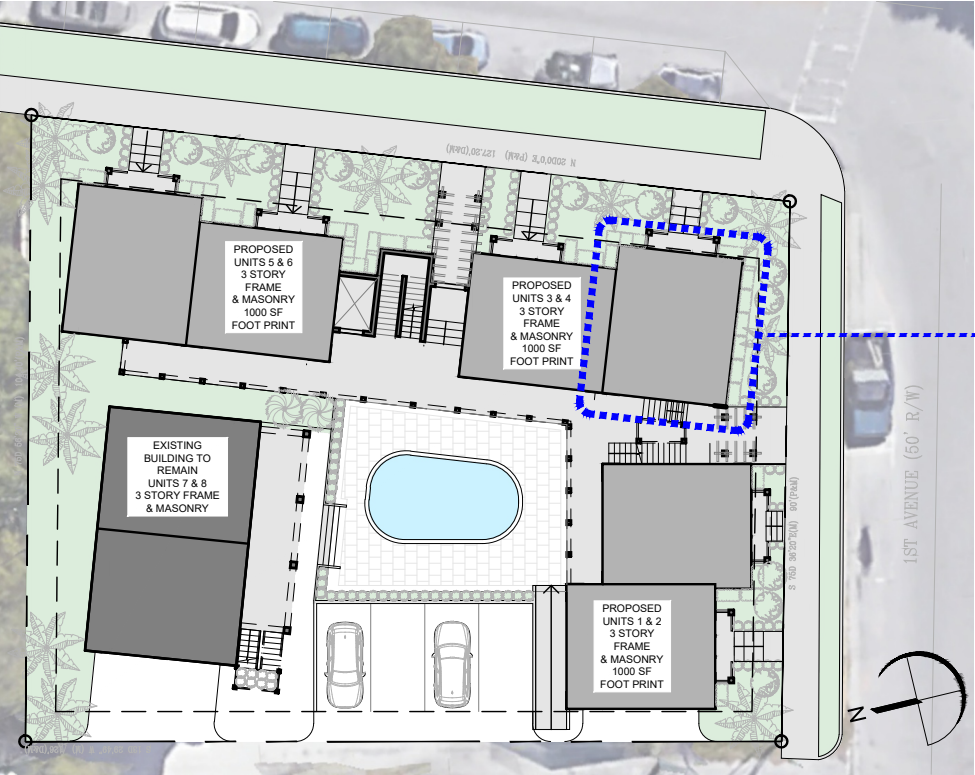


EXISTING SITE PLAN

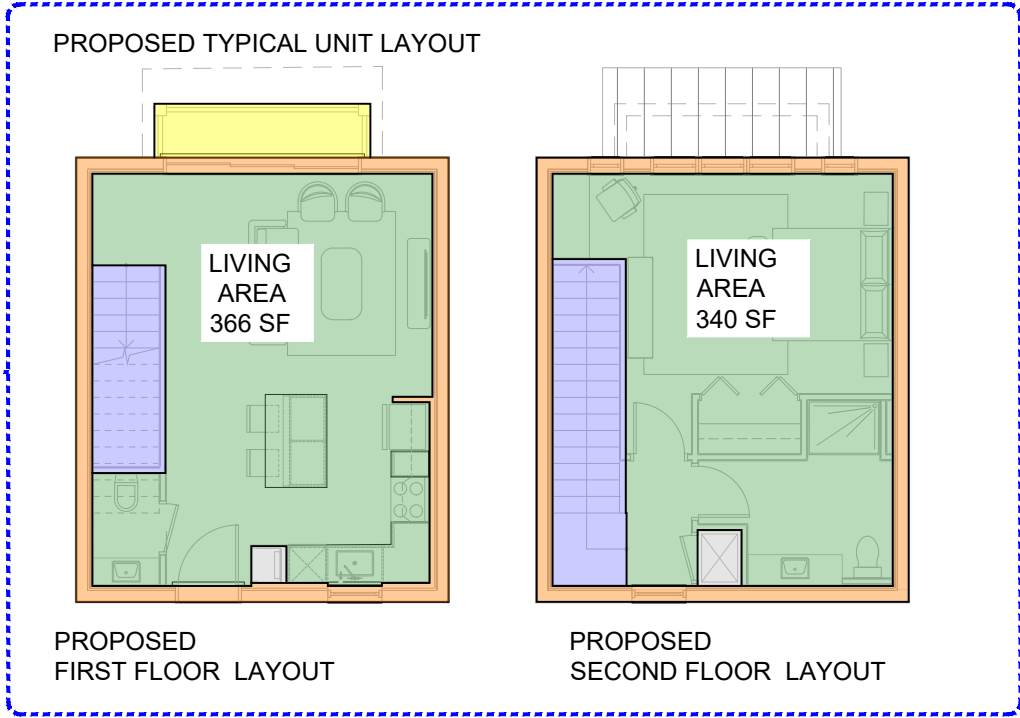


EXISTING UNIT

LIVING AREA	475 SF
STRUCTURE	25 SF
TOTAL GROSS AREA	500 SF

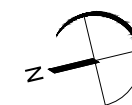
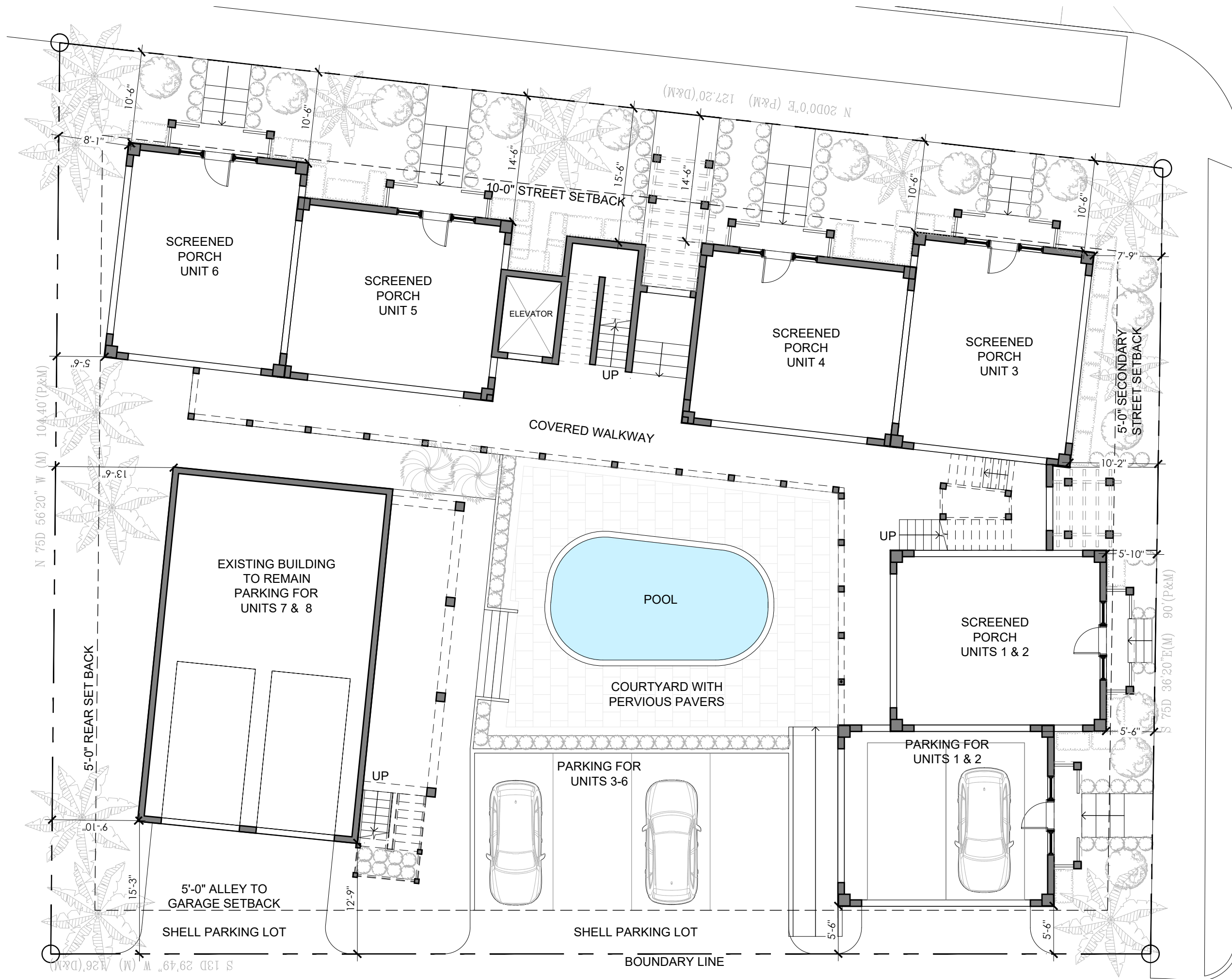


PROPOSED SITE PLAN



PROPOSED TYPICAL UNIT

FIRST FLOOR	
LIVING AREA	366 SF
STRUCTURE	82 SF
VERTICAL CIRCULATION	46 SF
ELECTRICAL	6 SF
TOTAL FLOOR AREA	500 SF
SECOND FLOOR	
LIVING AREA	340 SF
STRUCTURE	78 SF
VERTICAL CIRCULATION	74 SF
MECHANICAL	8 SF
TOTAL FLOOR AREA	500 SF
TOTAL LIVING AREA	706 SF
TOTAL GROSS AREA	1000 SF



BARRACKS BY THE SEA

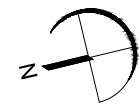
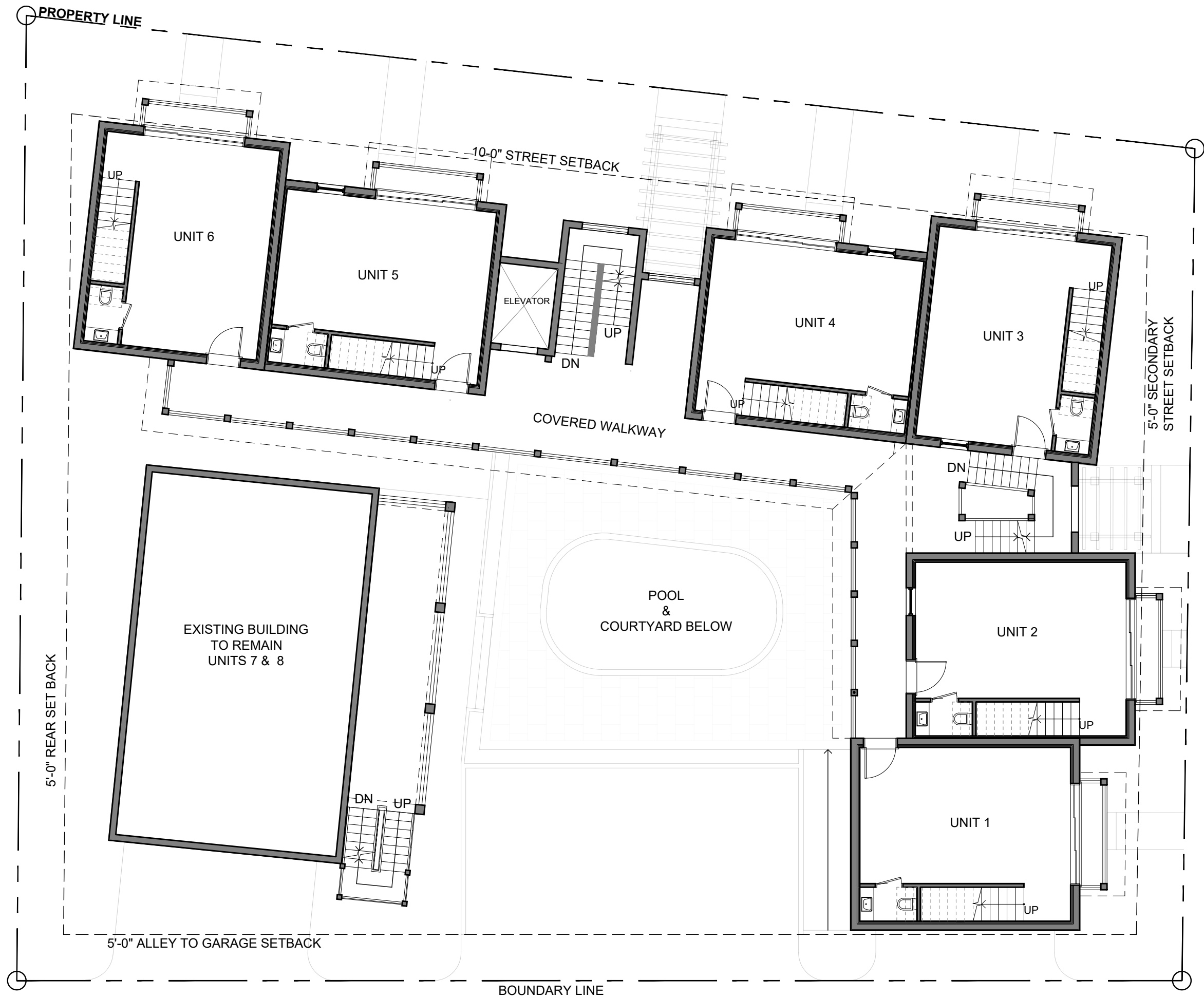
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BARRACKS BY THE SEA

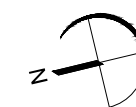
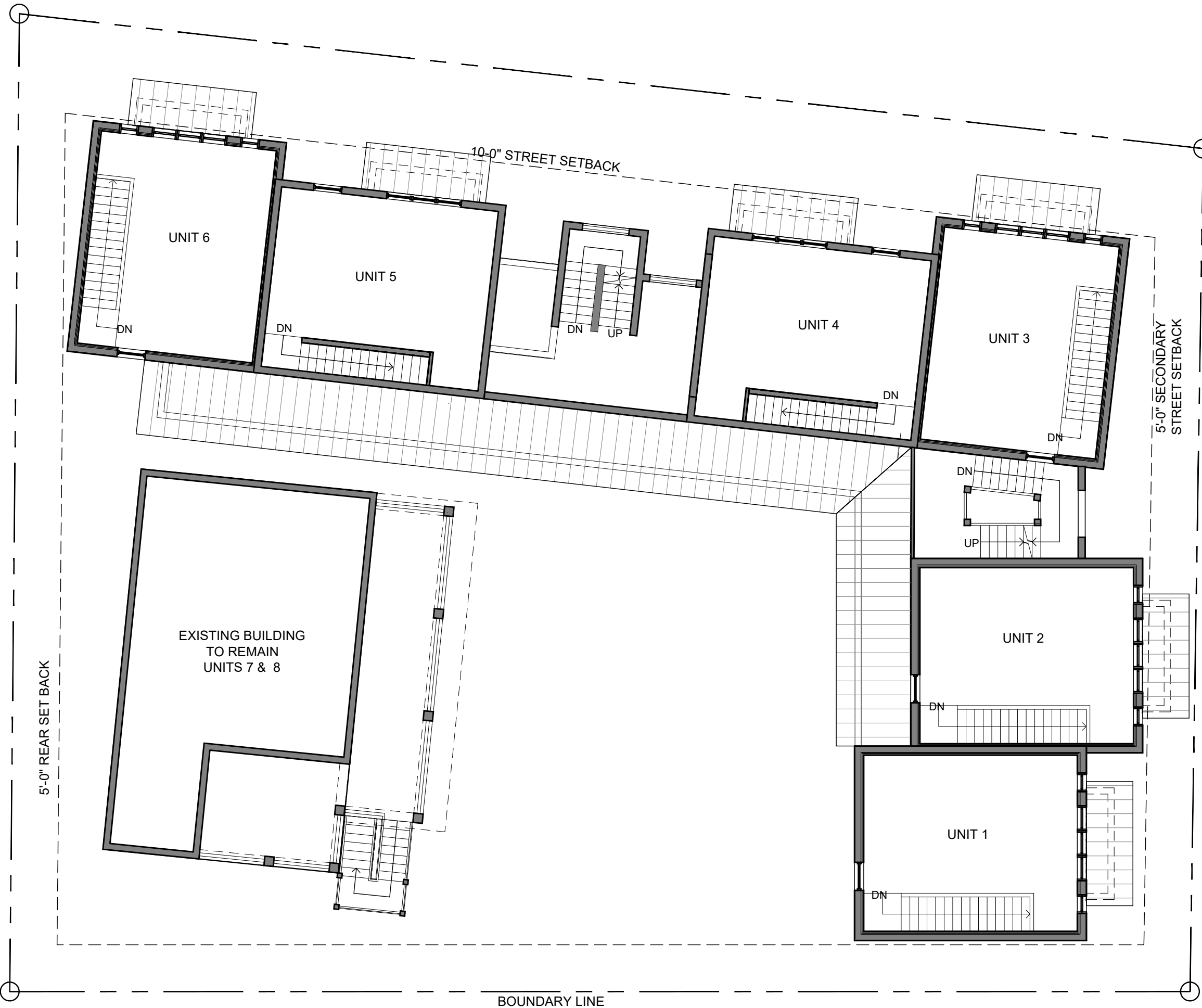
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BARRACKS BY THE SEA

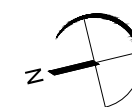
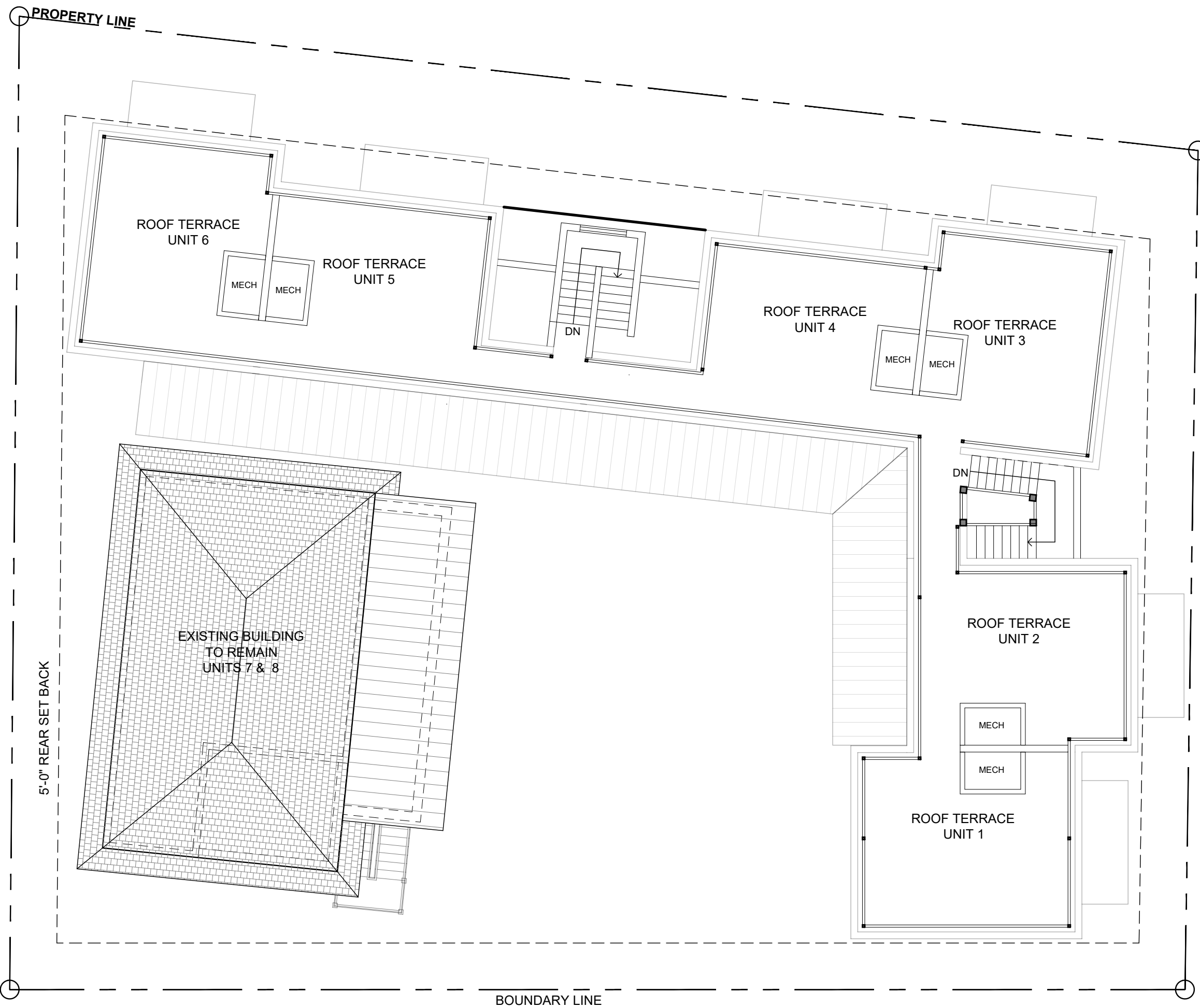
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BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

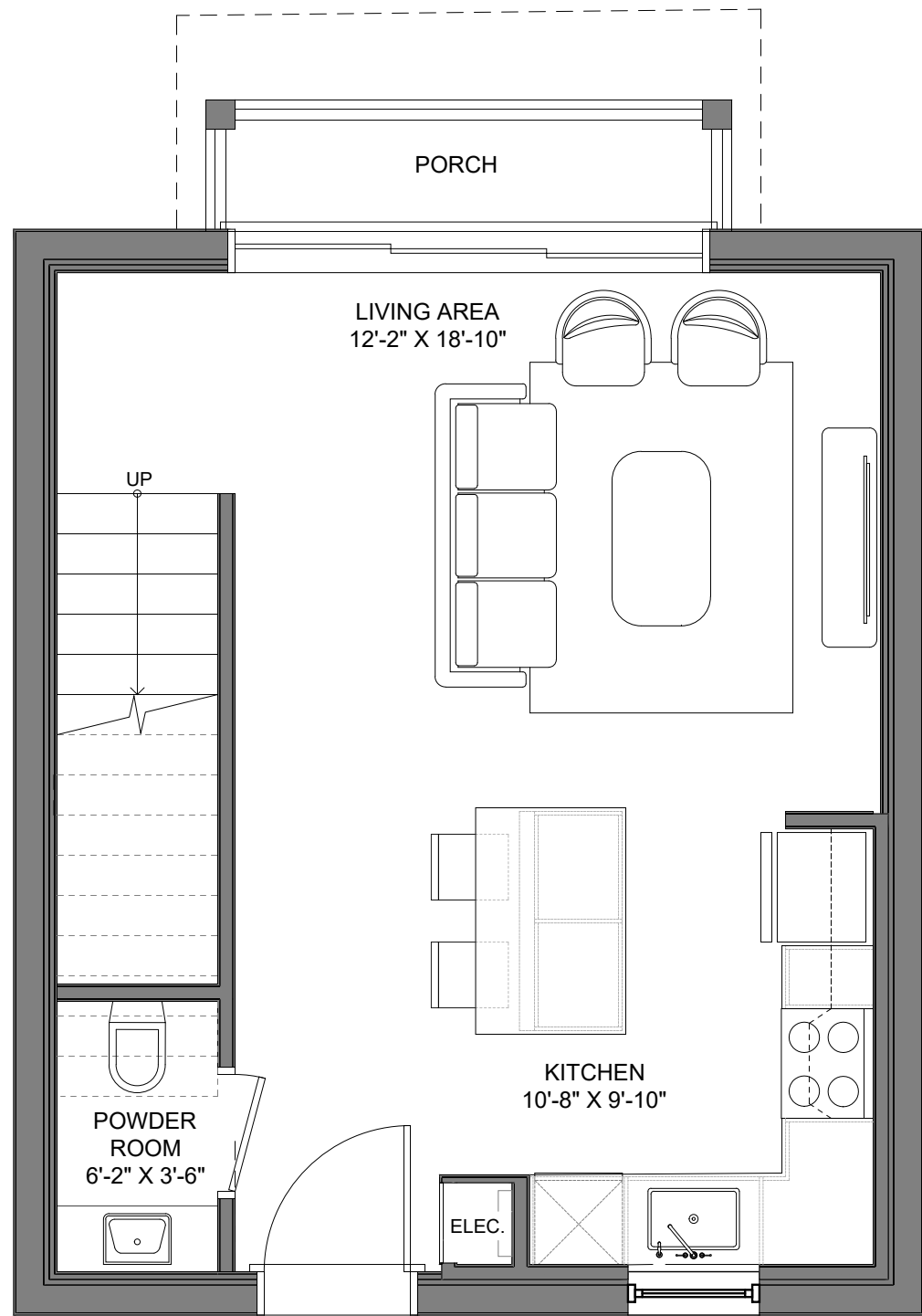
ENTITLEMENTS PACKAGE | **A1.3**

05.06.25

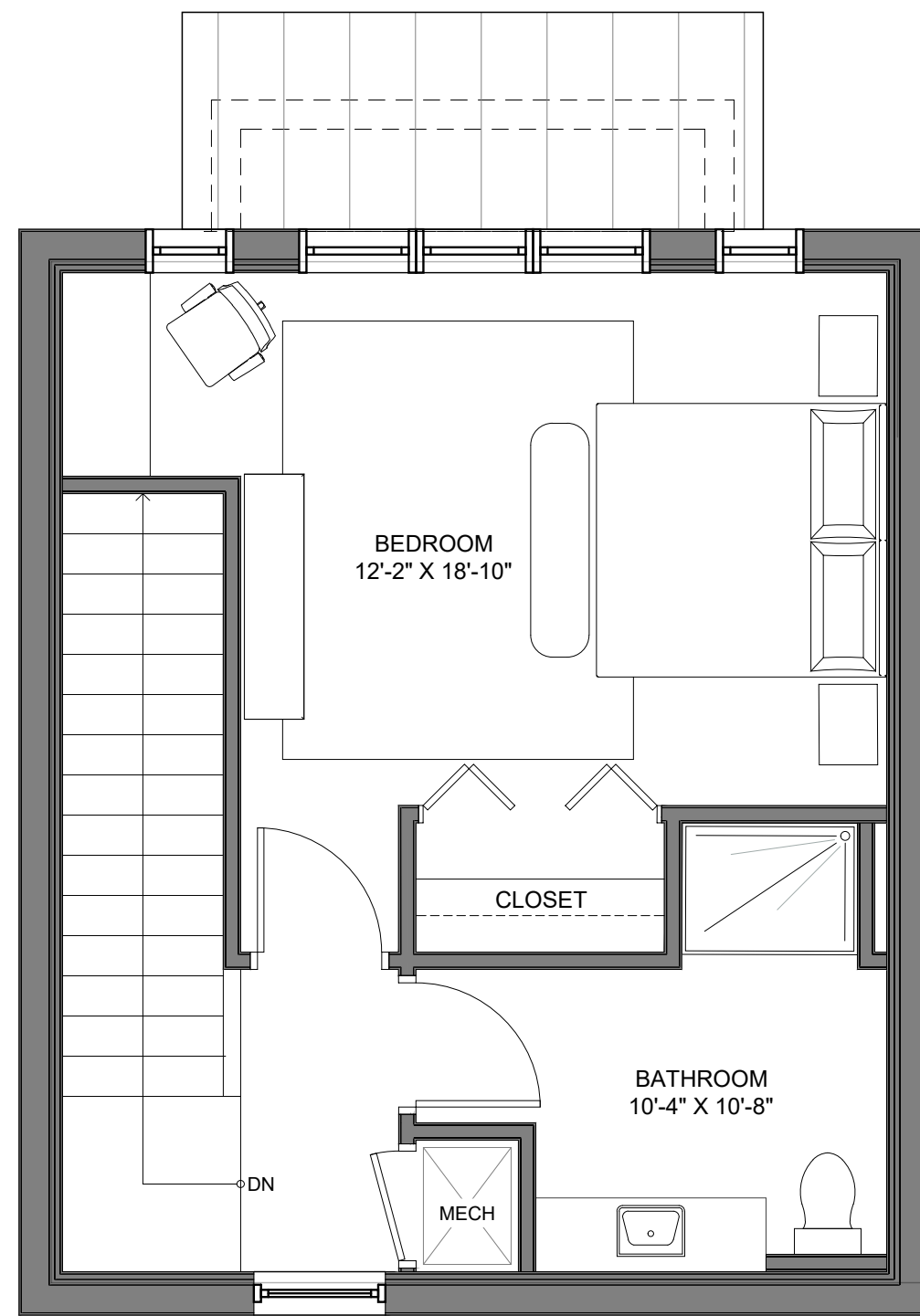
(727) 800-5300 | ARCHITECTUREBP.COM

PROPOSED ROOF TERRACE PLAN

SCALE: 3/32" = 1'-0"



PROPOSED FIRST FLOOR LAYOUT



PROPOSED SECOND FLOOR LAYOUT

PROPOSED TYPICAL UNIT LAYOUT

SCALE: 1/4" = 1'-0"



BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

ENTITLEMENTS PACKAGE | **A9.0**

05.06.25

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BARRACKS BY THE SEA

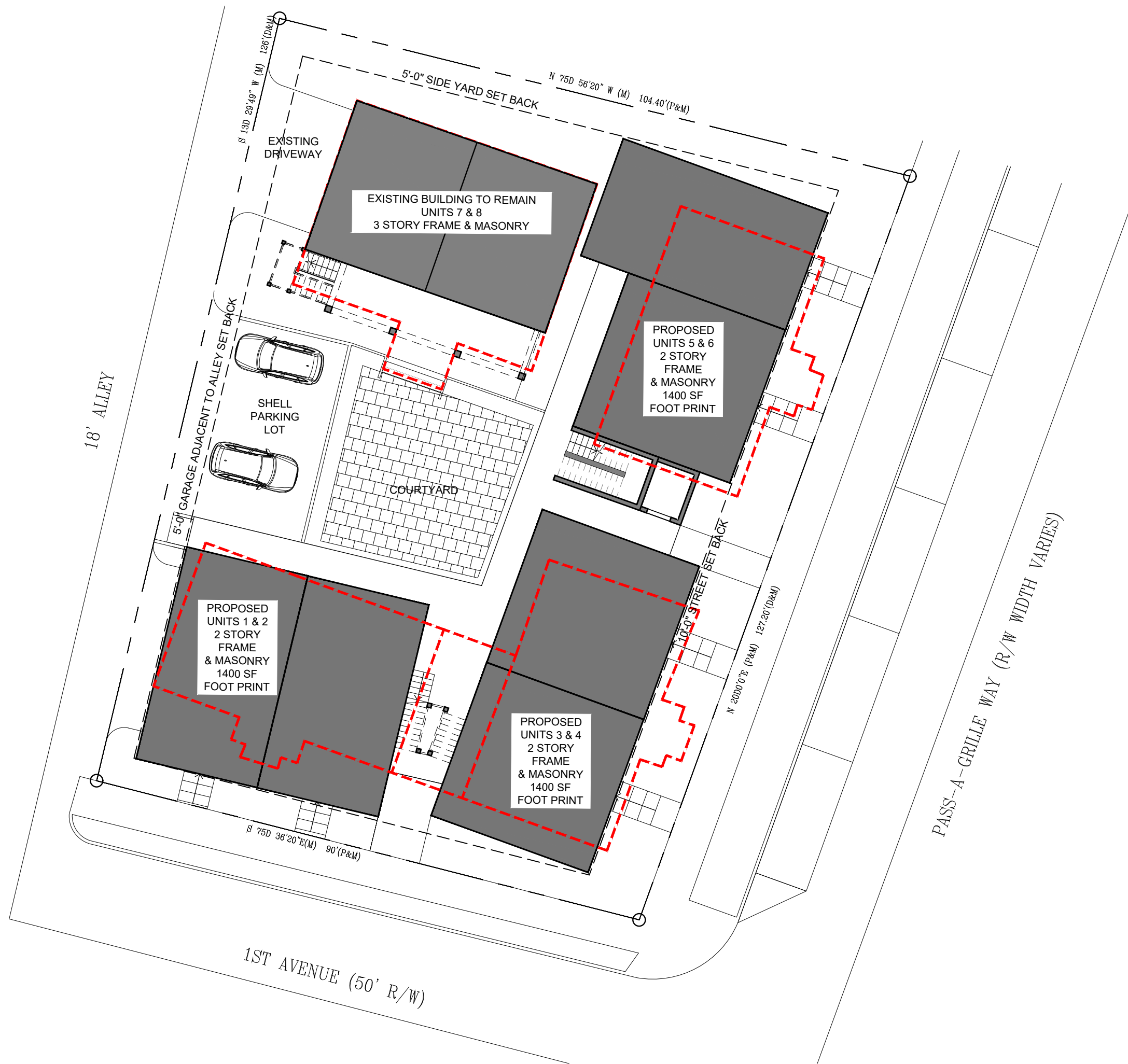
100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

ENTITLEMENTS PACKAGE | **A9.1**

05.06.25

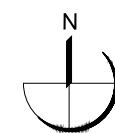
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PROPOSED SITE PLAN OPTION 3 (2 STORY OPTION WITH 1400 SF FOOTPRINT)

SCALE: 1/16" = 1'-0"



LEGEND



OUTLINE OF EXISTING BUILDING

BARRACKS BY THE SEA

100 PASS-A-GRIFFE WAY, ST PETE BEACH, FL

ENTITLEMENTS PACKAGE | **A0.2.1**

05.06.25



105 GULF WAY
3 OR MORE STORY

106 2ND AVENUE
3 OR MORE STORY

203 GULF WAY
3 OR MORE STORY

108 3RD AVENUE
3 OR MORE STORY

103 3RD AVENUE
3 OR MORE STORY

305 GULF WAY
3 OR MORE STORY

102 2ND AVENUE
3 OR MORE STORY

EXISTING SITE
3 STORY TO REMAIN

104 3RD AVENUE
3 OR MORE STORY

202 PASS A GRILLE WAY
3 OR MORE STORY

113 4TH AVENUE
3 OR MORE STORY

106 4TH AVENUE
3 OR MORE STORY

108 5TH AVENUE
3 OR MORE STORY

106 5TH AVENUE
3 OR MORE STORY

600 PASS A GRILLE WAY
3 OR MORE STORY

101 5TH AVENUE
3 OR MORE STORY

608 PASS A GRILLE WAY
3 OR MORE STORY

404 PASS A GRILLE WAY
3 OR MORE STORY



COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION

Memo To: Board of Adjustment
From: Brandon Berry, Senior Planner
Date: 7/25/2025
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment and placed on the agenda for **August 27, 2025**.

Variance Case Number: 25101

Application Type: Unnecessary and Undue Hardship Variance

Applicant/Agent: Liam Turnbull, Director of Engineering-The Don CeSar Hotel

Owner: H H R St Pete Beach, LLC

Parcel Number: 07-32-16-21857-000-0010

Address: 3400 Gulf Blvd., St. Pete Beach, FL 33706

Zone: RFM

Submittal Documents:

1. Completed Unnecessary and Undue Hardship Variance package with application form.
2. ALTA/NSPS Boundary Survey with digital seal, signed by Trevor J. Hatch, PSM, dated 5/1/2025 consisting of 2 sheets.
3. Plan Set prepared by DesignOne Studio, last revised 7/2/2025 consisting of 3 sheets, A100-Site Plan, A101-Enlarged Site Plan and Fence Locations, A102-Proposed Fence and Sections at Property Lines signed by Francisco Trujillo, AIA.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|--|--|
| ☒ Board of Adjustment Attorney <i>via email</i> | ☐ TRC Committee <i>via email</i> |
| ☐ Code Enforcement Manager <i>via email</i> | ☐ City Manager |

Board Members:

- | | |
|---|--|
| ☒ Denise Chase, Chair | ☒ Chris Core |
| ☒ Kathy Garchow, Vice-Chair | ☒ Dan Small |
| ☒ Al Causey | |

Cc: Michael E. Lentz, VP *via email* (Mike.Lentz@hosthotels.com)
Liam Turnbull, Director of Engineering *via email* (lturnbull@doncesar.com)

CASE #: _____

PARCEL #: _____

SUBMITTAL DATE: _____ AMOUNT DUE: _____ PAYMENT DATE: _____

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following items are to be submitted, along with this application, to be reviewed for completeness:

- Two (2) copies of the property survey, to scale, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Two (2) copies of a survey or site plan showing the request with dimensions, setbacks and other pertinent information, drawn to scale, of size a maximum of 36"x48" and minimum of 11"x17";
- Two (2) copies of scaled construction plans;
- Completed Impervious Surface Ratio (ISR) worksheet or equivalent;
- Emailed copy of the survey, plans and supplemental documents to planning @stpetebeach.org.
- The application fee and associated mailing fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	Don CeSar TRS LLC Michael E. Lentz, VP	4747 Bethesda Ave, Suite 1300 Bethesda, MD 20814	240-744-5265
Applicant/ Agent	Liam Turnbull Director of Engineering The Don CeSar Hotel	3400 Gulf Boulevard St. Pete Beach, FL 33706	727-219-8928
Owner Email Address: Mike Lentz@hosthotels.com		Applicant/Agent Email Address: lturnbull@doncesar.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation Resort Facilities Medium (RFM) District	Future Land Use Designation Resort Facilities Medium (RFM) District	Lot Area 275,764 SF 6.31 acres
Legal Description: Lot 1 and Lot 2 of Don CeSar Place Hotel Replat, according to the plat thereof, as recorded in plat book 120 at page 69 of the public records of Pinellas County, FL.		
Address: 3400 Gulf Boulevard, St. Pete Beach, FL 33706		
Explanation of Request: The new ballroom addition at The Don CeSar hotel is adjacent to The Don CeSar Property Owner's Corporation (DCPOC) Neighborhood and they have respectfully requested a variance for the height of fences on the north side of the property to assist with screening and securing of the property boundary between The Don CeSar and the adjacent residential properties. The request asks for an increase in fence height from 4' maximum to 7' maximum on the north boundary by the east service lot and to 8' maximum on the north boundary line by the west beach access sidewalk		

Fence heights are as noted in the LDC Section 6 15 and the original variance case number for the site is 21073

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

The property in question directly abuts the DCPOC and also has an easement for use by the DCPOC members and guests that allows access to the beach from Gulf Boulevard. Additionally, the hotel is zoned for Resort Facilities Medium, which is not typically directly adjacent to single family residential zoning areas. This walkway easement is a unique circumstance to this specific parcel and is the area that the neighborhood is requesting to have additional screening by the white vinyl fences.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The request for adding height to the fences results from the adjacent DCPOC neighborhood in order to provide additional screening and security between the Don CeSar Hotel property, the walkway easement, and the residential lots.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

Adjacencies to the DCPOC and the requirements to maintain the pedestrian easement for the DCPOC and an additional burden on this parcel in order to maintain the privacy requested by the neighboring property owners and DCPOC. Additionally, as mentioned in item 1 above, the RFM zoning designation for The Don CeSar is unique from many other resort properties due to the direct adjacency to the single family residential lots.

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

The request to increase fence height will not allow for an increase in density and the Owner is not requesting any additional structures for The Don CeSar property. The ballroom addition under construction was previously approved by the City of St. Pete Beach. This request is only for the height increase of privacy fences.

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

The Owner acknowledges this statement The increase in fence height does not enable the hotel to increase financial return on the parcel or property

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

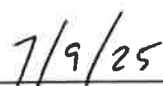
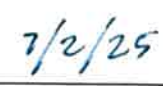
Granting this variance will satisfy the adjacent property owners request to achieve additional screening and security from the hotel property to the easement walkway and the easement walkway to the residential lots

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

This request is to satisfy the concern of the adjacent DCPOC neighborhood and neighboring residential lots to the north of the hotel to add additional screening and security between the parcels and the walkway easement.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

We feel this request for additional height is not injurious to the adjacent DCPOC neighborhood and directly adjacent parcels. This request for additional height for the fences is a result of negotiations with the adjacent property owners in the DCPOC to better screen and secure their properties from The Don Cesar Hotel property

			
Signature of Applicant	Date	Signature of Authorized Agent	Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Liam Turnbull, agrees to maintain the posted the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

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

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

Name(print): Liam Turnbull

Address: 3400 Gulf Boulevard St. Pete Beach, FL 33706

[Signature] 6/27/25
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 27th day of June, 2025 by:
Liam Turnbull who appeared before me, and is personally known to me, or has produced
Driver's license as identification, and did take an oath.

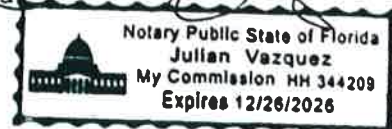
My commission Expires:

NOTARY:

Print Name: Julian Vazquez Notary

Public, State of Florida [Signature]

(Notarial Seal)





Owner's Authorization For Agent Form
Community Development Department
City of St. Pete Beach, Florida 727-363-9241

I/We Michael E. Lentz, Vice President of Don CeSar TRS LLC

(Property Owner(s) printed name)

hereby authorize Liam Turnbull

(Agent's printed name)

to represent me in an application for Variance

(Type of application Variance, Conditional Use, Zoning, etc)



Signature of Owner

Michael E. Lentz

Owner's Printed Name

Signature of Owner

Owner's Printed Name

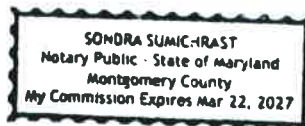
The foregoing instrument was acknowledged before me this 26th day
of June 2025, by Michael E. Lentz Vice President who
is personally known ✓ or produced _____ as
identification.

Londra Sumichrast

(Notary Signature)

(Notary Signature)

My commission expires 3/22/2027



6/26/2025

(Date)

(Date)



VARIANCE APPLICATION

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

- LT I understand that the City will not accept or process an incomplete application.
- LT I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.
- LT On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.
- LT I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.
- LT I understand that 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.
- LT I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- LT I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

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

[Signature]
Signature of Applicant

6/27/25
Date

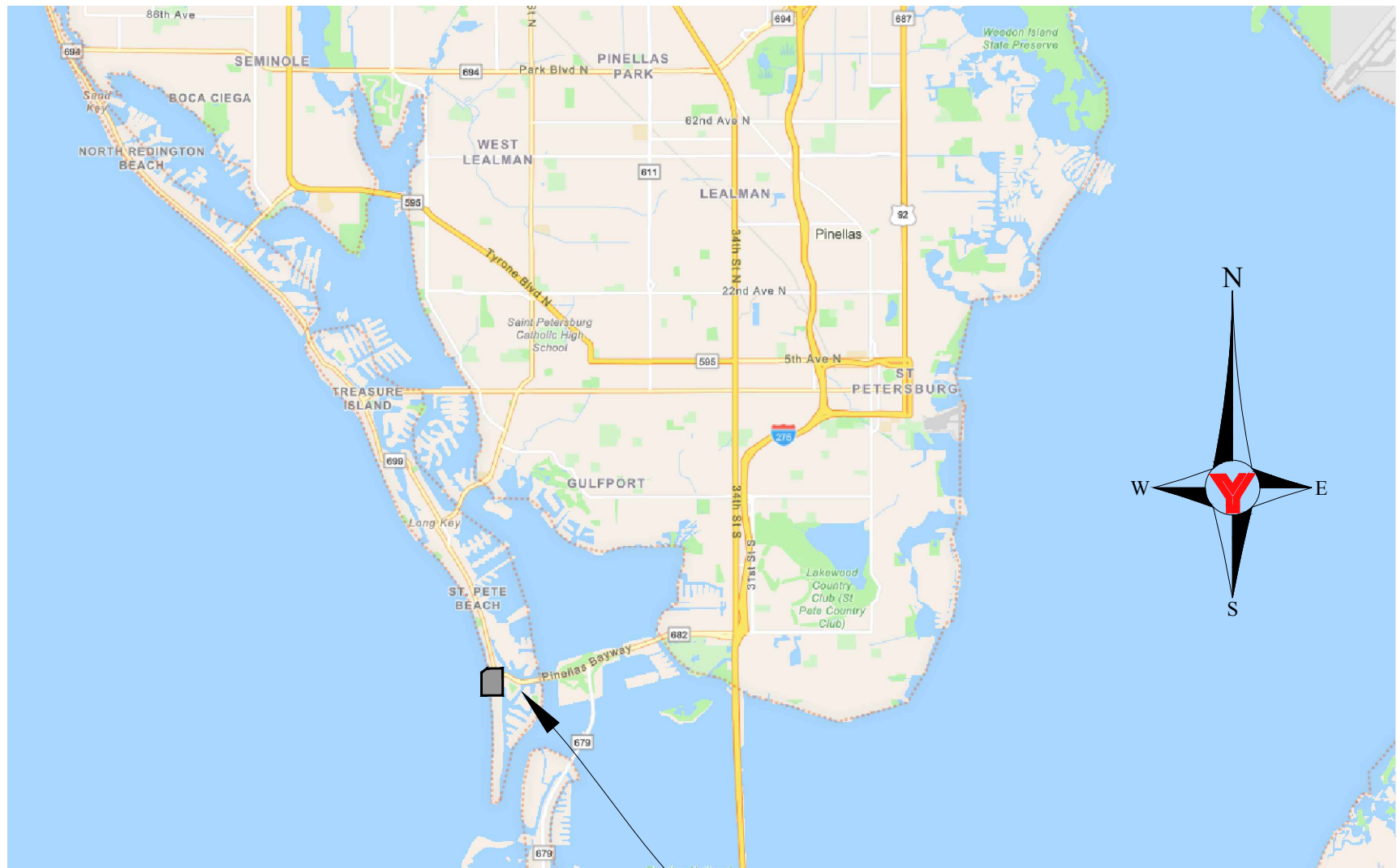
ALTA/NSPS BOUNDARY SURVEY

DON CESAR HOTEL

SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST

PINELLAS COUNTY FLORIDA

JUNE 2025



SITE LOCATION

AN ALTA/NSPS BOUNDARY SURVEY OF:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1 AND LOT 2 OF DON CESAR PLACE HOTEL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120 AT PAGE 69 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPLACE A VEHICULAR-PEDESTRIAN OVERPASS FACILITY ON THAT PORTION OF STATE ROAD 600 AT THE FOLLOWING LOCATION: BETWEEN MARITANA DRIVE AND 35TH AVENUE, MILE POSTS 1.740 & 1.877 AS SET FORTH IN MEMORANDUM OF AGREEMENT BY AND BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, A COMPONENT AGENCY OF THE STATE OF FLORIDA, AND BEACH RESORTS INTERNATIONAL, INC. DATED JUNE 28, 1973 AND RECORDED IN O.R. BOOK 4109, PAGE 21, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

ALTA/NSPS TABLE A ITEM NOTES

- Monuments were found or set at all major corners of the boundary of the surveyed property.
- Address of the surveyed property: 3400 & 3860 GULF BOULEVARD, ST. PETE BEACH, FL 33706
- The flood zone classification of the subject property is Zone AE (EL 9&10&11) and Zone VE (12&13), as per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12103C0278H, Community Number 125149, Panel 0278, Suffix H, Map revised AUGUST 24, 2021. (SHOWN HEREON)
- Subject property contains 165,151 square feet or 3.79 acres, more or less.
- Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate. SPOT ELEVATIONS SHOWN ON SURVEY, BENCHMARK PROVIDED IN SURVEYORS NOTES.
- (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report of letter. (NO LETTER WAS PROVIDED)
- (a) Exterior dimensions of all buildings at ground level (SHOWN HEREON).
(b) (1) exterior footprint of all buildings at ground level. (SHOWN HEREON)
(c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. (SHOWN HEREON)
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). (SHOWN HEREON)
- Number of parking spaces: MOST PARKING AREAS WITHIN SURVEY AREA ARE UNDER CONSTRUCTION
9 total parking spaces:
0 regular parking spaces
9 space marked disabled parking (SHOWN HEREON).
- As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties. (NO PARTY WALLS ON SUBJECT PROPERTY)
- (a) plans and/or reports provided by client (with reference as to the sources of information) (NO PLANS WERE PROVIDED)
- Names of adjoining landowners according to current tax records. (SHOWN HEREON)
- As specified by the client, distance to the nearest intersecting street:
Approximately 80' south of most northeast corner of Pinellas Byway.
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. (SITE UNDER CONSTRUCTION AS SHOWN HEREON)
- Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. (SHOWN HEREON)

TITLE COMMITMENT NOTES:

SCHEDULE B EXCEPTIONS:

Commitment No.: 3020-806071

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Policy. NOT A SURVEY MATTER
- Any rights, interests, or claims of parties in possession of the land not shown by the public records. NOT A SURVEY MATTER
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. SHOWN ON SURVEY
- Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. NOT A SURVEY MATTER
- Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. NOT A SURVEY MATTER
- Taxes or special assessments no shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. NOT A SURVEY MATTER
- Any minerals or mineral rights leased, granted or retained by current or prior owners. NOT A SURVEY MATTER
- Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable. NOT A SURVEY MATTER
- Dedications, easements, streets, parks, public places and right-of-way vacations as shown on the Plat of Don Ce-Sar Place Hotel Replat, recorded in Plat Book 120, Page 69 of the Public Records of Pinellas County, Florida. (As to Parcel 1) AS SHOWN ON SURVEY
- Easement granted to Florida Power & Light Company recorded in Book 86, Page 581. (as to Parcel 1) MAY AFFECT EASTERLY PORTION OF SURVEY. ABOVE GROUND UTILITIES SHOWN ON SURVEY.
- Easement granted to City of St. Petersburg Beach, Florida, recorded in Book 3748, Page 117. (As to Parcel 1) AS SHOWN ON SURVEY
- Easement granted to Beach Resorts international, Inc., a Florida corporation, according to Pedestrian Easement, recorded in Book 3748, Page 119. (As to Parcel 1) AS SHOWN ON SURVEY
- Terms and conditions of the Memorandum of Agreement between State of Florida Department of Transportation, a component agency of the State of Florida and Beach Resorts International, Inc. recorded in Book 4109, Page 21. (As to Parcel 2) APPROXIMATE BOUNDARY OF AGREEMENT VEHICULAR-PEDESTRIAN OVERPASS SHOWN ON SURVEY
- Terms and conditions of the Cable Television Service Agreement, between Teleprompter Southeast, Inc. and Don Cesar Resort Hotel, Ltd., a Florida limited partnership, doing business as Don Cesar Beach Resort Hotel recorded in Book 5082, Page 1647. As to All Parcels (To be deleted upon receipt and review of proof of termination.) NOT A SURVEY MATTER
- Easement granted to The City of St. Petersburg Beach, a Florida municipal corporation, recorded in Book 6971, Page 1466. (as to Parcel 1) AS SHOWN ON SURVEY
- Deed of conveyance of Pipelines, Appurtenances to Pinellas County, recorded in Book 16387, Page 2467. NOT A SURVEY MATTER
- Riparian rights are not guaranteed or insured. Title to no portion of the herein described land lying below ordinary high water mark is hereby insured. (As to All Parcels) NOT A SURVEY MATTER
- The Company does not insure title to any land lying between the mean high water line on the date of recordation of the Erosion Control Line Plat and the Erosion Control Line as shown therein, which may have vested in the insured or its predecessors in title pursuant to Chapter 161, Florida Statutes. (As to All Parcels) NOT A SURVEY MATTER
- The right, title or interest, if any, of the public to use a public beach or recreation area or any part of the land described in Schedule A hereof, lying between the water abutting said land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line; or (d) any other line which has been or which hereafter may be legally established as relating to such public use. (As to All Parcels) NOT A SURVEY MATTER
- Due to all or part of the land described herein being artificially filled in land in what was formerly navigable waters, this policy is subject to the right of the United States Government, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce. (As to All Parcels) NOT A SURVEY MATTER
- Rights of transient hotel guest, as transient hotel guests only. NOT A SURVEY MATTER
- Rights of tenants in possession, as tenants only, under unrecorded leases, with no rights of first refusal, options, or other rights to purchase. NOT A SURVEY MATTER
- Any facts, rights, interests or claims that may exist by reason of the following matters disclosed by an ALTA/NSPS Land Title Survey prepared by Deuel & Associates, dated November 22, 2016, last revised January 27, 2017, Job No. 2006-199-5 (the "Survey"):
a) Variations between the locations of fences and record lines of title (all Parcels).
b) Overhead utility lines, storm sewer manholes, sanitary manholes, sanitary sewer cleanouts, gas meters, water meters located on the Land (all Parcels). SHOWN ON SURVEY

SURVEYOR'S NOTES

- THIS IS AN ALTA/NSPS LAND TITLE SURVEY. THE SURVEY DATE IS MAY 16, 2025 (LAST DATE OF FIELDWORK). THE SUBJECT PROPERTY FOR THIS SURVEY IS PARCEL 1 OF THE LEGAL DESCRIPTION.
- THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' OR SMALLER.
- THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
- THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
- UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS VALID AS TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- THE COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NA083/2011), AS ESTABLISHED USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN) OF FIXED BASE STATIONS. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET, GROUND DISTANCES.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE, NATIONAL GEODETIC SURVEY (NGS) AND THE EAST RIGHT OF WAY LINE OF MISSOURI AVENUE.
- ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: PINELLAS COUNTY BENCHMARK NOAA, HAVING A PUBLISHED, ADJUSTED ELEVATION OF 6.82 FEET (NAVD 88). INFORMATION OBTAINED FROM THE NGS DATA SHEET, PID AG0740.
- THIS SURVEY PREPARED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 3020-806071, COMMITMENT EFFECTIVE DATE OF FEBRUARY 20, 2017 AT 9:12AM.
- AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12103C0278H, COMMUNITY NUMBER 125149, PANEL 0278, SUFFIX H, EFFECTIVE DATE OF AUGUST 24, 2021, THE ABOVE-DESCRIBED PROPERTY APPEARS TO BE IN MULTIPLE ZONES AS NOTED ON DRAWING.
- NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR. INFORMATION SHOWN HEREON WAS ACQUIRED FROM THE PINELLAS COUNTY'S PROPERTY APPRAISERS WEBSITE.
- THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE-GROUND EVIDENCE AND SURFACE MARKING FOUND DURING THIS SURVEY. THERE MAY BE OTHER UNDERGROUND INSTALLATIONS WITHIN OR NEAR THE SUBJECT PROPERTY WHICH WERE NOT LOCATED AND ARE NOT SHOWN. UTILITIES SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION AND DO NOT NECESSARILY INDICATE AVAILABILITY.
- FORTY-EIGHT (48) HOURS BEFORE DIGGING, BORING, PILE-DRIVING, PLANTING, ETC. NOTIFY SUNSHINE 811 BY CALLING 811 SO THAT UNDERGROUND UTILITIES MAY BE FIELD SPOTTED.
- GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS AND/OR AGREEMENTS.
- MANY AREAS OF THIS SITE WERE UNDER CONSTRUCTION DURING THE FIELD WORK AND THIS SURVEY MAY NOT REFLECT CURRENT CONDITIONS.

LEGEND

- CLEANOUT
- SPEAKER ENCLOSURE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- METER, WATER
- BACKFLOW PREVENTER
- STAND PIPE
- VALVE BOX RECLAIMED WATER
- HANDICAP MARKING
- OAK TREE
- PALM TREE
- LIGHT POLE
- GUYS ANCHOR
- SIGNAL CONTROL BOX
- SERVICE BOX FIBER OPTIC
- WITNESS - FIBER OPTIC
- SIGN SINGLE SUPPORT
- WIRE PULLBOX
- MISCELLANEOUS POST
- CURB INLET
- ELECTRICAL SERVICE BOX
- ELECTRICAL OUTLET
- FLOOD LIGHT
- GRATE INLET
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- MANHOLE, UNKNOWN
- LIGHT POLE, CONCRETE
- BOLLARD
- SIGNAL MAST ARM
- PEDESTRIAN SINGLE UNIT
- SHOWER AND FOOT WASH
- TRANSFORMER
- VALVE COVER WATER
- VALVE RECLAIMED WATER
- BENCH

- FENCE
- LIMITS OF EASEMENT

- ASPHALT
- CONCRETE
- BUILDING
- MONUMENT - CONCRETE
- IRON ROD AND CAP FOUND
- IRON ROD AND CAP SET
- RIVET AND DISC SET
- NAIL AND DISC SET
- IRON PIPE FOUND

ABBREVIATIONS

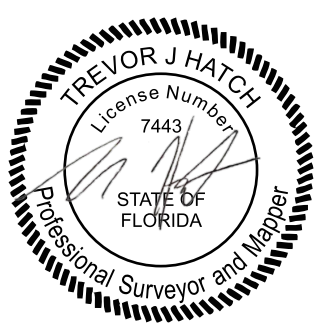
- B/C BACK OF CURB
- E/P EDGE OF ASPHALT PAVEMENT
- MHW MEAN HIGH WATER LINE
- A/C AIR CONDITIONER
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- (M) MEASURED
- N/F NOW OR FORMERLY
- OHL OVERHEAD UTILITY LINE(S)
- ORB OFFICIAL RECORDS BOOK
- OR PLAT BOOK
- PG PAGE
- PIN PROPERTY IDENTIFICATION NUMBER
- (P) PLAT
- PLS PROFESSIONAL LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER

CERTIFIED TO:

First American Title Insurance Company
and
designONE studio

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 18, and 19 of Table A thereof. The fieldwork was completed on 4/29/2025.

Date of plat or map: MAY 22, 2025.



TREVOR HATCH
PSM LS 7443
DATE

NO.	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			

NO.	BY	DATE	DESCRIPTION
6			
7			
8			
9			
10			

INITIALS	DATE
CREW CHIEF	LP 4/29/25
DRAWN	CM 5/1/25
CHECKED	TH 5/1/25
FIELD BOOK	
FIELD DATE	

PREPARED FOR:
designONE studio
358 ROSWELL ST., SUITE 1250
MARIETTA, GA 30060
404 277 0228

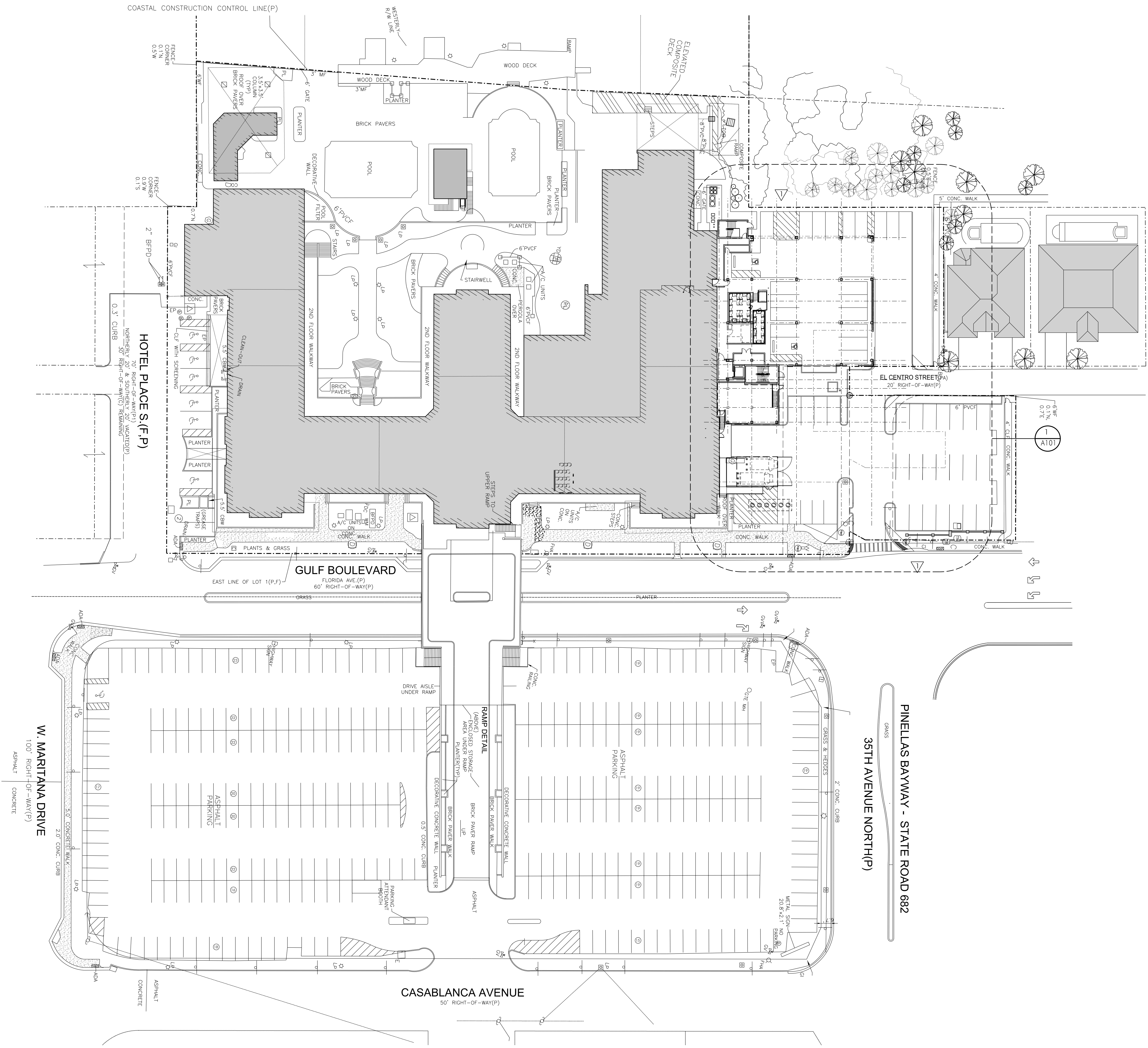


George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGICAL & PLANNING & SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA

DON CESAR HOTEL
ALTA/NSPS BOUNDARY SURVEY

SECTION 7, TOWNSHIP 32S., RANGE 16E.

JOB NO.
25000800SS
SHEET NO.
1 OF 2



DON CESAR HOTEL SITE PLAN
1" = 30'-0"
NORTH

SITE PLAN SHOWN FOR INFORMATION ONLY. REFER TO ALTA SURVEY DRAWINGS FOR BOUNDARY SURVEY FOR SPECIFIC LOT DETAILS.

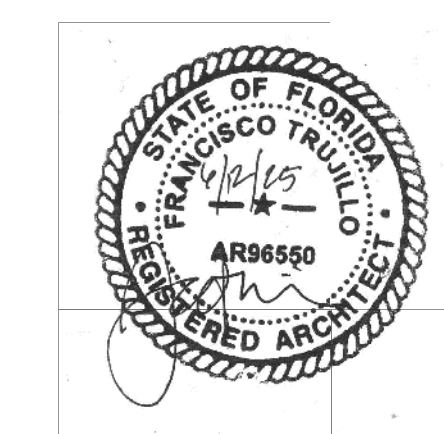


BALLROOM ADDITION NORTH LOT

3400 GULF BLVD, ST. PETE BEACH, FL 33706



358 ROSWELL STREET · SUITE 1250
MARIETTA, GEORGIA 30060
p: 404-266-9604
www.designone-studio.com

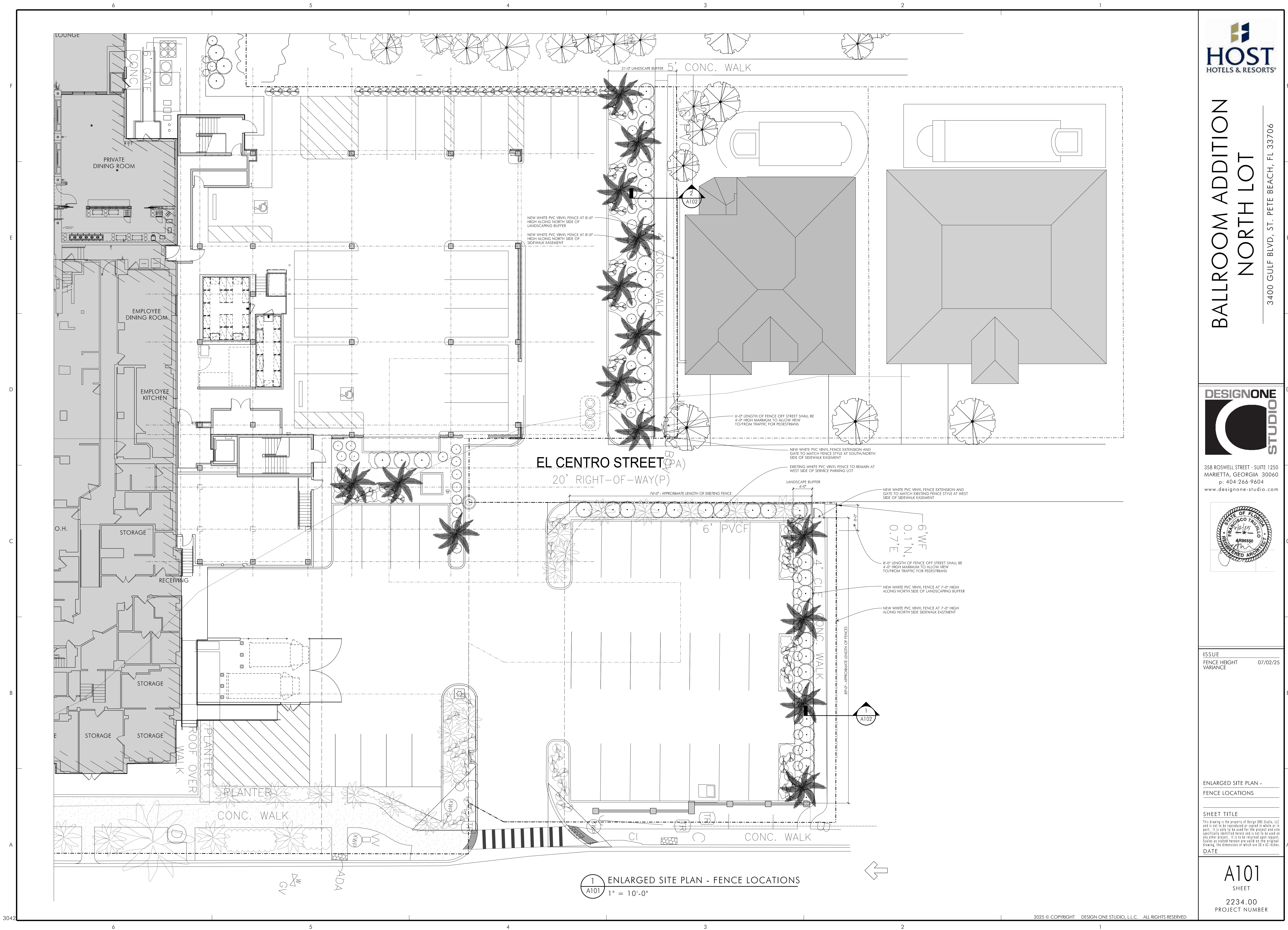


ISSUE
FENCE HEIGHT
VARIANCE
07/02/25

DON CESAR HOTEL SITE PLAN

SHEET TITLE
This drawing is the property of Design One Studio, LLC and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Scales as stated herein are valid on the original drawing, the dimensions of which are 30 x 42 inches.
DATE

A100
SHEET
2234.00
PROJECT NUMBER

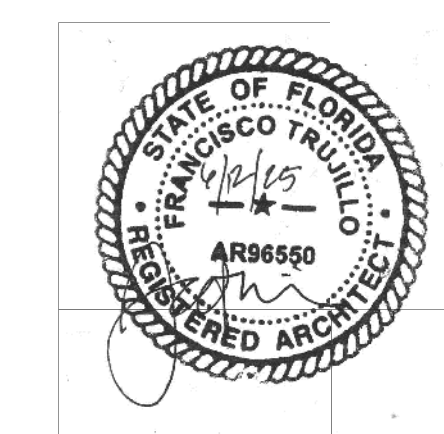


**BALLROOM ADDITION
NORTH LOT**

3400 GULF BLVD, ST. PETE BEACH, FL 33706



358 ROSWELL STREET · SUITE 1250
MARIETTA, GEORGIA 30060
p: 404-266-9604
www.designone-studio.com



ISSUE
FENCE HEIGHT
VARIANCE 07/02/25

ENLARGED SITE PLAN -
FENCE LOCATIONS

SHEET TITLE
This drawing is the property of Design One Studio, LLC and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Scales as stated herein are valid on the original drawing, the dimensions of which are 30" x 42 inches.
DATE

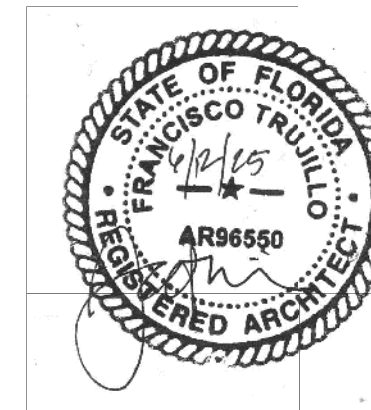
A101
SHEET
2234.00
PROJECT NUMBER

BALLROOM ADDITION
NORTH LOT

3400 GULF BLVD, ST. PETE BEACH, FL 33706



358 ROSWELL STREET · SUITE 1250
MARIETTA, GEORGIA 30060
p: 404-266-9604
www.designone-studio.com



ISSUE
FENCE HEIGHT
VARIANCE 07/02/25

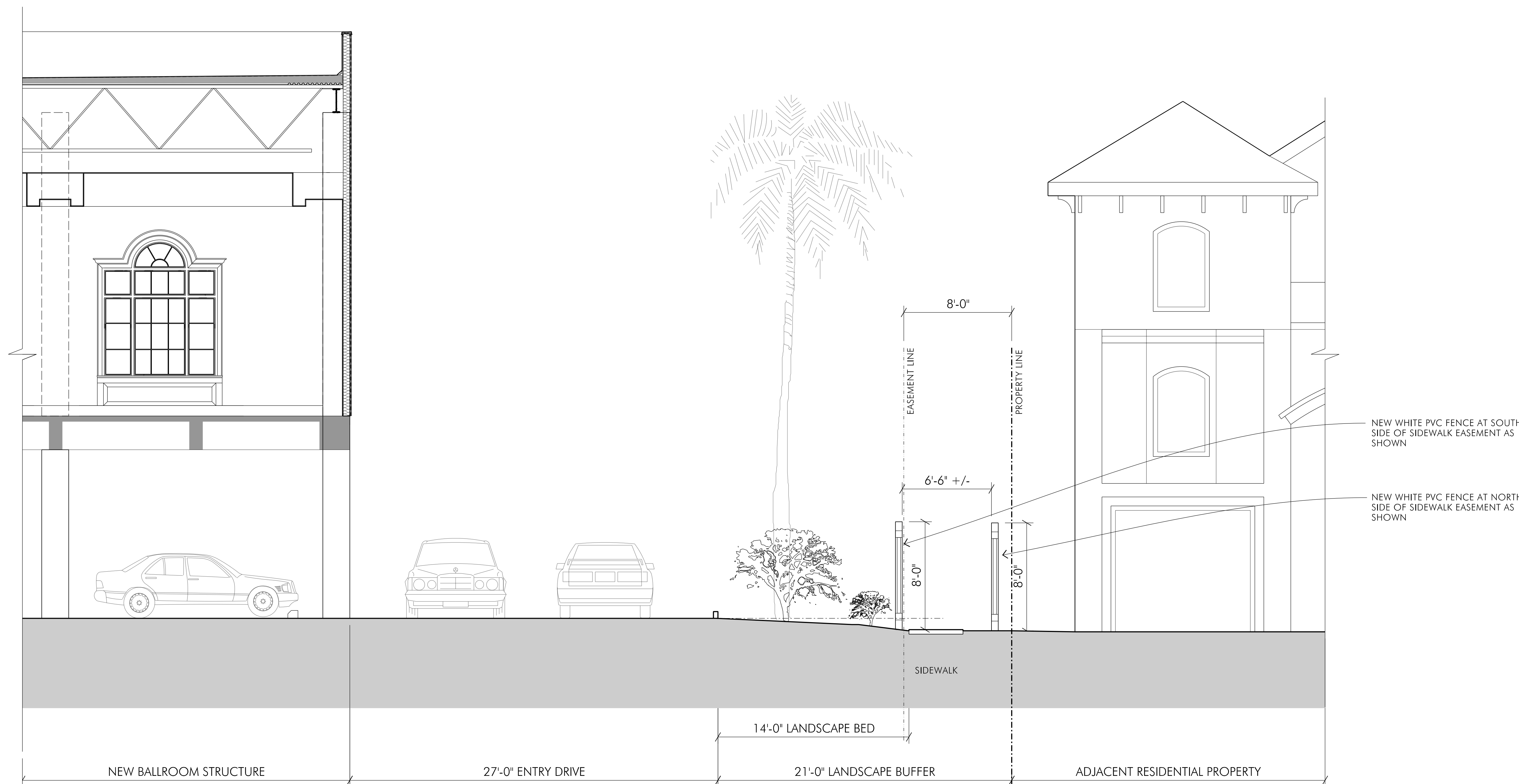
SITE SECTIONS AT
NORTH PROPERTY LINE

SHEET TITLE
This drawing is the property of Design One Studio, LLC and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Scales as stated herein are valid on the original drawing, the dimensions of which are 30 x 42 inches.
DATE

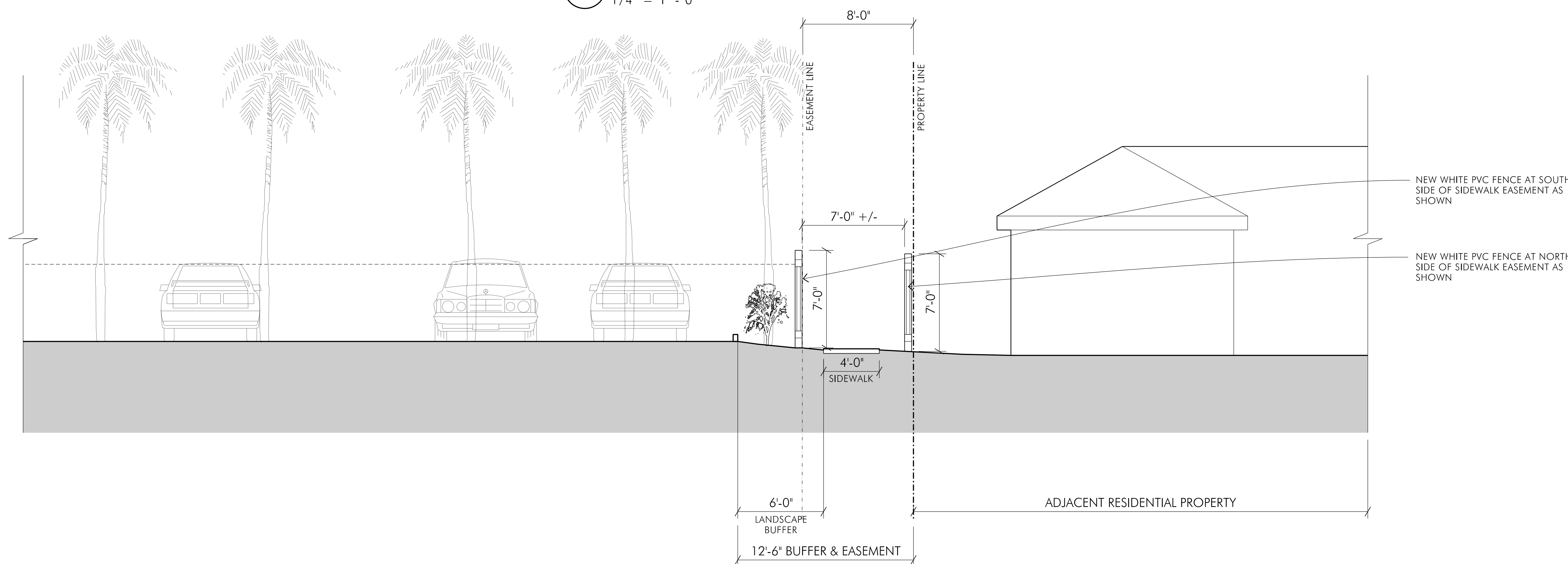
A102
SHEET

2234.00
PROJECT NUMBER

RELEASED FOR CONSTRUCTION 07/02/25 DATE



2 SECTION AT NORTH PROPERTY LINE (WEST OF EL CENTRO)
A102 1/4" = 1' - 0"



1 SECTION AT NORTH PROPERTY LINE (BETWEEN EL CENTRO & GULF BLVD.)
A102 1/4" = 1' - 0"

NEW WHITE PVC FENCE FOR
SCREENING FROM EASEMENT AND
ADJACENT RESIDENTIAL PROPERTIES



A IMAGE OF PROPOSED FENCE STYLE
A102 NO SCALE



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:

Name: DevMar, LLC

Address: 360 Central Ave., Suite 800D

City: St. Petersburg State: FL

Zip: 33701 Telephone: (727) 619-1729

Email: Mark@devmardevelopment.com

APPLICANT/AGENT (Attach agent authorization form):

Name: James Pappas - Fusco, Shaffer & Pappas, Inc.

Address: 550 E 9 Mile Rd.

City: Ferndale State: MI

Zip: 48220 Telephone: (248) 543-4100

Email: JPappas@fsparch.com

SUBJECT PROPERTY:

Address: 702 Pass-A-Grille Way Current Name of Business: N/A

Parcel: See Attached Survey Name of Project: DevMar - Pass-A-Grille

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

Site Plan Approval Review - Technical Review Committee

See attached SPA submission package


Signature of Applicant / Agent

7/29/2025
Date

HELIOS

PROPOSED TRANSIENT STAY

ST. PETE BEACH

LIST OF DRAWINGS

CIVIL ENGINEERING
C001 SURVEY
C1 DRC SITE PLAN

ARCHITECTURAL
A.S.101 ARCHITECTURAL SITE PLAN
A.101 SECOND FLOOR PLAN & ROOF PLAN
A.102 FOURTH FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.203 RENDERING
A.204 RENDERING
A.205 RENDERING

LANDSCAPING
L1.00 LANDSCAPE SITE PLAN
LP1.00 ROOF AMENITY SITE PLAN
LD-1 LANDSCAPE DETAILS
LD-2 LANDSCAPE SPECIFICATIONS
LD-4 IRRIGATION SPECIFICATIONS

LIGHTING
E.P.100 SITE PLAN - PHOTOMETRIC

PROJECT ADDRESS

702 PASS-A-GRILLE WAY
ST. PETE BEACH, FL. 33706

DEVELOPMENT TEAM

OWNERS / DEVELOPERS

DEVMAR LLC
360 CENTRAL AVE
ST. PETERSBURG, FLORIDA 33701

ARCHITECT

FUSCO, SHAFFER & PAPPAS, INC.
550 NINE MILE ROAD
FERNDALE, MICHIGAN 48220
248.543.4100

CIVIL ENGINEER

VICKSTROM ENGINEERING SERVICES, INC.
132 MIRROR LAKE DRIVE NORTH SUITE 202
ST. PETERBURG, FLORIDA 33701
727.894.0404

LANDSCAPE ARCHITECT

BOOTH DESIGN GROUP
146 SECOND STREET NORTH SUITE 302
ST. PETERSBURG, FLORIDA 33701
727.821.5699

LIGHTING

EMERALD ENGINEERING, INC.
9948 CURRIE DAVIS DRIVE SUITE H
TAMPA, FLORIDA 33619
813.995.0300

FLORIDA

SUMMARY TABLE

SITE / BUILDING DATA

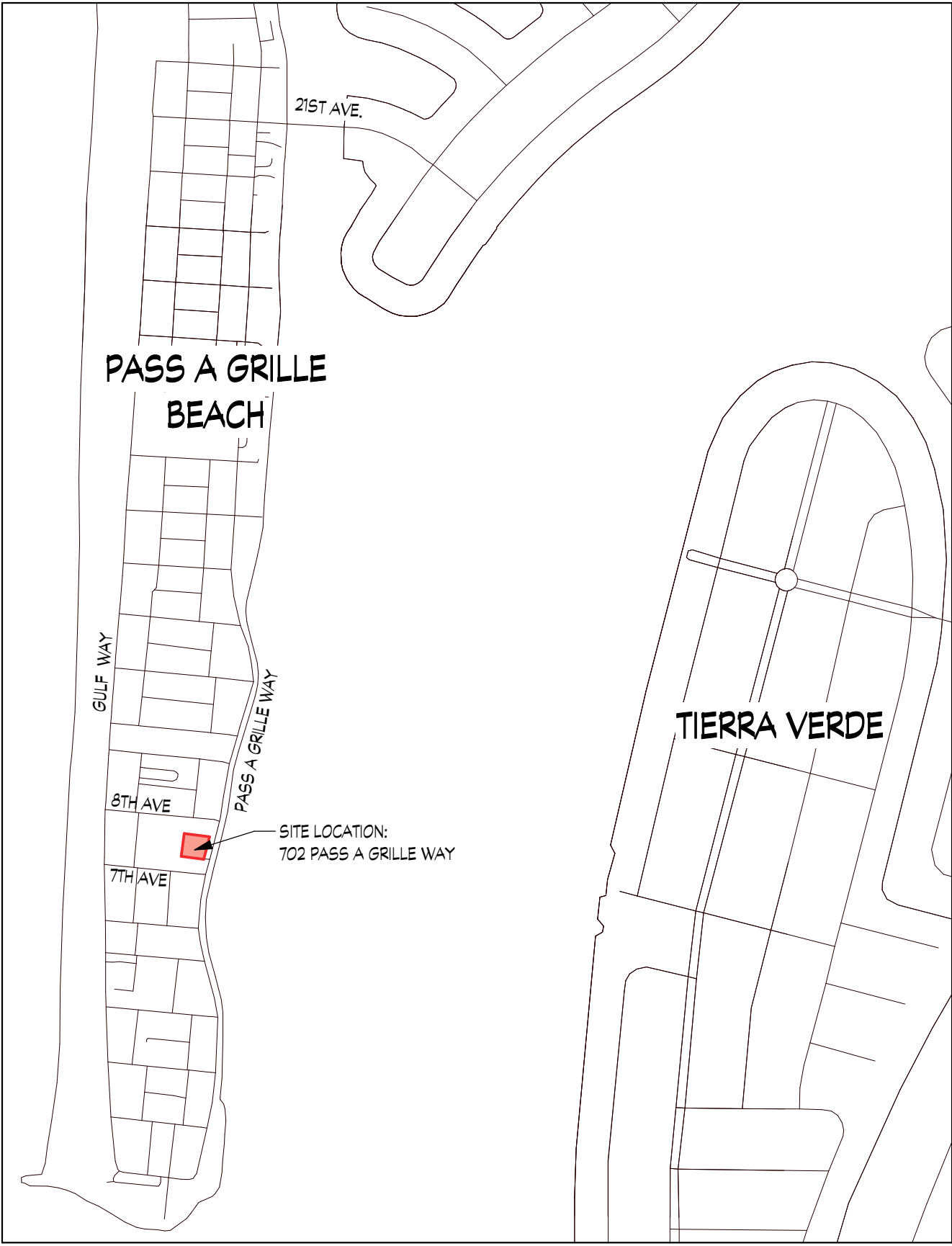
SITE AREA	+/- 0.35 ACRES OR +/-15,338 S.F.	
ZONING & FUTURE LAND USE EXISTING	COMMUNITY REDEVELOPMENT / EIGHTH AVENUE CRD.EA	
BUILDING HEIGHT	MAXIMUM ALLOWED BUILDING HEIGHT ABOVE BFE / FRONT SETBACK STEPS 10' AT 35' ABOVE NATURAL GRADE	
	35 FT.	
	PROPOSED ALLOWED BUILDING HEIGHT 3 STORIES (ABOVE B.F.E.)	
	35 FT.	
UNIT MIX/COUNT	2 BEDROOM UNITS (909-1,112 S.F.)	17 D.U.
PARKING (TRANSIENT USE - LESS THAN 30 DAY STAY)		
	REQUIRED PARKING (AUTO) UNITS (0.9 SP / UNIT + AMENITY PARKING)	16 SPACES
	REQUIRED BIKE PARKING (10 % OF PARKING SPACES OR 5 MAX)	6 BIKES
	PROVIDED PARKING (AUTO - 1 SP/UNIT)	17 SPACES
	PROVIDED BIKE PARKING	6 SPACES
BUILDING AREA		
	APARTMENT BUILDING (ENCLOSED 1ST FLOOR - ELEVATOR / STAIRS)	351 G.S.F.
	TOTAL ENCLOSED APARTMENT BUILDING AREA	22,383 G.S.F.
	COVERED 1ST FLOOR AUTO PARKING AND PATIO AREA (EXCL. ELEVATOR AND STAIR)	8,499 G.S.F.
	TOTAL UNIT AREA (GROSS)	18,385 G.S.F.
DENSITY		
	MAXIMUM ALLOWED (TRANSIENT USE)	50 D.U./ACRE
	PROPOSED	48.5 D.U./ACRE

NOTES

1. SET BUILDING FIRST FLOOR STRUCTURE 1 FOOT MINIMUM
ABOVE EXISTING FLOOD PLAIN AE 10 FT ENTIRE PROJECT IN
FLOOD PLAIN (AS INDICATED ON PREVIOUS SURVEY)

BUILDING CODE SUMMARY

BUILDING CODE	FLORIDA BUILDING CODE EIGHT EDITION 2023	
CONSTRUCTION TYPE	IIA MIXED USE NON SEPARATED TABLE 504.4	
OCCUPANCY USE AND CLASSIFICATION	GROUP R-2 3 STORY GROUP S-2 LOW HAZARS STORAGE PARKING GARAGE	
NFPA 220		
CONSTRUCTION TYPE	II (220)	
FIRE SUPRESSION	NFPA 13	
PLUMBING CODE	FLORIDA PLUMBING CODE 2023	
MECHANICAL CODE	FLORIDA MECHANICAL CODE 2023	
ELECTRICAL CODE	NEC 2011 , NFPA 70 NATIONAL ELECTRIC CODE	
ENERGY CODE	FLORIDA BUILDING CODE EIGHT EDITION 2023 ENERGY CONSERVATION CODE	
FLORIDA FIRE PROTECTION	FLORIDA FIRE PREVENTION CODE EIGHT EDITION NFPA 101. NFPA 1, FL 44 RULES FS 633	
ACCESSIBLITY	FLORIDA BUILDING CODE EIGHT EDITION 2023 ACCESSIBILITY CODE	
MAXIMUM ALLOWABLE HEIGHT	85' MAXIMUM	35' PROVIDED
ALLOWABLE STORIES	5 STORIES	3 PROVIDED
ALLOWABL EINCREASES FOR FIRE SUPPRESSION	NOT APPLICABLE	
ALLOWABLE AREA R-2 OCCUPANCY	96,000 S.F.	7,461 PROVIDED
ALLOWABLE AREA S-2 OCCUPANCY	156,000 S.F.	8,499 PROVIDED



DATE

07.14.25 PRE-APP. SUBM.
07.21.25 SPA TRC SUBM.

ISSUE

SIGNATURE BLOCK

SIGNATURE	INITIALS	DATE
OWNER		
ARCHITECT		
GENERAL CONTRACTOR		
SURETY COMPANY		



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

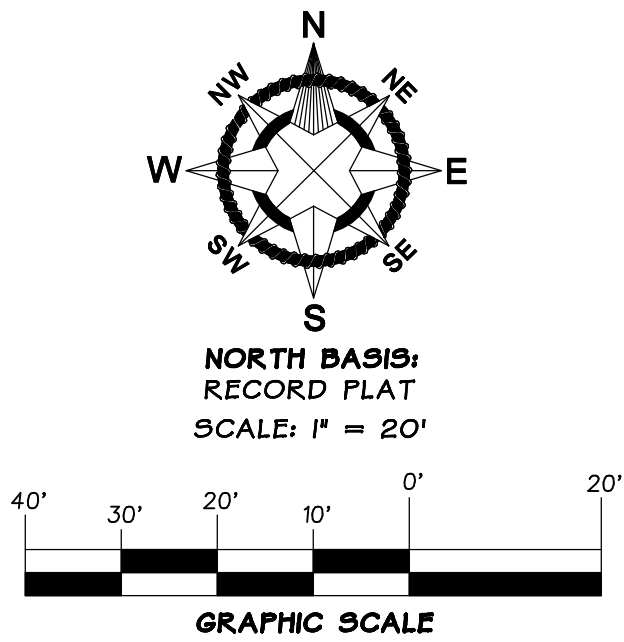
COPYRIGHT 2025-FUSCO, SHAFFER & PAPPAS, INC.

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 22519, PAGES 121-123)

PART OF UNNUMBERED TRACT LYING WEST OF PASS A GRILLE WAY, IN BLOCK 6 OF MOREY BEACH SUBDIVISION, OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 16, BLOCK 6, RUN EAST TO BOCA CIEGA BAY, BEGINNING AGAIN AT THE NW CORNER OF LOT 16, RUN NORTH 72.5 FEET, EAST 45 FEET, NORTH 27.5 FEET, THENCE EAST TO BOCA CIEGA BAY, THENCE SOUTHEASTERLY FOLLOWING MEANDERINGS OF BOCA CIEGA BAY, TO INTERSECTION OF FIRST DESCRIBED LAND LINE, LESS AND EXCEPT ROAD RIGHT OF WAY FOR PASS A GRILLE WAY, ALSO BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 6, MOREY BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE SOUTH 27.5 FEET, THENCE WEST THE WIDTH OF LOT 2, THENCE NORTH 27.5 FEET TO THE SW CORNER OF LOT 2, THENCE EAST ALONG THE SOUTH LINE OF LOT 2, 45 FEET MORE OR LESS TO THE POINT OF BEGINNING.

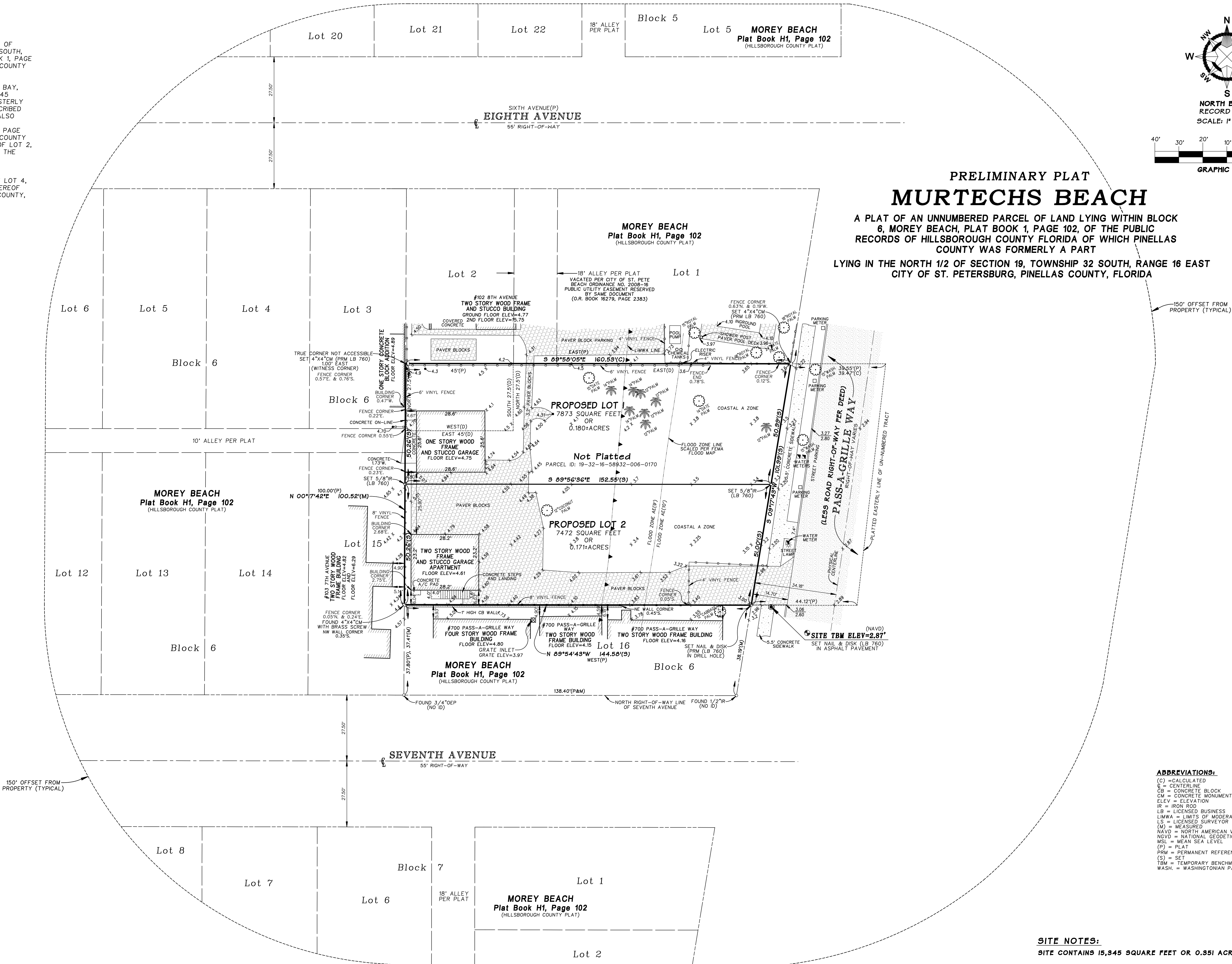
ALSO KNOWN AS LOT 17, BLOCK 6, MOREY BEACH SUBDIVISION, OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.



PRELIMINARY PLAT
MURTECHS BEACH

A PLAT OF AN UNNUMBERED PARCEL OF LAND LYING WITHIN BLOCK 6, MOREY BEACH, PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART

LYING IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA



OWNER: 702 PAG WAY, LLC
3112 PASS A GRILLE WAY
ST. PETE BEACH, FL 33706
C/O CHRISTINA PERKINS
PHONE: 727-592-2286
CONTACT: CHRISTINA PERKINS
EMAIL: CHRISTECHTRAVEL@GMAIL.COM

SURVEYOR: JOHN C. BRENDLA AND ASSOCIATES, INC.
4015 82ND AVENUE NORTH
PINELLAS PARK, FL 33781
PHONE: 727-576-7546
FAX: 727-577-9932
CONTACT: DAVID SWAGGERTY
EMAIL: DAVID@JCBRENDLA.COM

ABBREVIATIONS:

(C) = CALCULATED
CL = CENTERLINE
CB = CONCRETE BLOCK
CM = CONCRETE MONUMENT
ELEV = ELEVATION
IR = IRON ROD
LS = LICENSED BUSINESS
LIMWA = LIMITS OF MODERATE WAVE ACTION
L = LICENSED SURVEYOR
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
MSL = MEAN SEA LEVEL
(P) = PLAT
PRM = PERMANENT REFERENCE MONUMENT
(S) = SET
TBM = TEMPORARY BENCHMARK
WASH. = WASHINGTONIAN PALM TREE

SITE NOTES:

SITE CONTAINS 15,945 SQUARE FEET OR 0.361 ACRES, MORE OR LESS.

PRELIMINARY PLAT PREPARED: 4/22/25

Current FEMA Flood Zone Data:
FLOOD ZONE(S): AE(9') AND AE(10')
A PORTION LIES WITHIN COASTAL A ZONE
COMMUNITY PANEL #125149 12103C0286 H
REVISED 8/24/21

Assumed Basis of Bearings:
SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE AS
BEING S.90°00'00"E., PER RECORD PLAT.

Reference Benchmark:
PINELLAS COUNTY MAP #288 Y135 PC (STATE SURVEY 135)
ELEV=4.053' NAVD, ADJUSTED TO
ELEV=3.32' NAVD, MSL=0.00'

NOTE:

This Preliminary Plat was prepared without the benefit of a title search and is subject to all easements, rights-of-way and other matters of record.

Preliminary Plat not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This Preliminary Plat is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

CERTIFICATION

I hereby certify that the foregoing Plat represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

John C. Brendla
Florida State of
John C. Brendla
Florida Surveyor Registration No. 4601
Certificate of Surveyor No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers

JCB

4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932
LB 760

1808-17.GRD

PRELIMINARY PLAT
MURTECHS BEACH

REVISIONS

No.	DESCRIPTION	DATE

FB: 95/A PG: 78
FB: 95/A PG: 33-35
Job Number: 1808-17C
Survey Date: 1/14/22

Drawn: DS
Checked: JOB

FSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

SITE / BUILDING DATA

SITE AREA	+/- 0.35 ACRES
ZONING AND FURURE LAND USE	OR +/-15,338 S.F.
EXISTING	COMMUNITY REDEVELOPMENT / EIGHT AVENUE CRD.EA

BUILDING HEIGHT	
MAXIMUM ALLOWED BUILDING HEIGHT ABOVE BFE / FRONT SETBACK STEPS 10' AT 35' ABOVE NATURAL GRADE	35 FT.
PROPOSED ALLOWED BUILDING HEIGHT 3 STORIES (ABOVE B.F.E.)	35 FT.

UNIT MIX/COUNT	2 BEDROOM UNITS (909-1,112 S.F.)	17 D.U.
----------------	----------------------------------	---------

PARKING (TRANSIENT USE - LESS THAN 30 DAY STAY
REQUIRED PARKING (AUTO)
UNITS (0.9 SP / UNIT + AMENITY PARKING)

16 SPACES

REQUIRED BIKE PARKING (10 % OF PARKING SPACES OR 5 MAX)	6 BIKES
---	---------

PROVIDED PARKING (AUTO - 1 SP/UNIT)	17 SPACES
-------------------------------------	-----------

PROVIDED BIKE PARKING	6 SPACES
-----------------------	----------

BUILDING AREA	
APARTMENT BUILDING	351 G.S.F.
(ENCLOSED 1ST FLOOR - ELEVATOR / STAIRS)	

TOTAL ENCLOSED APARTMENT BUILDING AREA	22,383 G.S.F.
--	---------------

COVERED 1ST FLOOR AUTO PARKING AND PATIO AREA (EXCL ELEVATOR AND STAIR)	8,499 G.S.F.
--	--------------

TOTAL UNIT AREA (GROSS)	18,385 G.S.F.
-------------------------	---------------

DENSITY
MAXIMUM ALLOWED (TRANSIENT USE) 50 D.U./ACRE

PROPOSED	48.5 D.U./ACRE
----------	----------------

NOTES

1. SET BUILDING FIRST FLOOR STRUCTURE 1 FOOT MINIMUM ABOVE EXISTING FLOOD PLAIN AE 10 FT ENTIRE PROJECT IN FLOOD PLAIN (AS INDICATED ON PREVIOUS SURVEY)

PROPOSED TRANSIENT STAY HELIOS

ST PETE BEACH

07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
DEL25.031

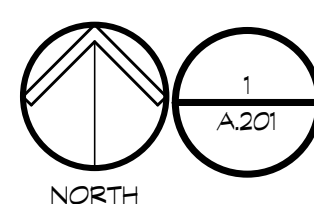
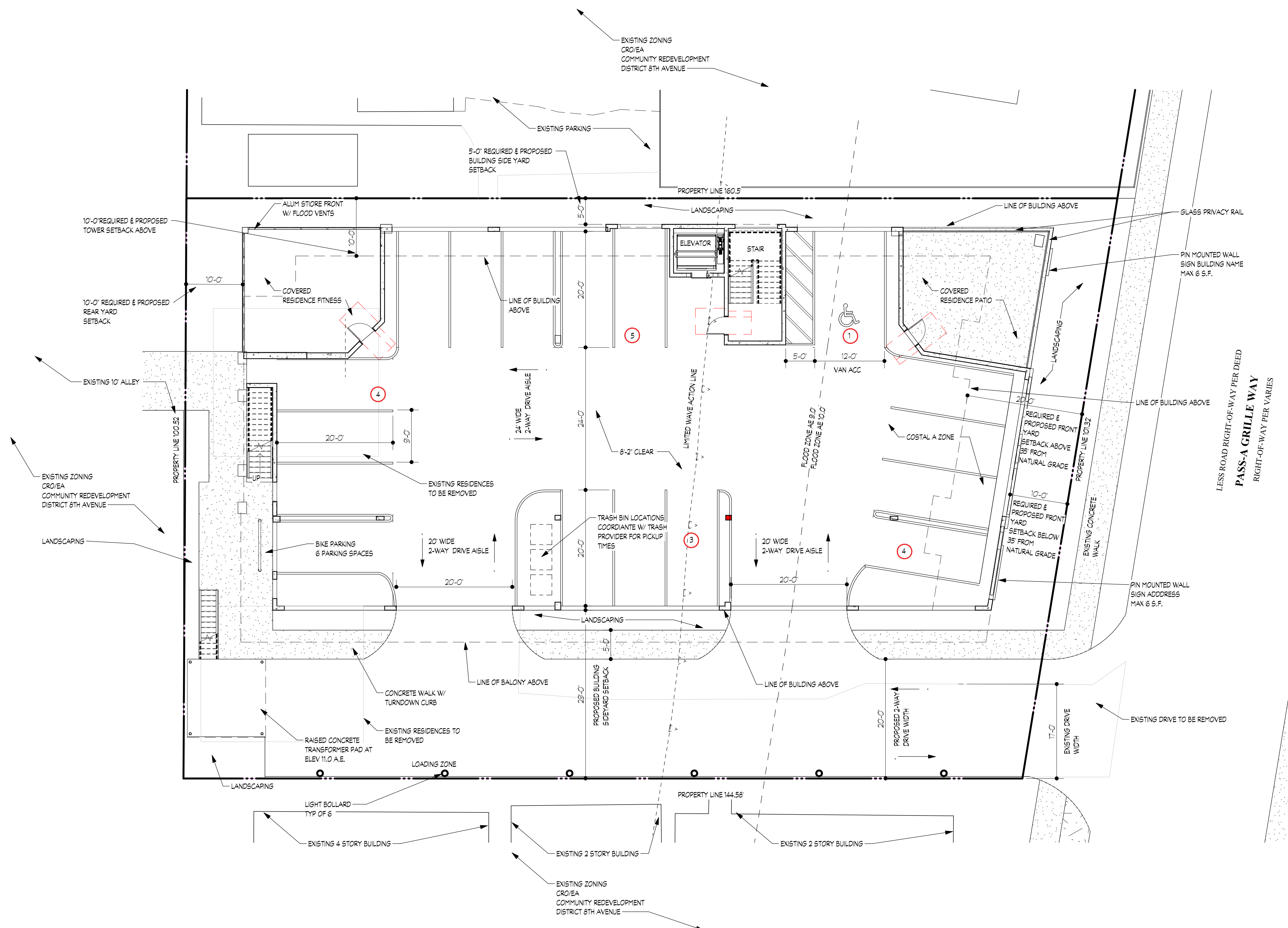
DRAWING TITLE

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

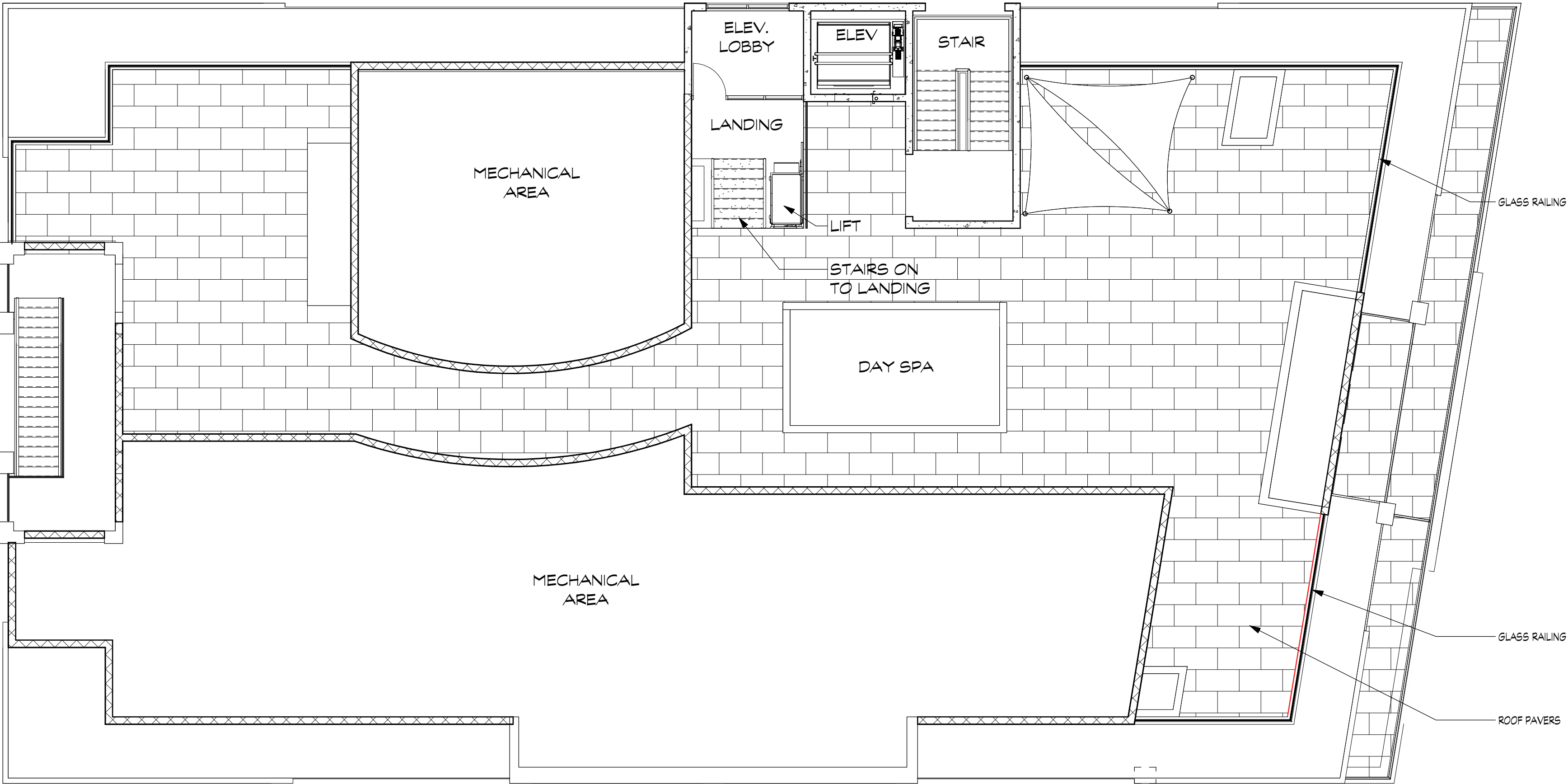
A.S.101

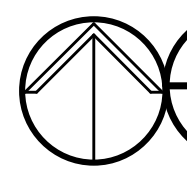
Page 40 of 54

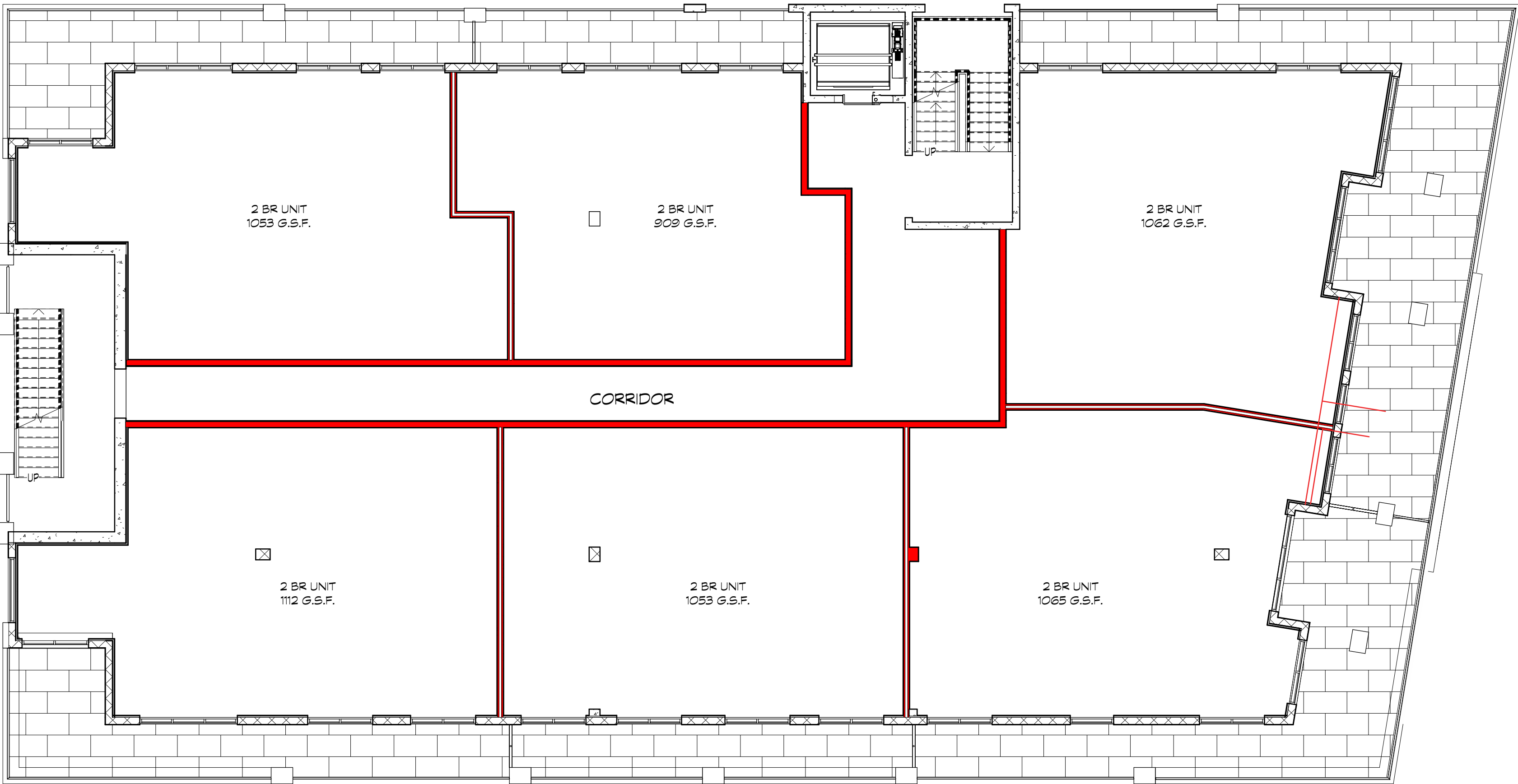


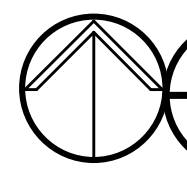
ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"



 **3 ROOF**
SCALE: 1/8" = 1'-0"
PLAN NORTH



 **1 2ND OVERALL FLOOR PLAN (3RD SIM.)**
SCALE: 1/8" = 1'-0"
PLAN NORTH

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

FSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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PROPOSED TRANSIENT STAY
HELIOS

FLORIDA

ST. PETE BEACH

07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

SECOND FLOOR PLAN & ROOF PLAN

DRAWING NUMBER

A.101

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DATE	ISSUE

KEY PLAN

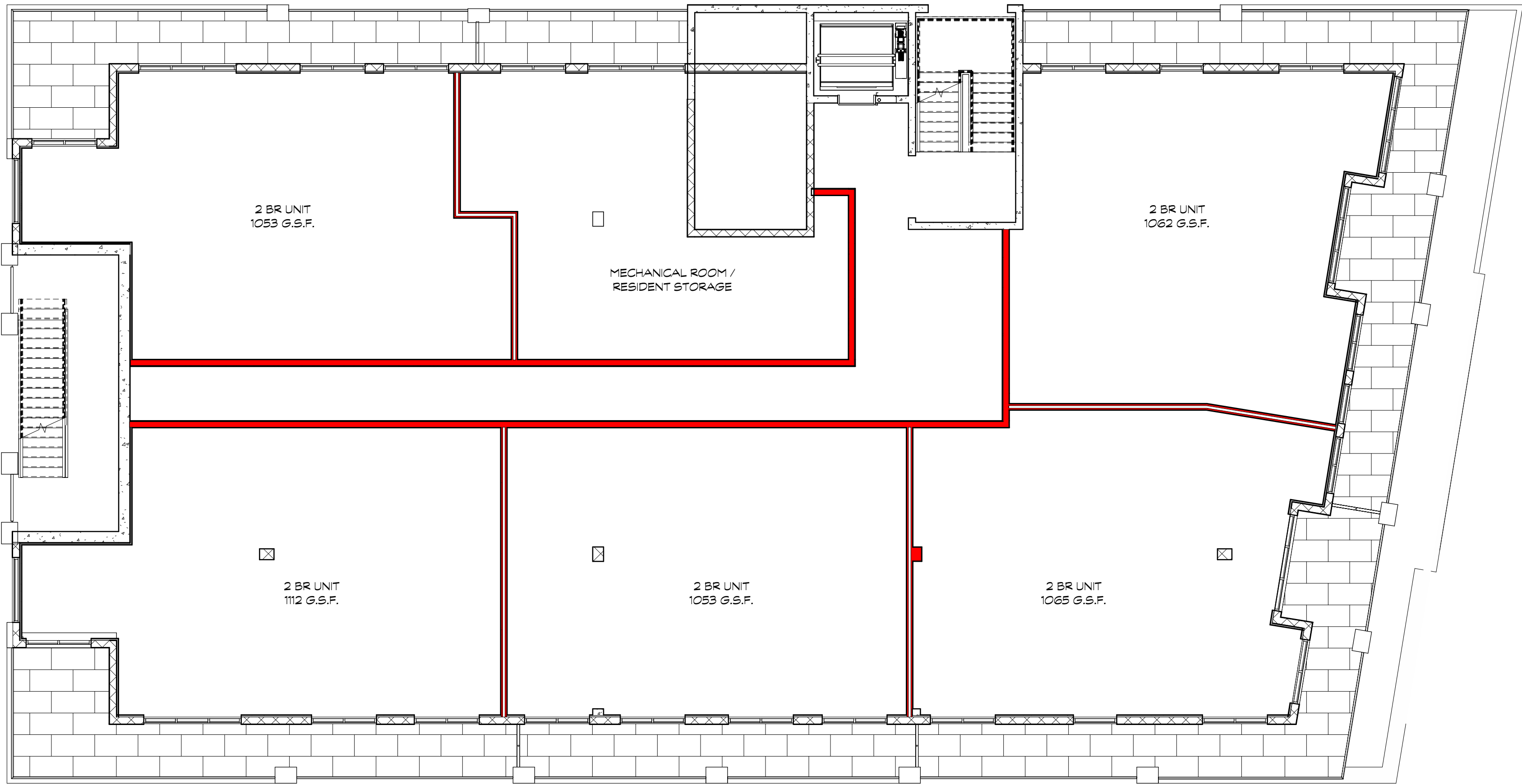
FSP PROJECT NO.
DEL25.031

DRAWING TITLE

FOURTH FLOOR PLAN

DRAWING NUMBER

A.102



PLAN NORTH
1
A.102
FOURTH FLOOR
SCALE: 1/8" = 1'-0"

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KEY PLAN

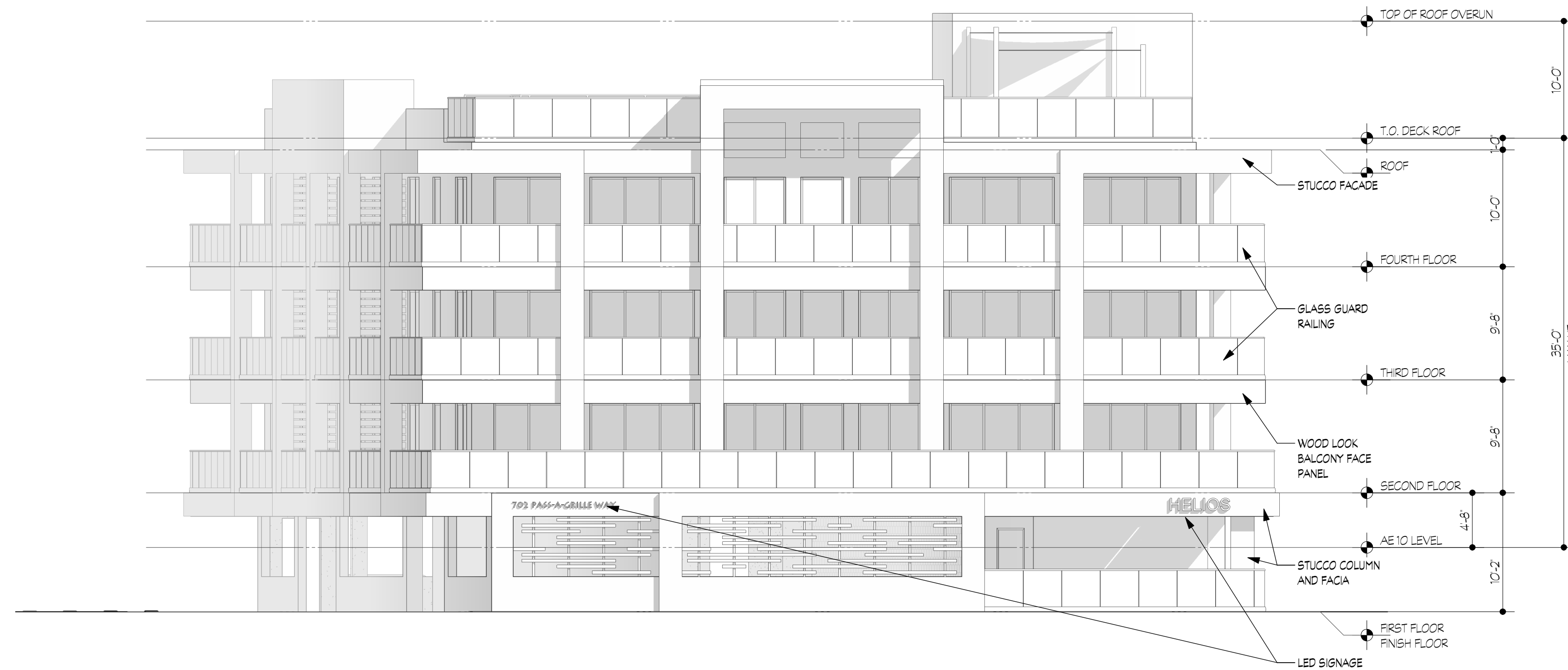
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DEL25.031

DRAWING TITLE

ERIOR ELEVATIONS

DRAWING NUMBER

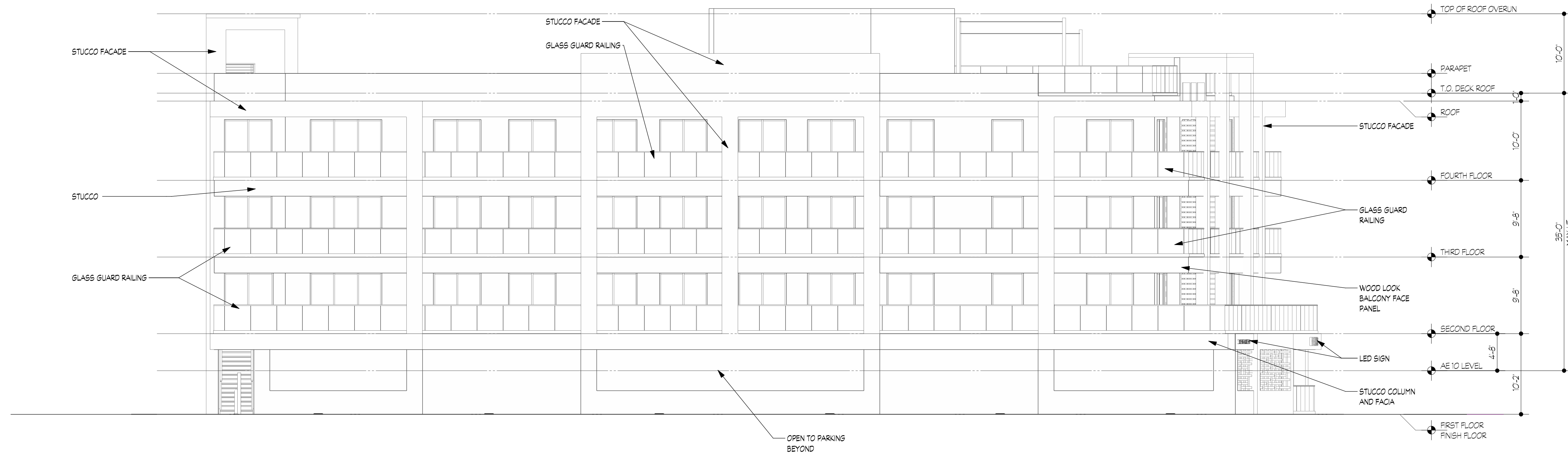
A.201



2
A.201

FRONT ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



1
A.201 **SIDE ELEVATION (SOUTH)**
SCALE: 1/8" = 1'-0"

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HELIOS

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07.14.25	PRE-APP. SUBM.
DATE	ISSUE

KEY PLAN

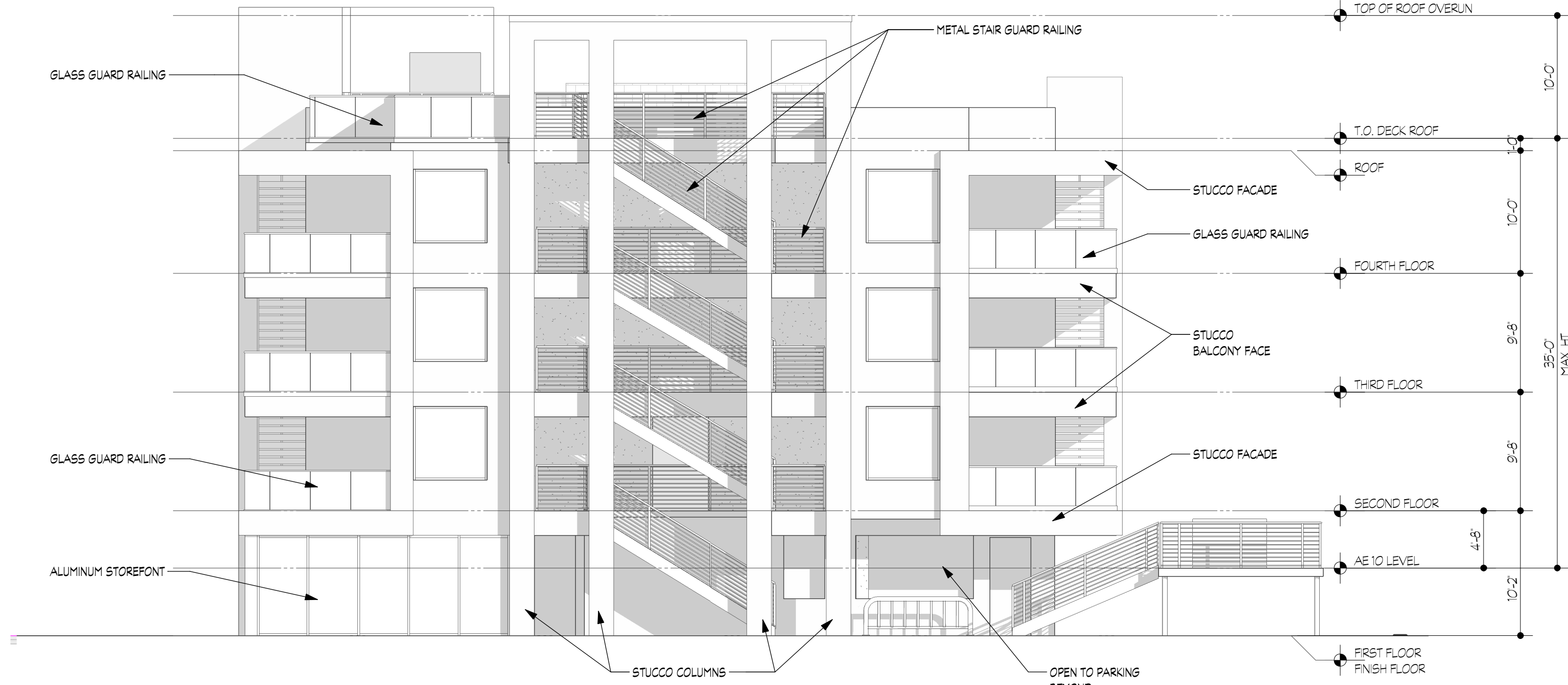
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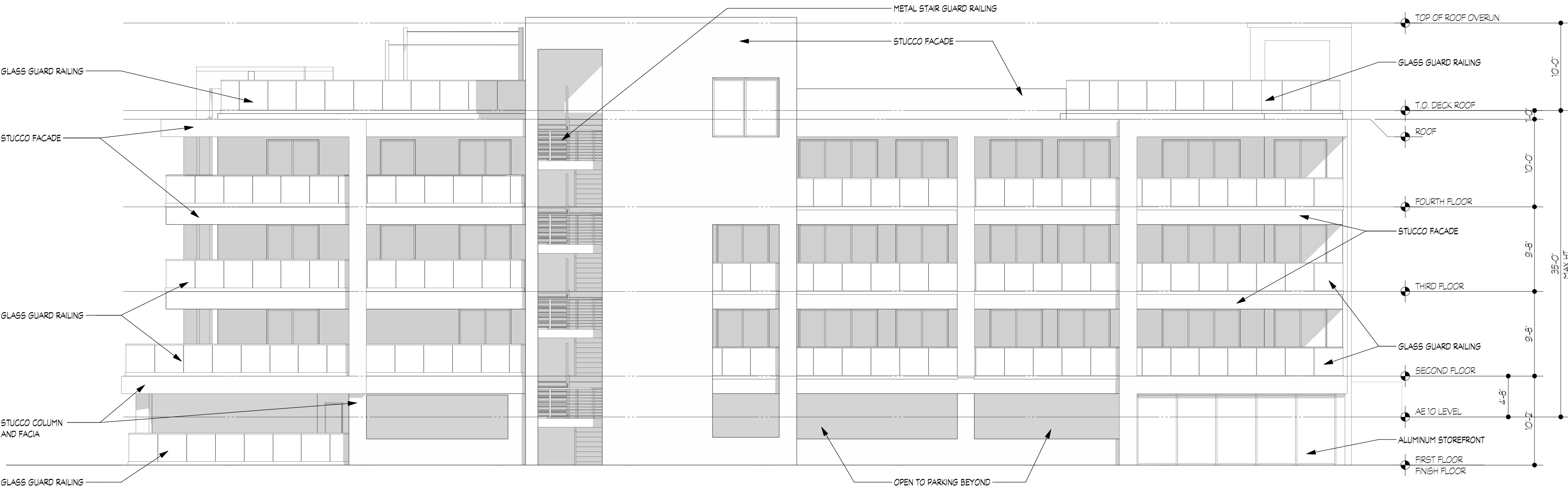
EXTERIOR ELEVATIONS

DRAWING NUMBER

A.202



2 REAR ELEVATION (WEST)
A.202 SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION (NORTH)
A.202 SCALE: 1/8" = 1'-0"

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STREET VIEW FROM SOUTHEAST

FLORIDA

PROPOSED TRANSIENT STAY
HELIOS

ST. PETE BEACH

07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

RENDERING

DRAWING NUMBER

A.203

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STREET VIEW FROM NORTHEAST

FLORIDA
PROPOSED TRANSIENT STAY
HELIOS
ST. PETE BEACH

07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

RENDERING

DRAWING NUMBER

A.204

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

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BIRDSEYE VIEW FROM SOUTHEAST

FLORIDA

PROPOSED TRANSIENT STAY
HELIOS

ST. PETE BEACH

07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.
DATE	ISSUE

KEY PLAN

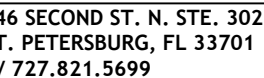
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DEL25.031

DRAWING TITLE

RENDERING

DRAWING NUMBER

A.205



OWNER AND CONSULTANTS

ARCHITECT
JUSSCO SHAFER AND PAPPAS

HELIOUS- PROPOSED TRANSIENT STATE

PASS A GRILLE | FL

SIGNATURE & SEAL

Registration: LC26000471

CONSTRUCTION DOCS.

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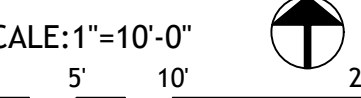
SHEET INFORMATION

IB NUMBER	2502
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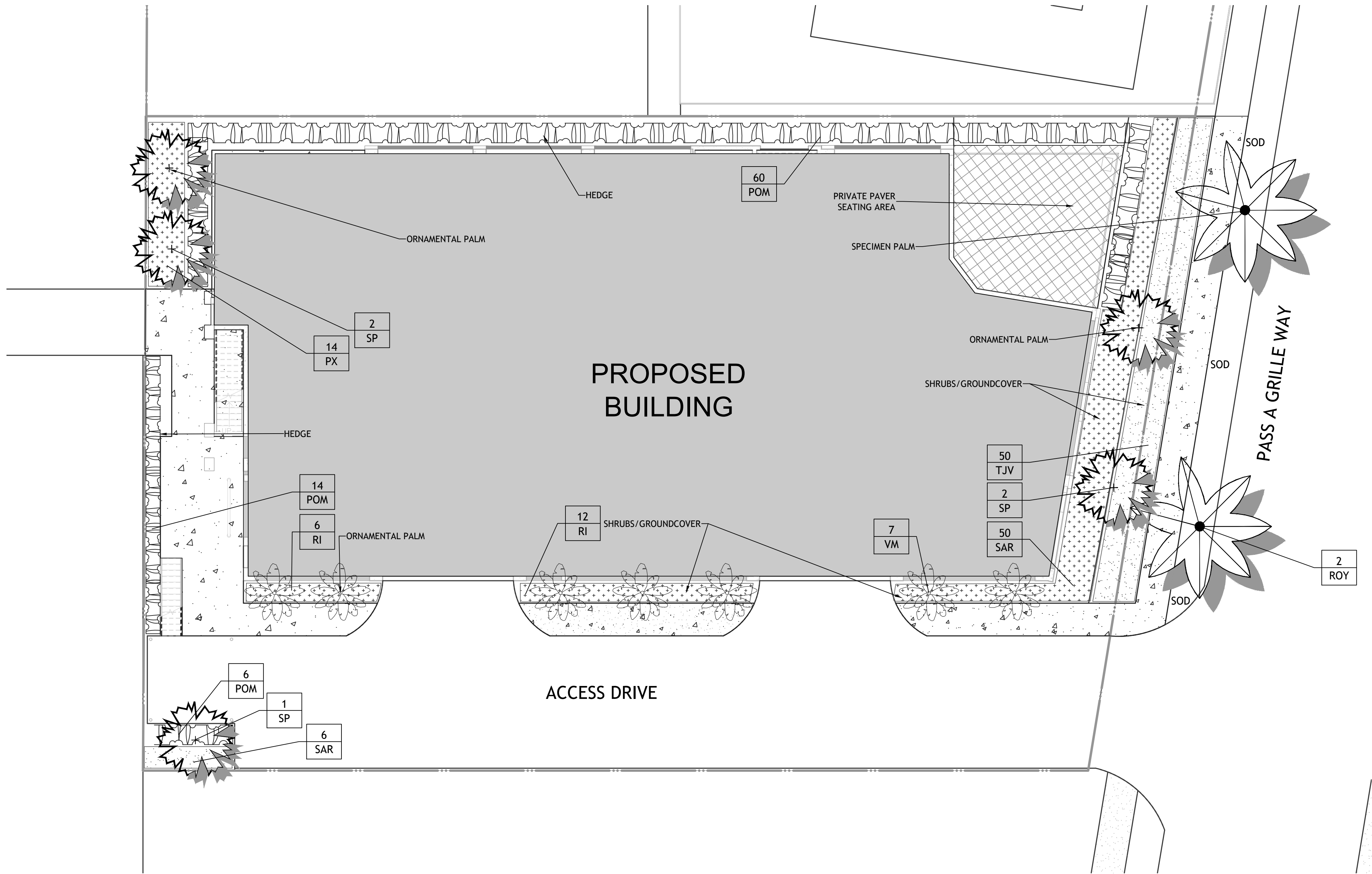
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SCALE: 1"=10' 0"

LANDSCAPE
SITE PLAN

-1.00

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PLANT MATERIAL SCHEDULE

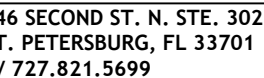
PLANT MATERIAL NOTES:

1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFORMANCE BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
80	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	
14	PX	PHILODENDRON XANADU	XANADU PHILODENDRON	3 GAL., 16" HT. X 14" SPD., FULL	NO	YES	
18	RI	RHAPHIOLEPIS INDICA 'WHITE'	DWARF INDIAN HAWTHORN	3 GAL., 16" HT. x 18" SPD., DENSE	NO	YES	
2	ROY	ROYSTONIA ELATA	FLORIDA ROYAL PALM	5' GW, '6' OA. HT.	YES	YES	
56	SAR	SCHAEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
5	SP	SABAL PALMETTO	CABBAGE PALM	12' C.T.	YES	YES	
50	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	
7	VM	VEITCHIA MERRILLII	CHRISTMAS PALM	6' C.T.	NO	YES	

V.U.A. AREA

ALL V.U.A. AREA IS BELOW THE BUILDING.



OWNER AND CONSULTANTS

ARCHITECT
JUSSCO SHAFER AND PAPPAS

HELIOUS- PROPOSED TRANSIENT STATE

PASS A GRILLE | FL

SIGNATURE & SEAL

Registration: LC2600047

CONSTRUCTION DOCS.

[illegible]

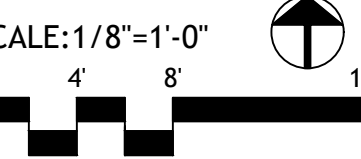
MEET INFORMATION

IB NUMBER	2502
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DRAWN BY

CHECKED BY _____

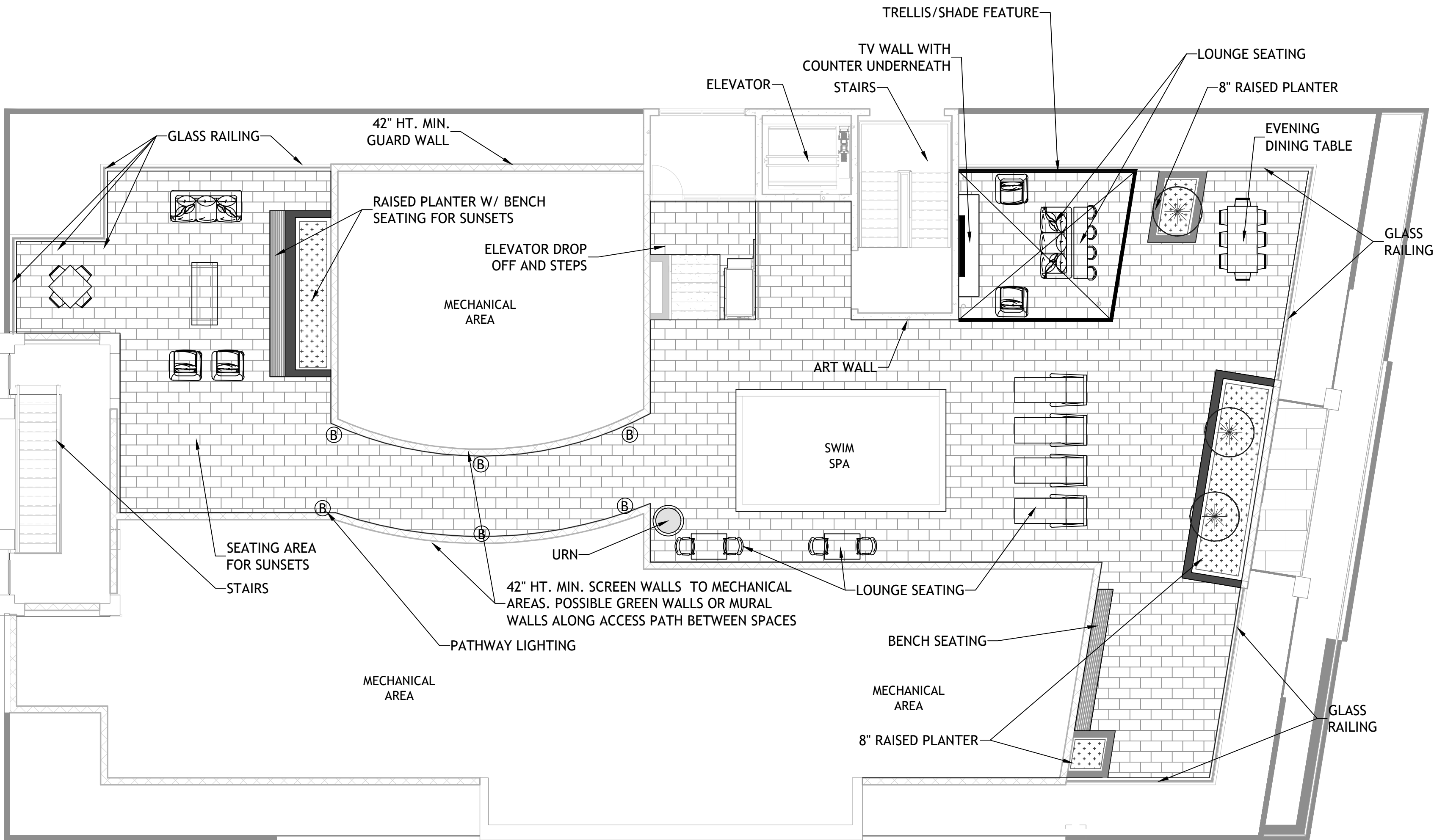
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ROOF AMENITY SITE PLAN

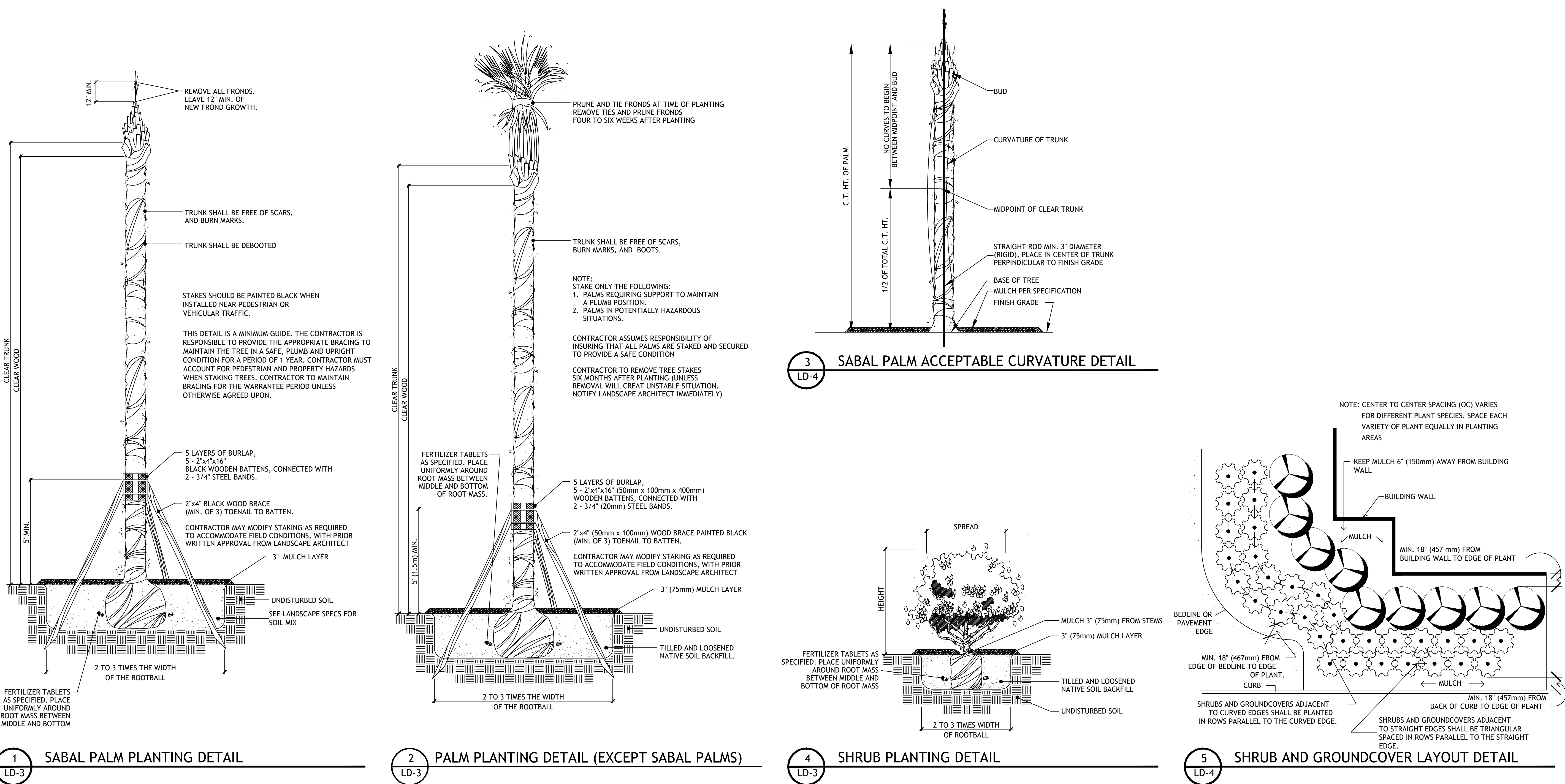
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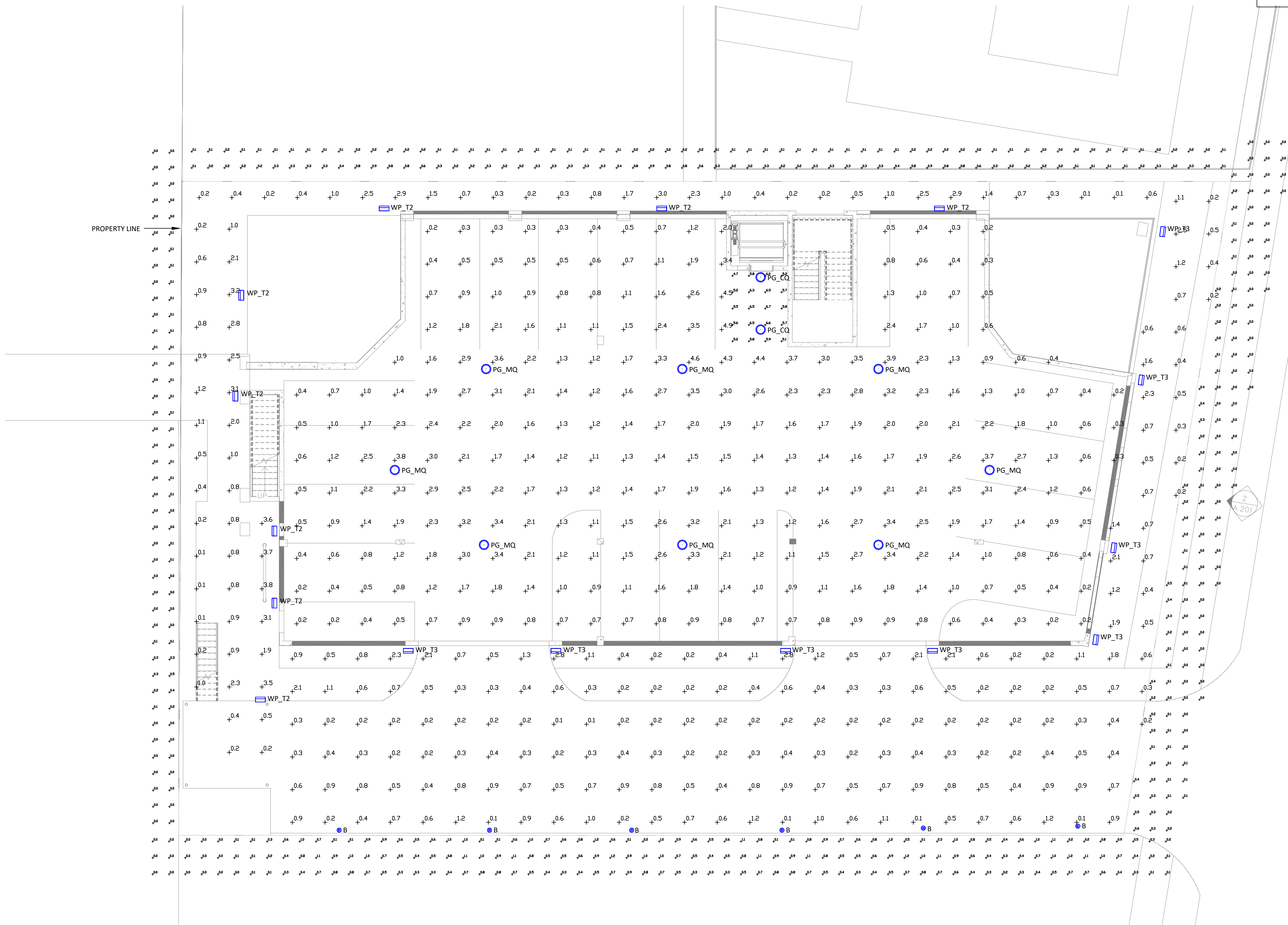


ISSUE DATE		
NO.	COMMENTS	DATE
1	PRE-APPLICATION MTG.	07-15-25
2	SPR/TRC REVIEW SUB.	07-21-25

SHEET INFORMATION	
JOB NUMBER	25029
DRAWN BY	JB
CHECKED BY	JB



1.00 GENERAL			
1.01 RELATED DOCUMENTS			
A. The Contract Documents shall include the Plans, Details, Specifications, Bid Proposal, Contract Agreement, all Addenda, Special Conditions, and Installation Schedule (when required).			
1.02 REQUIREMENTS OF REGULATORY AGENCIES			
A. Comply with Federal, State, Local, and other duly constituted authorities and regulatory agencies, without additional cost to the Owner in matters pertaining to codes, safety, and environmental matters.			
B. Any permits for the installation or construction of any of the work included under the contract, which are required by any of the legally constituted authorities having jurisdiction, shall be arranged for by the Contractor and paid for directly by the Contractor, unless otherwise agreed upon in writing.			
1.03 SCOPE OF WORK			
A. All provisions of Contract, including General and Special Provisions and Plans, apply to the work specified in this Section. The Scope of Work includes everything for and incidental to executing and completing all landscape work shown on the Plans, Schedules, Notes and as specified herein or in this Section.			
B. Furnish and provide all labor, plants and materials, tools and equipment necessary to prepare the soil for plantings, to install and care for all plant materials (including finish grading if necessary); to remove and/or transplant existing plants if indicated; to furnish, plant, fertilize, guy and brace, water, mulch and prune all new plant materials; and to execute all other Work as described herein or indicated on the Plans.			
C. Work under this Section shall include labor and materials for final grading and raking to prepare the site for sowing, sprigging, or seeding, so finished lawn or playing field will appear even and uniform, will grow adequately, and will comply with the intent of the landscape drawings.			
D. Initial maintenance of landscape materials as specified in this document.			
1.04 QUALITY ASSURANCE			
A. Landscape work shall be contracted to a single firm specializing in landscape work, who shall in turn subcontract no more than 40% of the work specified. All subcontractors under the control of the Contractor involved in the completion of the landscape work, shall be made known to the Owner and the Landscape Architect prior to their commencement of work on the project.			
B. All work of this Section shall conform to the highest standard of landscape practices.			
C. The Plant Material Schedule included with these Plans is provided only for the Contractor's convenience; it shall not be construed as to conflict or predominate over the Plans. If conflict between the Plans and the Specifications exists, the Plan shall predominate and be considered the controlling document.			
D. During this work, the Contractor shall be responsible for maintaining safety among persons in his employ in accordance with the standards set by The Occupational Safety and Health Act of 1970 (and all subsequent amendments). Owner and Landscape Architect shall be held harmless from any accident, injury or any other incident resulting from compliance or non-compliance with these standards.			
E. The Contractor shall cooperate with and coordinate with all other trades whose work is built into or affects work in this Section.			
F. All appropriate utility companies and agencies shall be contacted 72 hours prior to excavation. Call "Sunshine" at 1-800-432-4770.			
G. The Contractor shall carefully examine the site and all existing conditions affecting the work, such as: soil, obstructions, existing trees, utilities, etc. Report any conditions in conflict with the work to the Landscape Architect .			
1.05 SUBMITTALS			
A. The Contractor is required to submit two copies of typewritten instructions recommending procedures to be followed by the Owner for maintenance of landscape work. These instructions must be submitted prior to the expiration of the required maintenance period and must cover maintenance procedures over a one year period.			
B. Furnish unit prices for all plant and inert materials, including labor for all specified work.			
1.06 ALTERNATES, ADDITIONS, DELETIONS, SUBSTITUTIONS			
A. If there are additions/alternates included in these Plans and Specifications, the Contractor must propose prices to accomplish the work stated as additions/alternates at the time of bidding.			
B. The Owner, through his Project Representative, reserves the right to add or deduct any of the work stated herein without rendering the Contract void.			
C. The Contractor must have written approval by the Project Representative for any substitutions not previously agreed to in the purchase agreement; installation without approval is entirely at the Contractor's risk.			
D. All material acquired through additions or substitutions shall be subject to all conditions and warranties stated herein in this Section.			
1.07 ABBREVIATIONS/DEFINITIONS			
A. O.A. or H.T.: The over-all height of the plant measured from the ground to the natural, united state of the majority of the foliage, not including extreme leaves, branches or fronds.			
B. C.T.: Clear trunk is measured from the ground to the bottom of the first leaf or frond stem with no foliage from ground to specified height. For example, on Canary Island Date Palms or similar, the clear trunk measurement includes the "nut" at the base of the fronds.			
C.W.: Clear wood is measured from the ground to the bottom of the base of the lowest leaf sheath or bark, trimmed in a natural manner. For example, on Canary Island Date Palms or similar, the clear wood measurement does not include the "nut" at the base of the fronds.			
D.SP.: Spread, branches measured in natural untied position to the average crown diameter, not including extreme leaves, branches, or fronds.			
E. STR.R.: Straight trunk.			
F. MIN.: Minimum.			
G. GAL.: Gallon container size, i.e., 1 gallon (3.8 liters), 3 gallon (11.4 liters), 7 gallon (26.5 liters), etc.			
I. O.C.: On center, distance between plant centers.			
J. DIA.: Diameter.			
K. LVS.: Leaves.			
L. D.B.H.: Diameter or caliper of main trunk of tree as measured at breast height at 4 – 1/2 feet (1.37 meters) above grade.			
M. CAL.: Caliper, the outside diameter of up to a four inch (100 millimeters) tree is measured six inches (150 millimeters) above grade, larger trees are measured at 12 inches (300 millimeters) above grade.			
N. B&B: Balled and burlapped in accordance with horticultural standards of the American Association of Nurserymen.			
O. PPP: Plants per pot.			
P. FG: Field grown.			
Q. STD.: Standard, single, straight trunk.			
R. Owner: To be known as that entity which holds title or control to the premises on which the work is performed.			
S. Owner's Representative: Owner's on-site representative shall be responsible for approval of quantity and quality of materials specified and execution of installation.			
T. Contractor: Shall refer to that person or enterprise commonly known as the Landscape Contractor.			
U. Landscape Architect: This person or firm is the responsible representative of the Owner who produces the landscape Plans and Specifications.			
1.08 PRODUCT DELIVERY, STORAGE, AND HANDLING			
A. Plant Materials:			
1. Provide container grown or, if appropriate, freshly dug trees and shrubs. Do not prune prior to delivery. Do not bend or bind trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery. If plant delivery is made in open vehicles, the entire load shall be suitably covered.			
2. All plants are to be handled at all times so that roots or root balls are adequately protected from sun, cold or drying winds. No root balls for trees and container plants that have been cracked or broken shall be planted except upon special approval. Plants shall not be pulled by the tops or stems, nor handled in a rough or careless manner at any time.			
3. Balled and burlapped plants shall be moved with firm, natural, balls of soil, not less than 1 foot diameter of ball to every 1 inch (25 millimeters) caliper of trunk; root ball depth shall not be less than 2/3 of root ball diameter. B & B plants which cannot be planted upon delivery shall have their root balls covered with moist soil or mulch.			
4. Trees shall be dug with adequate balls, burlapped, and wire bound if needed. Root pruning to be done a minimum of 4 weeks before removal from the field and planting at the site. Root balls may not be encased in "grow bags" or other synthetic material, except plastic shrink wrap for transport only.			
5. Remove all fronds from sabal palms prior to planting, but leave a minimum of 12 inches (300 millimeters) of new frond growth above the bud. Do not damage bud. On all other palms, only a minimum of palm fronds shall be removed from crown to facilitate moving and handling. Clear trunk shall be determined after minimum fronds have been removed. Buds shall be removed from trunk unless otherwise specified. Poinas shall be planted within 24 hours of delivery.			
6. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 8 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and cover to keep roots moist.			F. Tree Staking Materials
7. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.			1. For hardwood trees, approved below-grade staking shall be used at the rootball, per the planting detail. Metal strand guy wire shall not be used.
8. Sod: Time delivery so that sod will be placed within twenty four (24) hours after stripping. Protect sod against drying and breaking by covering pallets of sod or placing in a shaded area.			2. For single trunk palms, stakes shall be cut from 2 inch (50 millimeter) x 4 inch (100 millimeter) pressure treated (p.t.) stock, with a minimum of 3 stakes per palm. Batten consisting of 5 layers of burlap and 5 – 2 inch (50 millimeter) x 4 inch (100 millimeter) by 16 inch (400 millimeter) wood connected with two – 3/4 inch (19 millimeter) steel bands shall be used around the palm trunk.
			3. Other tree staking systems may be acceptable if approved.
1.09 JOB CONDITIONS			G. Planting Soil
A. Acceptance of Job Conditions			1. Unless stated on the plans or in the specifications, install plant material in tilled and loosened native soil backfill. It is the responsibility of the Landscape Contractor to test, prior to planting and at no additional cost to the Contract, any soils which may be unsuitable for the vigorous growth of plants. Unsuitable conditions shall be reported to the Landscape Architect immediately in writing.
1. The Contractor shall examine the sub-grade, verify elevations, observe the conditions under which work is to be performed and notify the Landscape Architect or Project Representative in writing of unsatisfactory conditions prior to beginning work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect. Start of work shall indicate acceptance of conditions and full responsibility for the completed work.			2. When required, planting soil media shall be provided by the Contractor and shall consist of 1/3 peat and 2/3 sandy loam, with no lumps over 1 inch (25 millimeters).
2. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape work and following the approved schedule. If seasonal limitations apply, notify the Landscape Architect for adjustments to the Schedule.			3. Backfill and clean fill dirt provided by the Contractor shall be in a loose, friable soil. There must be slight acid reaction to the soil with no excess of calcium or carbonate, and it shall be free from excess weeds, clay lumps, stones, stumps, roots and toxic substances or any other materials that might be harmful to plant growth or a hindrance to grading, planting, and maintenance procedures and operations.
3. Determine locations of all underground utilities and review for conflicts with planting procedures.			4. Bed preparation for annual beds under 1 gallon (3.785 liters) container size shall consist of 3 inches (75 millimeters) of Florida peat or other approved organic soil amendment spread over full length and width of planting area. Rotoli organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into native soil.
4. When adverse conditions to plant growth are encountered, such as rubble fill, drainage conditions or obstruction, the Contractor shall notify the Landscape Architect in writing prior to planting.			H. Soil Amendments:
5. Plant trees and shrubs after final grades are established and prior to the planting of lawns, protecting lawn areas and promptly repairing damages from planting operations.			1. Terra-Sorb AG or approved equal, soil amendment shall be mixed with native or planting soil for all trees, shrubs, ground cover, and annuals according to manufacturer's recommended application rates and methods, if specified on the Plans.
			I. Tree Protection
B. Scheduling of Work			1. Wood fencing shall be 2 inch (50 millimeters) x 4 inch (100 millimeters) pressure treated (p.t.) stock with flagging on horizontal members. Space vertical members 6 feet (1.83 meters) to 8 feet (2.44 meters) on center. The barricade shall be placed as close as possible to the critical protection zone area, which is the area surrounding a tree within a circle described by a radius of one foot for each inch (25 millimeter) of the tree's diameter at breast height DBH at 4 – 1/2 feet (1.37 meters) above grade.
1. The work shall be carried out to completion with the utmost speed. Immediately upon award of contract, the Contractor shall prepare a construction schedule and furnish a copy to the Owner's Representative and/or the Landscape Architect for approval. The Contractor shall carry out the work in accordance with the approved schedule.			J. Root Barrier System
2. If the Contractor incurs unforeseen costs, such as overtime hours, holidays, etc. in order to complete the work within the time stated in the Contract, and/or to maintain the protection zone area, all said costs shall be borne by the Contractor at no additional cost to the Owner.			1. Root barrier fabric shall be installed when specified in the plans and/or specifications for protection of adjacent root surfaces according to specific product name or equal. Install as directed by the manufacturer.
3. The Owner's Representative's, may request work stoppage. Upon written request from the Owner's Representative, the Landscape Contractor shall suspend delivery of material and stop all work for such a period as deemed necessary by the Owner's Representative. Upon receipt of such notice, the Landscape Contractor shall immediately confer with the Owner, the Owner's Representative, or the General Contractor with respect to any additional costs which may result from work stoppage.			K. Packaged Materials:
C. Utilities			1. Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at the site.
1. The Contractor shall perform work in a manner which will avoid conflicts with utilities. Hand excavate, as required, to minimize possibility of damage to underground utilities. Maintain grade stakes set by others until removal is mutually agreed upon by all parties concerned.			L. Pesticides
			1. Pesticides shall be only approved, safe brands applied according to manufacturer's directions.
2.00 PRODUCTS			3.00 EXECUTION
2.01 MATERIALS			3.01 PREPARATION
A. Plant Materials: Nomenclature			A. Obstructions Below Ground:
1. Plant species, sizes, etc. shall be per Plans and Specifications on Plant Material Schedule. Nomenclature per Hortus Third, L.H. Bailey and E.Z. Bailey, 1976 (or latest edition), or Standardized Plant Names and Symbols by the International Union of the American Joint Committee of Horticultural Nomenclature, and as conforms with names accepted in the nursery trade.			1. It shall be the responsibility of the Contractor to locate and mark all underground utilities, irrigation lines and wiring prior to commencement of the work.
B. Plant Materials: Quality Assurance			2. If underground construction, utilities or other obstructions are encountered in excavation of planting areas or pits, the Landscape Architect shall be immediately notified to select a relocated position for any materials necessary.
1. Provide healthy, vigorous stock grown under climatic conditions similar to conditions in the locality of the project. Plants shall have a habit of growth that is normal for the species and be sound, healthy, vigorous and free from insect pests or their eggs, plant diseases, defects, and injuries. Plants shall be well-branched and densely foliated when in leaf and shall have healthy, well-developed roots.			B. Grading and Preparation for Plant Materials
2. Trees shall be heavily branched or, in the case of palms, be heavily leaved. Some plant materials may be collected stock with the approval of the Landscape Architect. Provide tree species that have a single main trunk (control leader), unless otherwise stated. Trees that have the main trunk forming a Y-shape or parallel branching are not acceptable.			1. All proposed landscape areas containing existing turf grass or weeds shall be treated one Monsanto's "Round-Up" per manufacturer's specifications. All proposed landscape areas adjacent to water bodies shall be treated with Monsanto's "Rodeo" per the manufacturer's specifications.
3. Plant materials shall be as specified and shall be Florida #1 or better as to shape and quality for the species as outlined in Grades and Standards for Nursery Plants Parts I and II, Florida Department of Agriculture and Consumer Services (latest edition).			2. New plant materials will not be installed until a 98% weed/turf eradication has been achieved. More than one application may be required to produce an acceptable planting bed.
4. The Owner or Landscape Architect reserves the right to inspect plant materials either at the place of growth or at the project site prior to planting for compliance with requirements for name variety, size, quality, or designated area.			3. A pre-emergent herbicide may be applied, but it is not a substitute for spray treatment of "Round-Up" or "Rodeo".
5. Landscape materials shall be shipped with certificates of inspection as required by governmental authorities. The Contractor shall comply with all governing regulations that are applicable to landscape materials.			4. Should any plant material in the same, or adjacent beds be damaged by these chemicals, the same size, quantity and quality of plants shall be immediately replaced by the Contractor at no cost to the Owner.
6. Do not make substitutions. If specified landscape material is not available, submit Landscape Architect proof of it being non-available. In such event, if the Landscape Architect designates an available substitute, the Contractor shall use the substitute species. When authorized, a written change order for substitute material will be prepared, as well as any required adjustments to the Contract amount.			5. Any necessary corrections or repairs to the finish grades shall be accomplished by the Contractor. All planting areas shall be carefully graded and raked to smooth, even finish grade, free from depressions, lumps, stones, sticks or other debris and such that they will conform to the required finish grades and provide uniform and satisfactory surface drainage without puddling.
7. Height and/or width of trees shall be measured from ground up; with measurement shall be normal crown spread of broad canopy plants in the normal position. This measurement shall not include immediate terminal growth. All measurements shall be taken after pruning for specified sizes. All trees and shrubs shall conform to measurements specified in the plant material schedule, except that plant material larger than specified may be used with the approval of the Owner or Landscape Architect; with no increase to the Contract price. Plant materials shall not be pruned prior to delivery.			6. The contractor shall remove debris (sticks, stones, rubbish) over 1 – 1/2 inches (38 millimeters) in any dimension from individual tree, shrub and hedge pits and dispose of the excavated material off the site.
8. Plant Material shall be symmetrical, typical for variety and species. Plants used where symmetry is required shall be matched as nearly as possible.			C. Preparation for Annual Bed Planting
9. Balled and burlapped plants shall have firm, natural balls of earth of sufficient diameter and depth to encompass the feeding root system necessary for full development of the plant and to conform with the standards of the American Association of Nurserymen. Root balls and tree trunks shall not be damaged by improper binding and/or baling & burlapping.			1. Prepare native subgrade by rototilling or loosening by hand methods. Spread 3 inches of Florida peat (1/3), sandy loam (1/3), or other approved organic soil amendment over the full length and width of planting area for annuals. Rotoli organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into the native soil. Grade the planting bed by "crowning" to insure that surface drainage, aeration and ventilation are maintained. Add Osmocote time release fertilizer according to product instructions and rate.
10. Container-grown plants may be substituted for balled and burlapped plants or vice-versa provided the quality is equal or better than specified and the Landscape Architect approves of the substitution.			2. Immediately prior to any turf Work, the Contractor shall finish grade the soil to a smooth, even surface assuring positive drainage away from buildings and the subsequent turf flush to the tops of adjacent curbs and sidewalks. The surface shall be sloped to existing yard drains.
11. Container grown stock shall have been grown in containers for at least four months, but not over two years. If requested, samples must be shown to prove no root bound condition exists.			3. A complete fertilizer shall be applied to St. Augustine or Bahia grass at a rate of one (1) pound (4536 kilogram) of nitrogen per 1000 square feet (92.9 square meters). Fertilizer shall be commercial grade moist granules, with 30%-50% of the nitrogen being in slow or controlled release form. Thoroughly work fertilizer into the top 4 inches (100 millimeters) of soil.
			4. Moistened prepared seed and sod areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
C. Grasses: Sod or Seed			3.02 INSTALLATION
1. Sod or seed (as/lf specified) shall be of a species as stated on the Plan. Solid sod shall be of even thickness and with a good root structure, 95% free of noxious weed, freshly mowed before cutting, and in healthy condition when laid. It must not be stocked more than 24 hours before laying and it must be grown in soil compatible to that in which it will be installed. Sod must be kept moist prior to and after installation.			A. Berm Construction (If specified)
2. Seed shall be delivered to the site in unopened bags with certification tags in place. Purify, germination and weed content shall be as certification requirements.			1. Install berms at location and design shown on Plans and at the height and slope indicated. Height stated is for finished berm with soil at natural compaction.
D. Mulch:			2. Exact location and configuration of berms may require modification to allow proper drainage; such changes will be coordinated with the Landscape Architect.
1. Mulch shall be 100% recycled wood mulch, thoroughly mixed with a pre-emergence weed killer according to the label directions. If recycled mulch is not specified, the Contractor shall install pine bark, or other as specified on the plans			3. If shown on the Plan, construct berms using clean sandy loam fill dirt which is well-drained, free of rocks, roots, or other debris, with a soil pH of an acid nature (about 6.5 to 7.0). No heavily organic soil, such as muck or peat shall be used in berm construction.
2. Install mulch to an even depth of 3 inches (75 millimeters) before compaction.			B. Layout of Plant Materials:
E. Fertilizer:			1. Unless otherwise stipulated, plant materials shall be approximately located per the plans by scale measurements using established building, columns, curbs, screen walls, etc. as the measuring reference point. Slight shifting may be required to clear wires, prevent blockage of signage, etc.
1. Granular fertilizer shall be uniform in composition; free flowing and suitable for application with approved equipment; received at the site in fluff, labeled, unopened bags bearing the name, trade name or trademark and warranty of the producer; fully conforming to State of Florida fertilizer laws.			2. Shrubs and ground covers shall be located and spaced as noted on the plant material schedule (if provided); otherwise plants will be placed in the planting beds at the normally accepted spacing for each species.
2. All fertilizer shall bear the manufacturer's statement of analysis and shall contain the appropriate minimum amounts of elements for the type of use specified herein.			3. Leave a minimum 18 inch (450 millimeters) border of mulched space between outer leaves of installed plant material and the bed line, curb, or building foundation wall for all plant sizes.
3. Agriform 20-10-5 fertilizer tablets or approved equal, shall be placed in planting pit for all plant materials at time of installation and prior to completion of pit backfilling.			4. Any necessary "minor" adjustments in the layout of planting shall be made by the contractor with the approval of the Landscape Architect in order to conform as nearly as possible to the intent of the plans.
4. Ground cover and annual areas shall receive fertilization with Osmocote Time Release Fertilizer according to product instructions and rate.			K. Repair of Damages
5. For sod and seeded areas, fertilize with a complete granular fertilizer on Bahia and St. Augustine grass (at the rate of one (1) pound (4536 kilogram) of nitrogen per one thousand (1,000) square feet (92.9 square meters). Fertilizer shall be commercial grade, moist granules, with 30%- 50% of the nitrogen being in slow or controlled release form. The ratio of nitrogen to potash will be 1:1 or 2:1 for complete fertilizer formulations. Phosphorus shall be no more than 1/4 the nitrogen level. There also contain magnesium and micronutrients (i.e. manganese, iron, zinc, copper, etc.).			1. The Contractor shall repair all damage caused by his operations to other materials, property, or trades to a level equal in quality to the existing condition prior to damage.
			2. The Contractor shall be held responsible for all damage done by his work or employees to other materials or trades' work. Patching and replacement of materials may be done by others, but the Contractor shall be responsible for the cost of some shall be paid by the Contractor who is responsible for the damage.
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			61. The Contractor shall be held responsible for all damage done by his work or employees to other materials or trades' work. Patching and replacement of materials may be done by others



NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

FUSCO, SHAFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
550 E. NINE MILE ROAD
FERRISDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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SEAL

PROPOSED TRANSIENT STAY
702 PASS-A-GRILLE

FLORIDA

ST. PETE BEACH

07-21-25	SPR / TRC REVIEW SUBMISSION
DATE	ISSUE

KEY PLAN

**EMERALD
ENGINEERING INC.**
9942 CURRIE DAVIS DR. STE H, TAMPA, FL 33619
TEL: (813) 955-0300 FLORIDA E&C 27845
WWW.EMERALDENG.COM BEI PROJECT # Photom

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

PHOTOMETRIC PLAN

DRAWING NUMBER

PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

EP-100



Owner's Authorization for Agent

I/WE Brandon Tecklenburg for 702 PAG WAY GROUP LLC
(print name of property owner)

hereby authorize DEVMAR
(print name of agent)

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

[Signature]
Signature of Owner

Signature of Owner

Brandon Tecklenburg
Print Name of Owner

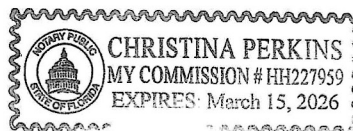
Print Name of Owner

The forgoing instrument was acknowledged before me this 22nd day of July 2025 by Brandon Tecklenburg who is personally known or produced as identification.

[Signature]
(Notary Signature)

7/22/2025
(Date)

My Commission Expires 3/15/2026



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