

CITY OF ST. PETE BEACH, FLORIDA

ORDINANCE 2008-08

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA REZONING PROPERTIES GENERALLY LOCATED AT 75 COREY AVENUE AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE FROM CG-2 COMMERCIAL TO PD PLANNED DEVELOPMENT; PROVIDING FOR AMENDMENT OF THE CITY'S ZONING MAP TO DEPICT THIS REZONING UPON APPROVAL; PROVIDING FOR AMENDMENTS TO THE PREVIOUSLY APPROVED DETAILED DEVELOPMENT PLAN FOR THE PLANNED DEVELOPMENT ON PROPERTY GENERALLY LOCATED AT 7345 BAY STREET, 54 COREY AVENUE 10 COREY AVENUE, AND 1 COREY CIRCLE, 71 COREY CIRCLE AND 73 COREY CIRCLE; PROVIDING FOR THE REPEAL OF ORDINANCES, OR PARTS OF ORDINANCES, IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City's Planning Board has reviewed this ordinance, found it to be consistent with the City's adopted comprehensive plan and has recommended approval thereof; and

WHEREAS, the City Commission, as the City's local planning agency, has found this ordinance to be consistent with the City's adopted comprehensive plan; and

WHEREAS, the City Commission has found this ordinance to be in the best interest, safety and welfare of the citizens of the city; and

WHEREAS, notice of this ordinance has been provided in accordance with applicable law;

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

Section 1. The Land Development Regulations of the City of St. Pete Beach, Florida are hereby amended by amending the Official Zoning Map incorporated therein by changing the zoning designation of the property generally located at 75 Corey Avenue and more particularly described in Exhibit "A" attached hereto and made a part hereof, from Commercial General 2 (CG-2) to Planned Development (PD).

Section 2. The Detailed Development Plan herein incorporated as Exhibit "A" as amended from the Plan previously considered by the City Commission on October 24, 2006 for property generally located at 7345 Bay Street, 75, 54 and 10 Corey Avenue, and 1, 71, and 73 Corey Circle is hereby approved.

Section 3. The rezoning and Detailed Plan approval provided herein shall be subject to the following conditions:

- (1) Commercial floor area shall be limited to 23,635 square feet, calculated upon 1.07 acres of available land area as represented in Exhibit "A". Commercial floor area may be increased without further Commission approval to the extent that such increase results from amendment of the City of St. Pete Beach Land Development Code with respect to ancillary commercial space associated with Transient Accommodation development. Such increased commercial floor area shall conform to all applicable requirements of the Land Development Code.
- (2) All building setbacks shall be in accordance with Exhibit "A" or the provisions of section 43.10, whichever shall be less.
- (3) The applicant shall be required to develop all parking as indicated in Exhibit "A", including spaces which are wholly or partially located upon the public right-of-way, excepting those areas labeled as "alternate parking". The Commission specifically approves this in lieu of the requirements of Division 23 with the condition that all spaces located either partially or entirely on the public right-of-way shall be available for public use at all times without restriction.
- (4) Turf block parking surfaces may be developed in accordance with Exhibit "A". Final impervious surface calculations shall be determined at the time of final site plan approval.
- (5) The applicant shall pay for and make a joint application with the City to the appropriate authorities for permitting and construction of the proposed connection boardwalk of the subject property to the City owned property at 7701 Boca Ciega Drive. The City Commission shall review and approve the design and materials of the boardwalk and a site plan in accordance with Division 5 prior to the issuance of any development permits for the boardwalk. The applicant shall provide a performance bond to the City sufficient to construct the elevated boardwalk.
- (6) Construction of the aforesaid boardwalk shall be completed prior to the issuance of a certificate of occupancy for any structure in the project.
- (7) The property owner(s) shall dedicate and convey to the City all identified public easements, rights-of-way and property, including parks, prior to the issuance of a certificate of occupancy for any structure in the project.

- (8) The City Commission shall review and approve all improvements being placed upon any public right-of-way prior to the issuance of any development permits.
- (9) The City Commission shall review and approve the design of all public recreation facilities prior to the issuance of any development permits.
- (10) Conditional Use approval from the City Commission shall be obtained for all boat docking facilities in the project and construction of transient boat docks shall be completed prior to the issuance of a certificate of occupancy for the first habitable structure.
- (11) Allowable permitted and conditional commercial uses shall be subject to the review and approval of the City Commission in general accordance with the standards of Division 16 (CG-2 Commercial District) of the City of St. Pete Beach Land Development Code. Nothing contained herein shall require the approval of any use authorized by Division 16, unless the City Commission determines that such use is appropriate for the site in accordance with the standards of Division 43 of the Land Development Code.
- (12) All required infrastructure and service delivery studies, including street-scaping traffic mitigation and design feature entrance ways at Corey Avenue and Gulf Boulevard and at Corey Avenue and Bay Street, shall be completed by the applicant prior to final site plan review and shall be constructed at the applicant's cost.
- (13) A site plan prepared in accordance with the requirements of Division 5 (Site Plan Approval Procedures) of the City's Land Development Code, including scaled building elevations, shall be submitted for City Commission review and approval prior to the issuance of any development permits.
- (14) The applicant shall be required to provide for all necessary relocation of existing public utilities in the project area, and shall further be required to dedicate all appropriate utility easements, including those associated with any vacated area of public right-of-way. Such required dedications shall be made prior to the issuance of any development permits for the project.
- (15) The development shall comply with all applicable regulations of the City of St. Pete Beach except to the extent that variances are obtained or regulations are clearly and specifically amended to be less restrictive.

Section 4. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

Section 5. If any portion or part of this ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

Section 6. This ordinance shall become effective immediately upon adoption.

Ward J. Friszolowski
Ward J. Friszolowski, MAYOR

FIRST READING : 2-19-08
PUBLISHED : 2-16-08
SECOND READING : 2-26-08
PUBLIC HEARING : 2-26-08

I, Theresa B. McMaster, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this 26th day of February, 2008.

Theresa McMaster
Theresa B. McMaster, City Clerk

JOHN A. BODZIAK, A.I.A. ARCHITECT

City Of St. Pete Beach
Planning Department
155 Corey Avenue
St. Pete Beach, FL 33706

February 18, 2008

Commissioner's & Staff

Attached is my response to the review comments we received on Thursday February 14th 2008.

I have answered all review comments as thoroughly and directly as possible, however the time factor has limited the survey submittal to the attached surveyor diagram. The certified survey with complete legal descriptions and any revisions requested by the commission can be accomplished prior to the second reading should you choose to approve the plan tonight.

The intent of this approval process has been to establish a preliminary site plan whose concept can be carried into building plans, civil engineering, and project details.

Rendering have always been added to cast the architectural character and further establish the concept.

Please consider that although the street vacations originally contemplated have been lost, the goal of maintaining a public park and extensive public waterfront access has been kept in tact. Variations and interpretations that are requested here-in allow for the park to continue to be a part of the overall plan.

Corey has become a joint effort between commission - staff – developers – and designers that has attempted to make use of planned development criteria for the betterment of all parties.

Thank you for your continued consideration.

Sincerely,

John A. Bodziak, AIA, Architect

2529 CENTRAL AVENUE, ST. PETERSBURG, FLORIDA 33713
PHONE: 727.327.1966 FAX: 727.327.1933
EMAIL: JACKBODZIAK@AOL.COM
FLA. REG. # AR0005065

City Of St. Pete Beach
Planning Department
155 Corey Avenue
St. Pete Beach, FL 33706

Re: Zoning Analysis for 75 Corey Circle

Thank you for your review received January 14th, 2008 of our plan as submitted December 19th, 2007 and resubmitted January 4th, 2008.

With the turn around time for these review comments having been short I am submitting all responses in written as well as drawing format to clearly define our answers.

The written detail is as follows:

Issues to be addressed prior to plan approval:

- 1) Unable to determine land area calculations – application states 226,605 sq. ft.(5.2 acres) – plan states 188,040 sq. ft.(4.32 acres). Surveyor needs to supply exact land area calculations - shall affect impervious/pervious calculations, floor area ratios (.55 far) and mixed use calculations (Sec. 6.6). Appears land area applications (commercial uses) shall exceed mixed use ratios.

The application states 226,605 sq. ft. (5.2 acres) due to the fact that the original plans submitted December 19th included Corey Circle being vacated.

After much deliberation regarding the last year's referendum and considering the planning boards approval of 25% allowable ancillary use, the determination was made to alter the subsequent submission to the 188,040 sq. ft. (4.32 acres) without street vacation as shown on the plan presently being considered. The surveyor is modifying the original survey and will include the Charlie's Transmission parcel:
Legal Description = parcel Y (Copy attached Exhibit "A")

Also He will certify the land area, which by computer calculation does compute at 188,040 sq. ft. (4.32 acres)

In the event a final calculation varies by any amount (it could not be of any significance) We would adjust the non- ancillary commercial space accordingly. Ancillary space: Calculated against the proposed 148,000 gross square foot hotel building area generates the 35,500 sq. ft. as shown on site plan. Final square footage will be coordinated with final building plans.

- 2) No survey and legal description on Charlie's Transmission property.

The survey for the entire parcel has been ordered with the Charlie's Transmission site added to the original parcel.

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It will be completed for submission prior to the scheduled February 26th commission meeting if a second reading is in fact accomplished in the approval process.

The legal description for the Charlie's Transmission parcel is attached.

Please add this to the application description

- 3) Setbacks as outlined within the PD district are not being maintained, primarily along all front yards – requires 20.0', and encroachments into required rear yards. Variance needs to be included in ordinance for Plan approval. Possible building encroachment in public ROW needs to be verified.

Under the P.D. standards it is my understanding that the setbacks are recommended at 20 ft. but only as a design standard. The P.D. definition allows setbacks as deemed acceptable by commission within the approval process.

The previously approved site plan maintained 15' from the road however the Charlie's Transmission parcel is an extremely small pie shaped and can only reasonably be used as the marquee front entrance parcel with no setbacks on building corners only. No building encroaches on the R.O.W.

- 4) Building heights based upon written plan height (page A-O); however, no scaled elevations provided. Two different heights for hotel are provided (5 over 1 level parking and 6 over parking). No information on boat barn height.

After thorough review we finally did locate the one spot in the title block of the land summary that called out a "six story above parking" building. That has been corrected to conform to all other identifications of "five story above parking"

- 5) No information provided for a shared parking analysis. Amount of parking required per section 23.5. appears inconsistent. Staff based information (# of transient units and total amount of commercial and restaurant sq. ft.) suggest approximately 413 parking spaces required. Cannot determine number of proposed spaces as applicant is utilizing on-street parking and indicates "Alternate parking garage 1 & 2" which appears to be within the City R-O-W and on City Hall property, and no information is provided as to any legal agreements or approvals of utilizing R-O-W and/or City property from the City Commission. Liability issues, construction issues and maintenance issues need to be considered. Parking variance may be required.

The 413 spaces indicated by staff may be corrected but is probably excessive considering the following factors:

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- a. All aspects of the site will not be in operation at the same time (example: marina typically closes @ 6:00 pm)
- b. Shared parking as shown encroaches from R.O.W. into private property, and if 413 spaces required in addition to the numbers street spaces available close by, the site would be a paved parcel from one end to the other.
- c. Additional street parking and lot parking is readily available both along Corey in front of City Hall (closed typically @ night and weekends) and in the City Hall parking lot.
- d. The note proposing "alternate" elevated parking garages is meant as a prospective additional parking solution in the event the City and/ or Developer was required to add additional parking to fulfill an unanticipated need.
- e. The concept for this project and Corey Avenue has always been a promotion of pedestrian orientation, even connecting to the City recreation park and its parking lots.

Other Identified Issues:

- 1) Plan indicates blocking vehicular and pedestrian access (Corey Circle) with a 6.0' high block wall and landscape barriers within the street, limiting access to private property from a ROW (Blue Parrot). Show required access to private property from public ROW.

6' - 0" high wall has been better defined and does not block pedestrian or vehicular access. I have clarified that on the site plan.

- 2) Off setting main access (Corey Ave) could create a safety hazard for vehicular traffic.

We have re-aligned the main street access to minimize the potential of traffic conflict.

- 3) Islands in street may block access to businesses.

We have modified island accesses to line up with revised driveways

- 4) No information on traffic model/analysis regarding amount of traffic impacts and impact to adjacent streets and neighborhoods. (Bay St., 75th Ave. Mangrove, etc.) and possible emergency vehicle access issues.

Traffic study was submitted and approved with prior plan that was of a higher intensity of development.

- 5) No information or calculations for sewer/water impacts.

Water and sewer impacts were reviewed by City and Civil Engineers and submitted with prior approved submissions.

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- 6) Who maintains/insures improvements in the public ROW?

A shared parking agreement should define City and Developers responsibilities which should reflect maintenance of parking paved surfaces by developer, and road access paved surfaces by City.

- 7) Visibility (sight triangle) at intersections and driveways not indicated. Appears that possible sight obstructions are within visibility triangles, walls, fountains, etc.

Visibility triangle as to actual curb cuts has been incorporated at major intersection.

- 8) Proposed boardwalk connecting to City recreation complex. Is this a private structure? A public/private structure? Liability issues, construction issues and maintenance issues need to be considered.

Boardwalk will be privately constructed and deeded to City who will maintain it as a pedestrian R.O.W.

- 9) Does turn around at the street end allow for emergency vehicle access, service vehicle access? Is it large enough for safe turn around? Parking spaces should not be in turn around.

Turn around has been enlarged to a 45 foot radius.

- 10) Will the proposed restaurant have any outdoor seating? If so, location and number of seats need to be provided.

No outdoor seating outside of footprint is proposed, although the building has not been designed.

- 11) Hi dry storage (boat barn) drive access may be too narrow for vehicles and trailers. No provision for stacking. Number of dry slips? Is a boat ramp being installed for boats to be put in the water? Is water depth acceptable for boat usage? Is the marina for permanent mooring or transient mooring or live aboard? Number of wet slips?

- A) **Very few boats will access the marina by land. The high and dry does not allow or accommodate trailer storage. The width of trailers for boats is less than driveway widths reflected, keep in mind that trailers do travel on the roads of similar width.**
- B) **The maximum number of dry slips is 120 to 150 depending on boat sizes although the building has not been designed.**
- C) **No boat ramp is provided as boats are lifted into water.**

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- D) Permit process with state governs the depth of dredging to allow boats adequate depth. This is a separate permit process with the state.
- E) Most wet slips are permanent mooring however existing dock by park, and wet slips by commercial/ bridge area are intended to be transient.
- F) The maximum number of allowable wet slips if approved by state is 126

- 12) Walls/fences not outlined very well as to locations and height requirements within setbacks, need more detailed information.

Property walls have been more clearly delineated

- 13) Signage has not been reviewed for compliance to sign code. No information provided.

Signage is not yet designed and will be under separate permit process in accordance with applicable codes.

- 14) No idea of usage or structure information on kiosks?

Kiosks in commercial area are intended for outdoor sales. Kiosks in park are intended for public restrooms and covered seating.

- 15) No lighting information.

Lighting plans will be developed with final site and building plans by Electrical Engineers.

- 16) Turf block or grass parking is only permitted for parking which exceeds required parking.

Turf block is requested in this case to assist in meeting impervious surface ratio due to massive amounts of parking required and park area being dedicated.

- 17) Unable to determine exact number of transient slips for docking facilities to allow utilization of boat slips as required parking? (13 slips? plan implies 40 in parking calculations?)

Plans reflect forty (40) transient slips that can be further shown on final marina plan

- 18) Waterfront pavilion is not a permitted structure per definition of dock and Section 6.23(c). All dock facilities must be separately approved through the Conditional Use approval process.

Waterfront pavilion is existing and is subject to state and D.E.P. review during marina processing. We have been counseled that the existing condition can be maintained.

Once again I must reiterate that a preliminary site plan as proposed and previously discussed, is intended to set building parameters, planning standards and define the placement of buildings and transition throughout the site. Many of the specific details will be solidified with building designs.

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30/31/15/30612/065/0250

PINELLAS COUNTY FLA.
INST # 90-186497

*** OFFICIAL RECORDS ***
BOOK 7324 PAGE 386

6.00
6.55

SSC

This instrument prepared by and
return to David A. Bacon, Esq. of
Bacon, Bacon, Harrington, Johnson &
Goddard, PA at 2959 First Avenue
North, St. Petersburg, Florida 33713

5904 SF
Building

FEE SIMPLE DEED

THIS INDENTURE is made, executed and entered into this 28th day of
June, 1990, by and between the following named parties:

NAME OF GRANTOR: CHARLES T. ALTMAN and ETHEL W. ALTMAN, his wife
NAME OF GRANTEE: CHARLES T. ALTMAN and ETHEL W. ALTMAN, as Trustees
under The Altman Family Trust dated December 12,
1989, with full power and authority to protect,
conserve, sell, lease, encumber, and otherwise
manage and dispose of said property.

ADDRESS OF GRANTEE: 7152 South Shore Drive, St. Petersburg, FL 33707

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten
Dollars (\$10.00) and other valuable considerations, the receipt and
sufficiency of which is hereby acknowledged, hereby grants, bargains,
sells, liens, remises, releases, and transfers unto the Grantee, all
that certain land situate in Pinellas County, State of Florida, to wit:

DESCRIPTION: Block "Y", GEORGIA AVENUE REPLAT, according to
plat thereof recorded in Plat Book 21, Page 18, Public
Records of Pinellas County, Florida. Together with all the
right, title and interest of Mary R. Tracy, a single person,
in Lease dated August 16, 1954, filed for record October 26,
1954, in Deed Book 1502, Page 97, Public Records of Pinellas
County, Florida, which was assigned to Mary R. Tracy as shown
by Clerk's Instrument Nos. 224982A & 330814B, Pinellas County
Records.

This is a conveyance for nominal consideration. Grantor reserves
and retains a vested interest in the property for life.

TOGETHER with all tenements, hereditaments and appurtenances
thereto belonging or in anywise pertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and
seal the day and year first above written.

[Handwritten signatures]

[Handwritten signature]

CHARLES T. ALTMAN
[Handwritten signature]

ETHEL W. ALTMAN

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME personally appeared CHARLES T. ALTMAN and ETHEL W.
ALTMAN, to me well known and known to me to be the persons described
in and who executed the foregoing instrument, and acknowledged before
me that they executed said instrument for the purpose therein
expressed.

WITNESS my hand and official seal, this 28th day of June,

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: NOV. 19, 1993.
SIGNED THIS NOTARY PUBLIC UNDER MY SEAL

[Handwritten signature]

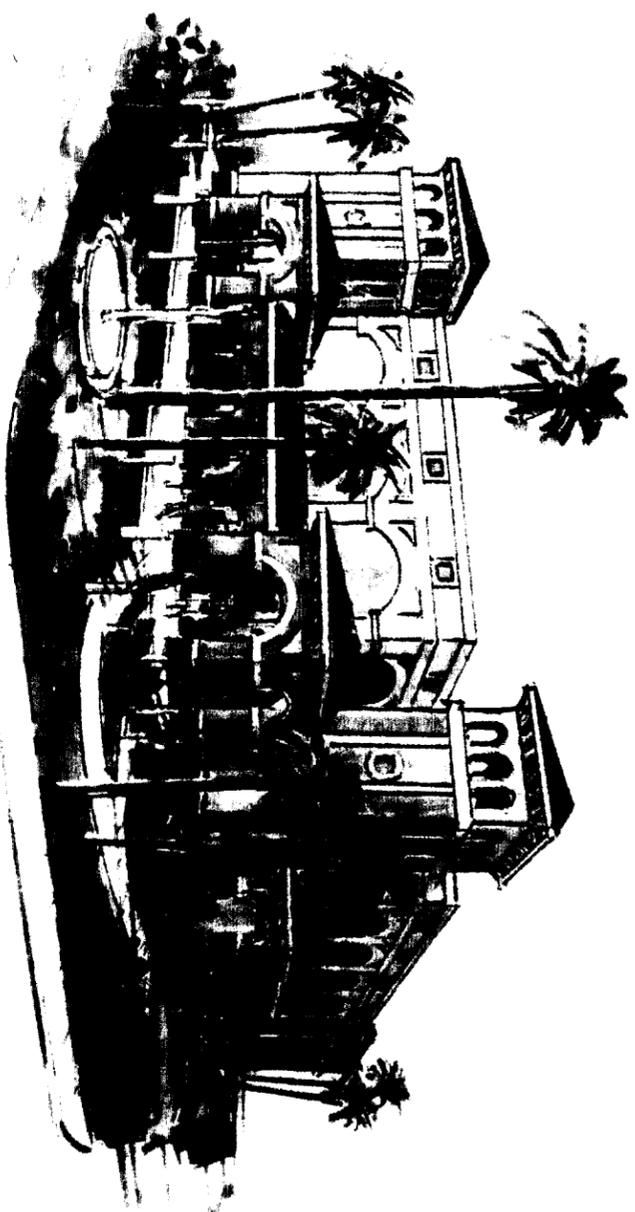
Notary Public



KARLEEN F. DEBLAKER, CLERK
JULY 10, 1990 2:21PM

Handout 2-19-08

LOCATION MAP:



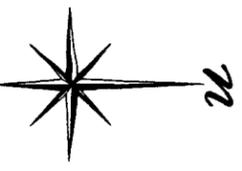
Corey Landings Marina Villages
Corey Circle, St. Pete Beach, Florida
Prepared for Corey Landings Development, LLC.

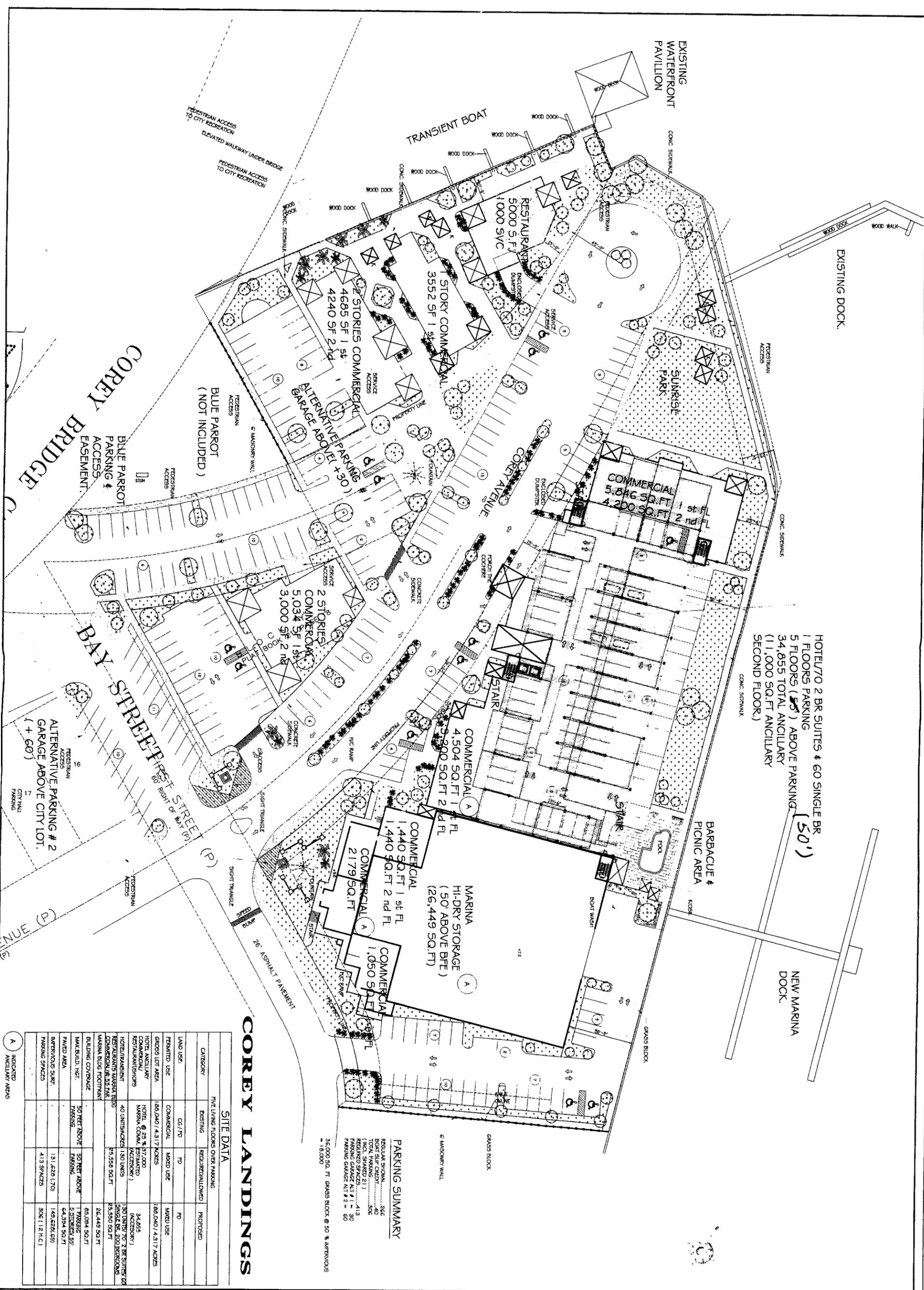
Corey Landings Marina Villages

DRAWINGS:

- COVER PAGE
- SITE PLAN
- PROPOSED PUBLIC ACCESS
- SITE DIAGRAM
- LANDSCAPE PLAN
- COLOR LANDSCAPE PLAN
- RENDERING LOWER FLOOR
- RENDERING BOAT BARN
- RENDERING MATERIALS / SHOPS / RESTAURANT
- DRAPAGE PLAN
- BOUNDARY SURVEY
- IMPROVEMENTS
- ELEVATIONS & UTILITIES

JOHN A. BODZIAN





HOTEL/70 2 BR SUITES & 60 SINGLE BR
 1 FLOORS PARKING
 5 FLOORS (50') ABOVE PARKING
 34,855 TOTAL ANCILLARY
 (11,000 SQ. FT. ANCILLARY
 SECOND FLOOR.)

BARBACUE &
 PICNIC AREA

NEW MARINA
 DOCK.

COREY LANDINGS

SITE DATA

CATEGORY	DISTING	REQUIRED/ALLOWED	PROPOSED
LAND USE:	CG / PD	PD	PD
PERMITTED USE	COMMERCIAL	MIXED USE	MIXED USE
GROSS LOT AREA	186,040 / 4.317 ACRES	186,040 / 4.317 ACRES	186,040 / 4.317 ACRES
GROSS LOT AREA	186,040 / 4.317 ACRES	186,040 / 4.317 ACRES	186,040 / 4.317 ACRES
HOTEL ANCILLARY	HOTEL @ 25% (37,000)	34,855	34,855
COMMERCIAL	COMMERCIAL @ 25% (37,000)	34,855	34,855
RESTAURANT/CHOPERS	RESTAURANT/CHOPERS @ 25% (37,000)	34,855	34,855
MARINA (COMM. ACCESSORY)	MARINA (COMM. ACCESSORY)	34,855	34,855
HOTEL/TRANSIENT	40 UNITS/SPACES	130 UNITS	130 UNITS/70' 2 BR SUITES/60 SINGLE BR. 200 BEDROOMS
RESTAURANT/CHOPERS	25,558 SQ. FT.	25,558 SQ. FT.	25,558 SQ. FT.
MARINA BLDG FOOTPRINT	26,449 SQ. FT.	26,449 SQ. FT.	26,449 SQ. FT.
BUILDING COVERAGE	50 FEET ABOVE	65,094 SQ. FT.	65,094 SQ. FT.
MAX. BLDG. HGT.	50 FEET ABOVE	177 FEET	177 FEET
PAVED AREA	5 STORIES	64,394 SQ. FT.	64,394 SQ. FT.
IMPERVIOUS SURF.	131,628 (70%)	148,628 (65%)	148,628 (65%)
PARKING SPACES	413 SPACES	306 (12 H.C.)	306 (12 H.C.)

PARKING SUMMARY

REGULAR STORM: 266
 REGULAR STORM: 266
 TOTAL PARKING: 306
 (INCL. SHARED 21)
 REQUIRED SPACES: 413
 PARKING SPACES AT #1 = 30
 PARKING SPACES AT #2 = 80
 36,000 SQ. FT. GRASS BLOCK @ 50% IMPERVIOUS
 = 18,000

COREY LANDINGS MARINA VILLAGES

ST. PETE BEACH, FLORIDA

SITE PLAN

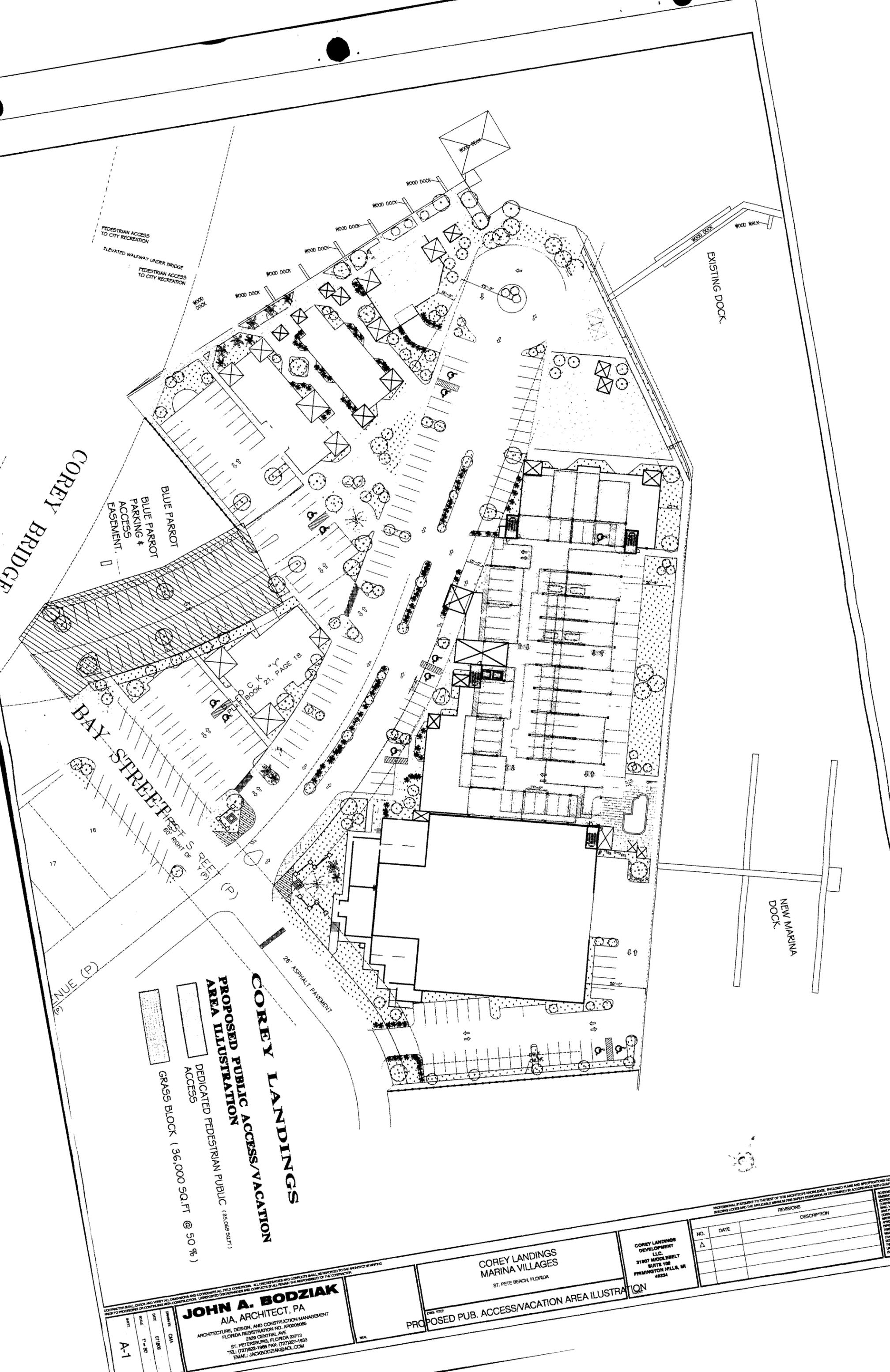
COREY LANDINGS DEVELOPMENT L.L.C.
 31807 MIDDLEBELLY BLVD. S.W.
 FIRMINGTON HILLS, MI 48334

REVISIONS		
NO.	DATE	DESCRIPTION
1		

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 626 AND 628, LAWS OF FLORIDA.

JOHN A. BODZIAK
 AIA, ARCHITECT, PA
 ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
 FLORIDA REGISTRATION NO. AR0006085
 2628 CENTRAL AVE.
 ST. PETERSBURG, FLORIDA 33713
 TEL: (772)822-1886 FAX: (772)822-1833
 EMAIL: JACK@BODZIAK.COM

DATE: 07/18/08
 SCALE: 1" = 30'
 SHEET: A-0



PEDESTRIAN ACCESS TO CITY RECREATION
 ELEVATED WALKWAY UNDER BRIDGE
 PEDESTRIAN ACCESS TO CITY RECREATION

BLUE PARROT
 BLUE PARROT
 PARKING &
 ACCESS
 EASEMENT.

EXISTING DOCK

NEW MARINA
 DOCK

COREY LANDINGS
PROPOSED PUBLIC ACCESS/VACATION
AREA ILLUSTRATION (35,000 SQ.FT.)
 DEDICATED PEDESTRIAN PUBLIC
 ACCESS
 GRASS BLOCK (36,000 SQ.FT @ 50%)

JOHN A. BODZIAK
 AIA, ARCHITECT, PA
 ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
 FLORIDA REGISTRATION NO. AP0006086
 2826 CENTRAL AVE
 ST. PETERSBURG, FLORIDA 33713
 TEL: (727) 922-1988 FAX: (727) 927-1933
 EMAIL: JACK@BODZIAK.COM

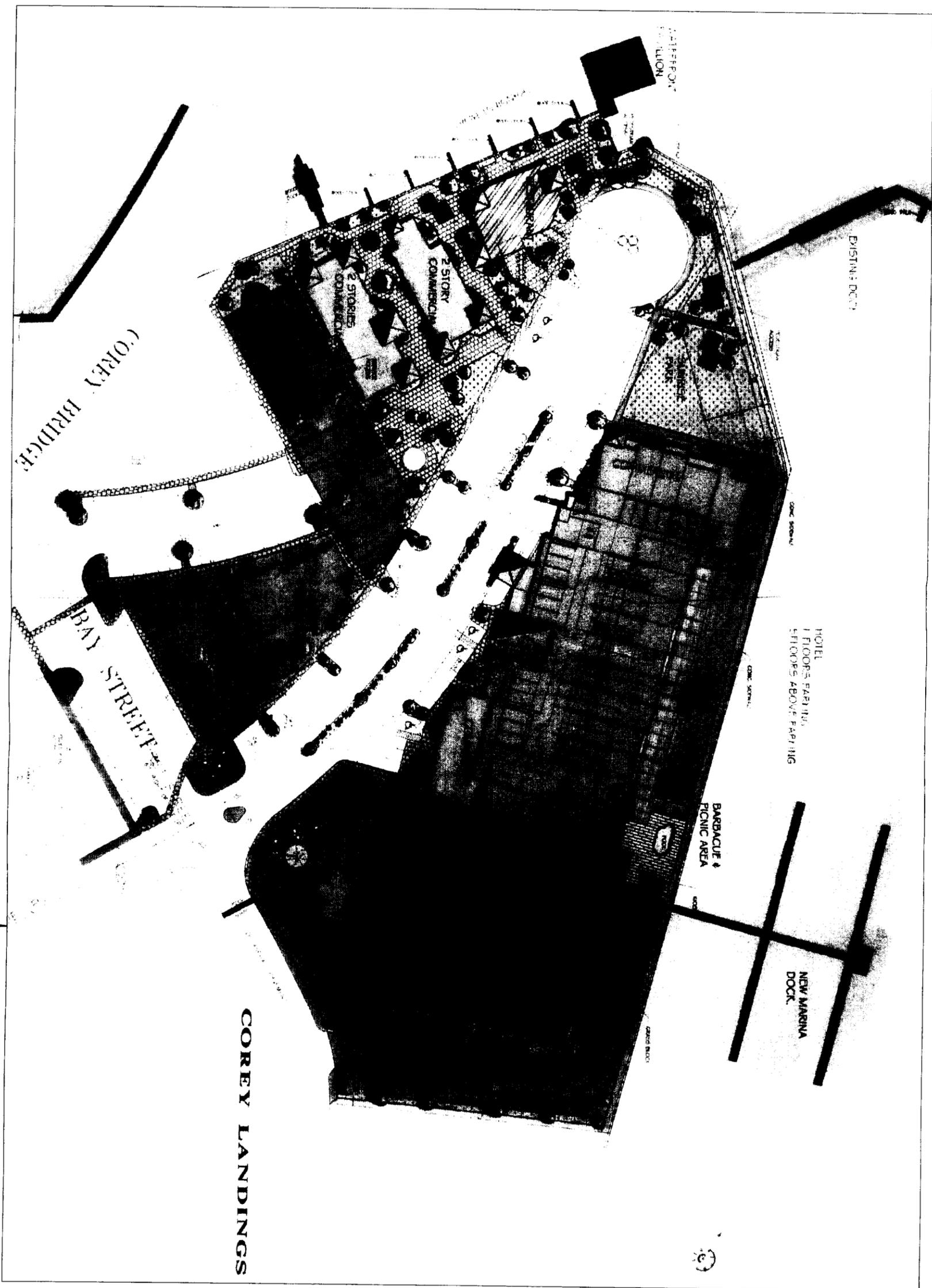
COREY LANDINGS MARINA VILLAGES
 ST. PETE BEACH, FLORIDA
 PROPOSED PUB. ACCESS/VACATION AREA ILLUSTRATION

COREY LANDINGS
 DEVELOPMENT
 LLC
 31807 MIDCOAST
 SUITE 100
 PIMMINGTON HILLS, MI
 48334

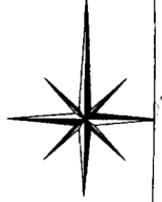
REVISIONS		DESCRIPTION
NO.	DATE	
1		

DATE: 01/08
 SCALE: 1" = 50'
 SHEET: A-1

PROFESSIONAL SEAL REQUIRED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE. ENCLOSED PLANS AND SPECIFICATIONS DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED.

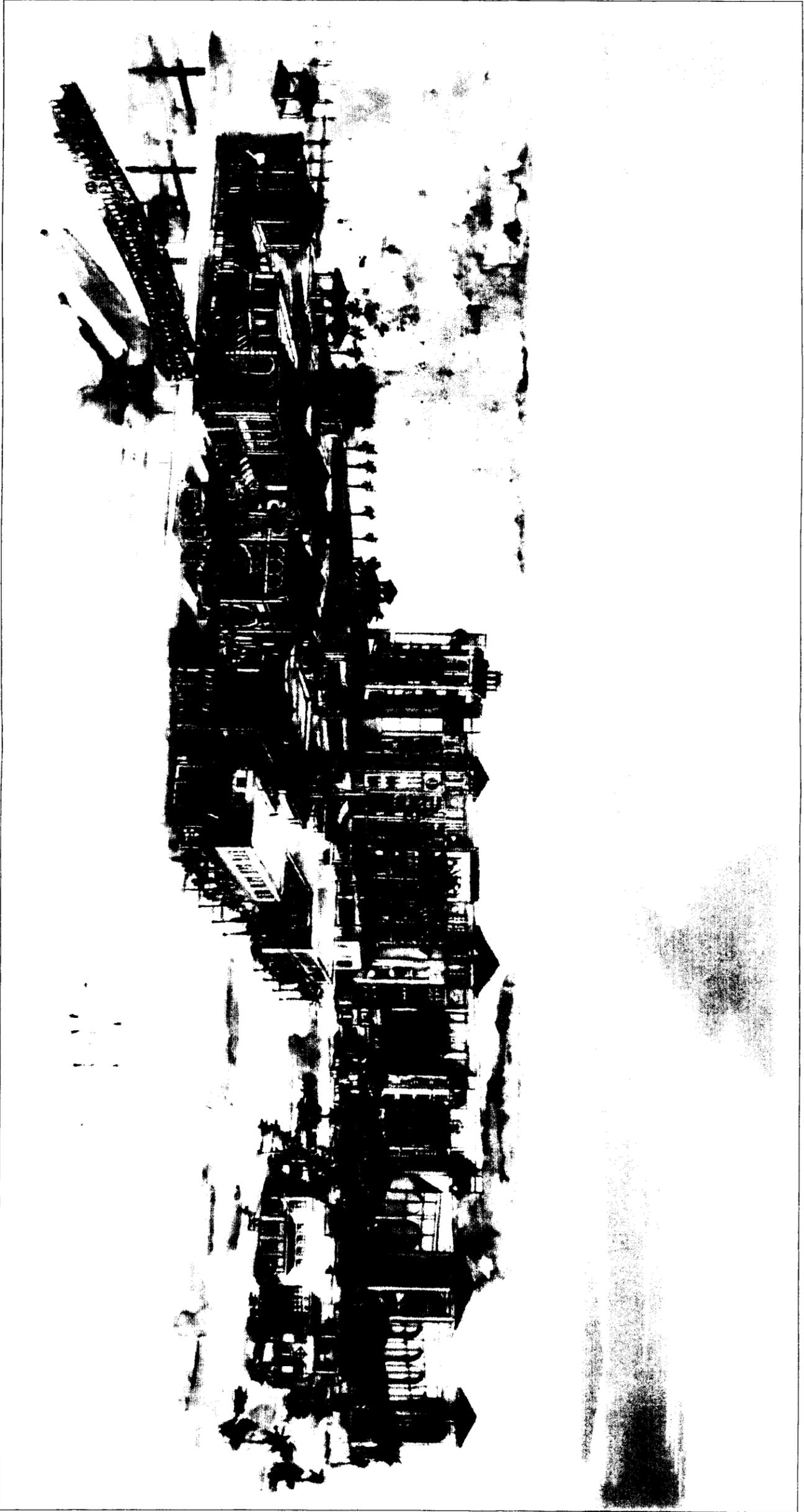


Color Landscape Plan n



JOHN A. BODZIAK

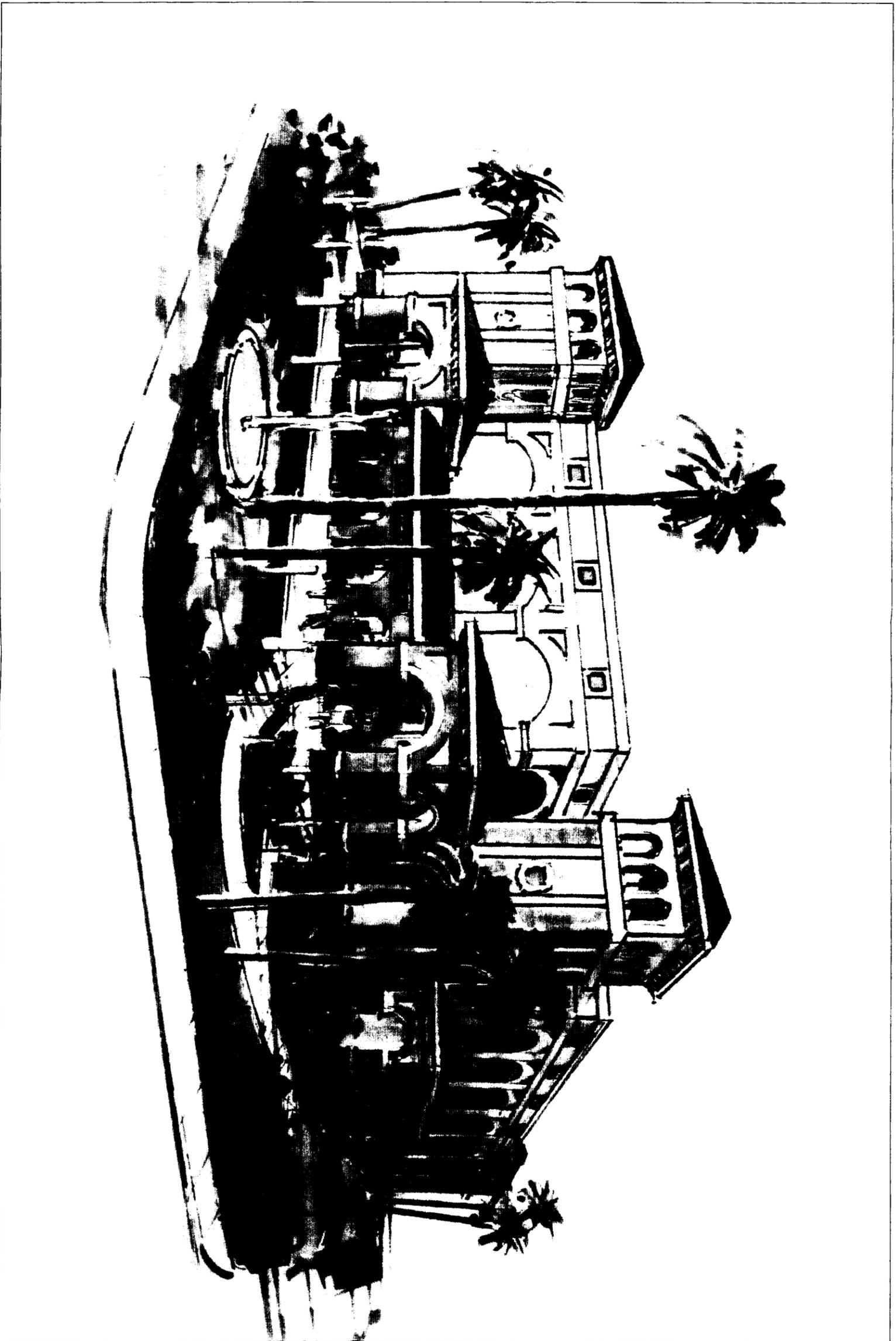
Corey Landings Marina Villages



Rendering 2- Overall

JOHN A. BODZIAK

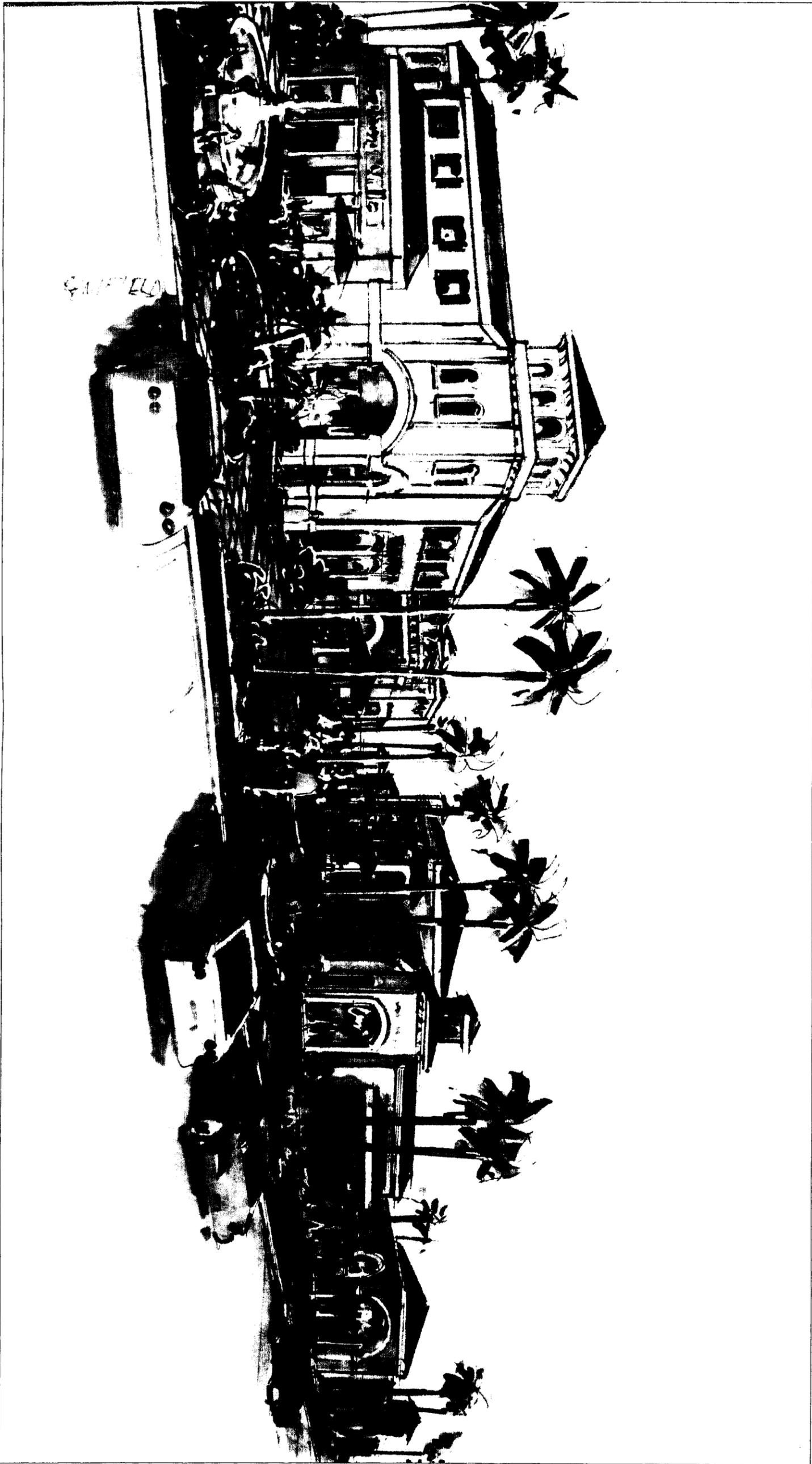
Corey Landings Marina Villages



Rendering 77- Boat Barn

JOHN A. BODZIAK

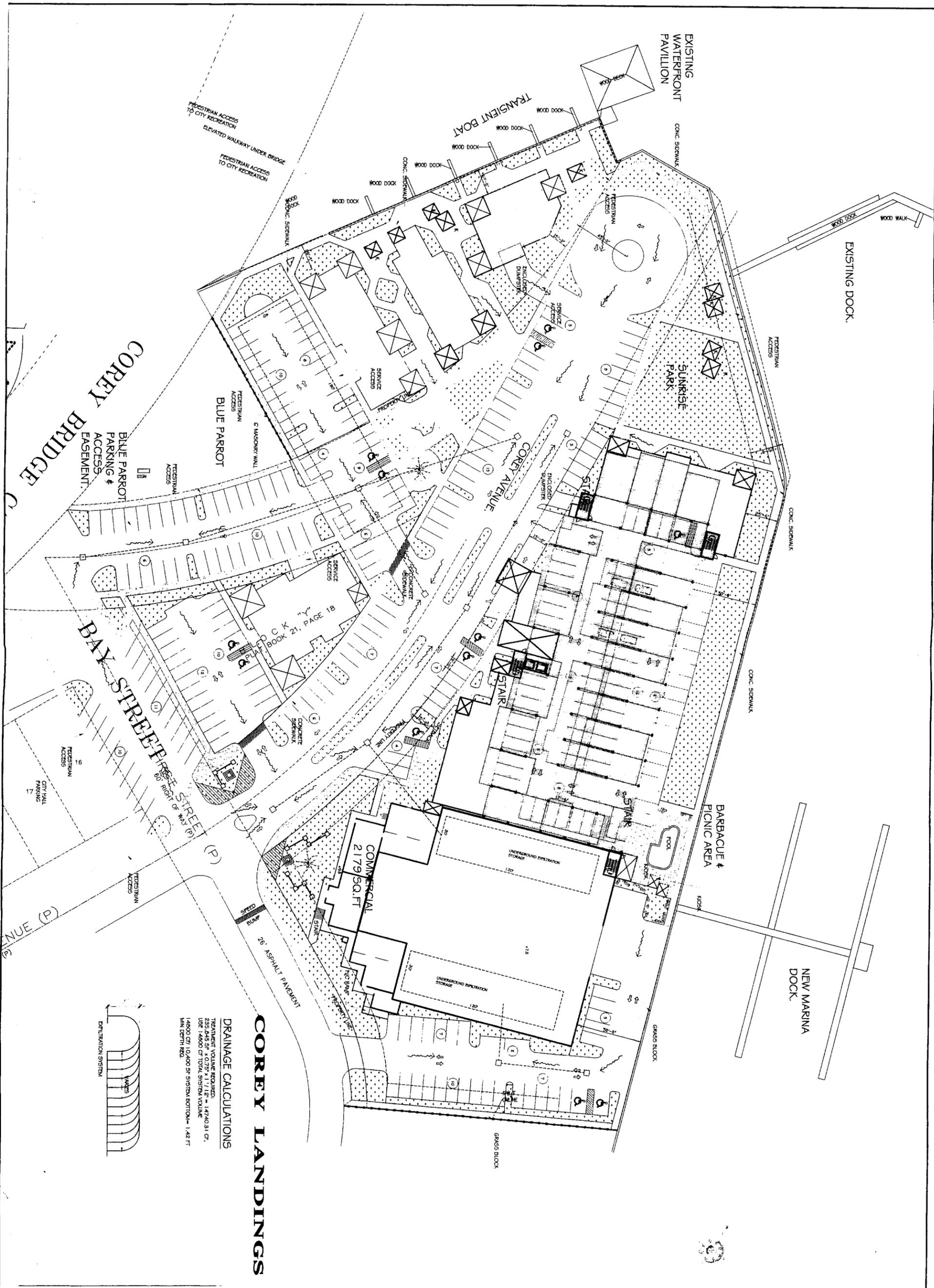
Corey Landings Marina Villages



Rendering 999- Retail/ Shops/ Restaurant

JOHN A. BODZIAK

Corey Landings Marina Villages



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, INCLUDING IN AID AND INTERPRETATION COMPLY WITH THE APPLICABLE MARINA BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 988 AND 989, FLORIDA STATUTES.

DATE: 01/09
 SCALE: 1" = 30'
 SHEET: A-3

JOHN A. BODZIAK
 AIA, ARCHITECT, P.A.
 ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
 FLORIDA REGISTRATION NO. AP0005065
 2520 CENTRAL AVE.
 ST. PETERSBURG, FLORIDA 33713
 TEL: (727)822-1968 FAX: (727)327-1933
 EMAIL: JACKBODZIAK@MOL.COM

OWNER: COREY LANDINGS MARINA VILLAGES
 CONTRACTOR: COREY LANDINGS DEVELOPMENT LLC

COREY LANDINGS MARINA VILLAGES
 ST. PETE BEACH, FLORIDA

DWG. TITLE: **DRAINAGE PLAN**

COREY LANDINGS DEVELOPMENT LLC
 31807 MIDDLEBELT SUITE 102
 FIRMINGTON HILLS, MI 48324

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

FOR EACH APPROVED SET OF THESE PLANS, FROM THE ARCHITECT'S OFFICE AND FROM THE ARCHITECT'S OFFICE, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE PLANS AND FOR THE PROTECTION OF THE ARCHITECT'S OFFICE FROM THE ARCHITECT'S OFFICE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE PLANS AND FOR THE PROTECTION OF THE ARCHITECT'S OFFICE FROM THE ARCHITECT'S OFFICE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE PLANS AND FOR THE PROTECTION OF THE ARCHITECT'S OFFICE FROM THE ARCHITECT'S OFFICE.

