

UPDATED 12-20-2022; MTP

HOTEL DENSITY RESERVE PROJECTS - UNDER CONSTRUCTION / CONSTRUCTED

Address of Receiving Property	Rooms Allocated	Total Rooms Proposed	Total Rooms Built	Acreage	Units / Acre	Rooms per Base Density	CDB Meeting	City Council Approval	Site Plan Approval Needed by	Final Project Expiration	Case Number	Planner	Notes
101 Coronado Drive (Pier 60 Hotel)	72	108	108	0.72	150.00	36	5/19/2009	8/6/2009	Constructed	Constructed	FLD2009-03013 / DVA2009-00001	Wells	Permit Status is completed. BCP2011-02294; BTR issued: BTR-0030708; 108 units; DBPR# HOT6215786
619 S. Gulfview Boulevard (Shephard's)	42	160	160	2.37	67.51	118	11/17/2009	12/17/2009	Constructed	Constructed	FLD2008-12033 / DVA2008-00002	Wells	Allocated rooms reduced from 68 to 42 - minor revision on July 6, 2011; Permit Status is completed. BCP2011-09106/BCP2013-02542; BTR-9005301; DBPR MOT6203452
655 S. Gulfview Boulevard (Hampton Inn / Quality Inn): (Hampton Inn: 635 Gulfview; Quality Inn: 655 Gulfview)	90	181	181	1.44	125.96	71	N/A	4/16/2014	Constructed	2/6/2017	DVA2013-03001 / HDA2014-02001 / FLD2013-03011 / FLD2014-03007	Numberger	BCP2014-06256 - issued 12/17/2014 / BCP2014-07307 - issued 02/06/2015; Permit Status is completed. BTR9021241 - QUALITY INN: 91 units; DBPR #MOT6205082; BTR-0038694 - HAMPTON INN & SUITES; DBPR LIC # HOT6215807; Total units: 182
316 Hamden Drive (Hotel B) 79 units allocated; 118 units proposed; 39 units base density; 0.82 acres	174	260	255	1.92	135.42	39	11/17/2009	12/17/2009	Constructed	6/13/2015	DVA2009-00002 / FLD2009-08026; DVA2009-00003 / FLD2009-08027 (see also FLD2019-11030)	Wells	BCP2015-01211 issued 11-13-2015; Permit Status is completed. BTR-0037618 for 140 units (Residence Inn); BTR-0037619 for 115 units (Springhill Suites); see also HDA2020-08003 / FLD2009-08026B and HDA2020-04002 / FLD2009-08027B for additional information; these additional cases numbers were for the reallocation of the five units that weren't built with the first building permit - they were approved for 260 units but only built 255. The additional noted cases brought back in those five units.
300 Hamden Drive (Hotel A) 95 units allocated; 142 units proposed; 47 units base density; 1.10 acres													
521 South Gulfview Boulevard (Entrada)	30	344	344	3.908	88.02	314	N/A	6/19/2014	Constructed	5/24/2015	HDA2014-04002 / FLD2013-11038 / FLD2014-06019	Parry	site plan as related to HDA214-04002 approved as part of FLD2013-11038. New site plan approval request to accommodate approved units as part of the HDA - FLD2014-06019 - approved; BCP2014-11452 issued 08/07/2015; Permit Status is completed. BTR-0024076 - HOLIDAY INN HOTEL & SUITES: 189 units; BTR-0036443 - EDGE HOTEL: Total units: 362 units
650 Bay Esplanade (DeNunzio Hotel)	55	102	102	0.95	107.37	47	6/18/2013	7/19/2013	Constructed	6/23/2017	DVA2013-02001 / FLS2013-02006	Numberger	Per 6.1.3.2 of the DVA - The Developer shall obtain permits and commenced construction on the development within four (4) years from the effective date of this Agreement (approx. 7/19/17). BCP2015-10210 - issued 12/10/2015 and is Completed; BCP2016-01459 - issued 03-29-2016 and is Completed. BTR-0036580 - FAIRFIELD INN AND SUITES BY MARRIOTT: 102 units
353 Coronado Drive (Parcel B) (345 Coronado also 395 Coronado)	96	144	144	0.962	149.69	48	N/A	6/19/2014	3/18/2022	3/18/2022	HDA2013-08005 / FLD2015-02005	Parry	FLD2015-02005 approved; time extension granted 04-13-2019; Building Permits submitted; BCP2019-040024 listed as "active" as of 08-07-2020; BCP2019-110486 listed as "active" as of 08-07-2020. BCP2020-071064 listed as "active" as of 10-05-2020. Time extension granted 08-20-2021; site plan expiration is 03-18-2022
355 South Gulfview Boulevard (also 385 S Gulfview)	59	88	88	0.59	149.15	29	N/A	7/20/2017	7/20/2018	12/7/2020	HDA2017-04001 / FLD2017-07012 / APP2017-	Parry	FLD2017-0712 approved; time extension granted 04-24-2019; site plan expiration is 04-06-2022. BCP2019-040435 submitted 04-12-2019; status: revisions needed as 07-16-2021; BCP2019-080810 submitted 08-27-2019 list as "active" as of 07-16-2021

691 S. Gulfview Boulevard (the Views)	92	202	202	1.35	149.97	67	N/A	10/16/2013	10/22/2021	10/22/2021	HDA2013-08001 / FLD2013-08028	Nurnberger	FLD2013-08028 approved; time extension granted 02-09-2018; site plan expiration is 10-22-2021; BCP2020-010379 submitted on 01-15-2020 and is in "active" status; BCP2020-010471 submitted on 01-17-2020 and is in "active" status; BCP2020-110817 submitted on 11-25-2020 and is in "active" status; all as of 07-16-2021.
443 East Shore Drive (Courtyard by Marriott)	71	139	139	1.26	110.32	68	6/19/2012	7/19/2012	5/26/2019	5/26/2019	FLD2012-03008 / DVA2012-03001	Jackson	FLD2012-03008 approved; time extension granted 04-13-2020; permit expiration is 05-18-2021; BCP2014-08618 issued 08/13/2015; Permit Status is Active. Two TDR applications approved (TDR2018-10002 and 10001) which will transfer five hotel units to the site. The total proposed room count has been updated to include these units. An amendment to the original Development Agreement (listed to the left and given the case file number of HDA2012-03001A) was also submitted as was as an amendment to the approved FLD application (noted to the left and given the case file number of FLD2012-03008A).
443 East Shore Drive (Courtyard by Marriott) 1st amendment		144	144								114.29	12/18/2019	1/17/2019
443 East Shore Drive (Courtyard by Marriott) 2nd amendment		TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	DVA2012-03001B	Parry	in review status - only related to the use of eight slips - has nothing to do with intensity of use.	

Total Rooms Allocated from Reserve 781

Total Rooms Proposed 1,872
Total Rooms Built 1,867

HOTEL DENSITY RESERVE PROJECTS - APPROVED

Address of Receiving Property	Rooms Allocated	Total Rooms Proposed	Acreage	Units / Acre	Rooms per Base Density	CDB Meeting	City Council Approval	Site Plan Approval Needed by	Final Project Expiration	Case Number	Planner	Notes					
325 South Gulfview Boulevard (Parcel A)	100	180	1.60	112.50	80	N/A	6/4/2014	12/20/2024	12/20/2024	HDA2013-08004 / FLD2014-12034; HDA2013-08004A / FLD2014-12034A	Parry	Amended FLD approved. All prior extensions are void.					
405 Coronado Drive (Parcel C)	100	166	1.32	125.76	66	N/A	9/18/2014	7/28/2024	7/28/2024	HDA2013-08006 / FLD2015-05016	Parry	FLD2015-05016 approved; time extension granted 04-21-2020; site plan expiration is 10-11-2022; BCP not submitted as of 07-16-2021. Time extension granted 08-20-2021; site plan expiration is 07-28-2024					
405 Coronado Drive (Parcel C) 1st amendment			1.759	94.37	66		2/3/2022	2/9/2022	1/16/2025	HDA2013-08006A / FLD2015-05016A	Parry	FLD2015-05016A approved; time extension granted 211-22-2022; site plan expiration is 01-16-2025.					
401 (421) South Gulfview Boulevard (Alanik)	100	227	1.953	117.00	98	N/A	9/18/2014	9/48/2045*	9/48/2045*	HDA2014-06004	Parry	FLD2015-09036 approved; time extension granted 10-17-2019; site plan expiration is 06-11-2021; BCP not submitted as of 01-08-2020 * The applicant changed the site plan amending the Dev. Agrmt. resulting in a new site plan approval reqm't and Dev. Agrmt expiration dates. In addition, the FLD was also amended - see below.					
401 (421) South Gulfview Boulevard (Alanik) 1st Amendment							8/20/2015	8/46/2024	8/46/2024	HDA2015-06001/FLD2015-09036	Parry						
401 (421) South Gulfview Boulevard (Alanik) 2nd Amendment							248	2.416	114.00	107	N/A	11/21/2019	11/21/2020	12/2/2024	HDA2014-06004A/FLD2015-09036A	Parry	HDA2014-06004A approved at 11-21-2019 council meeting; FLD2015-09036A approved 06-16-2020; expires June 16, 2022; No BCP submitted as of 07-16-2021; Time extension granted 08-20-2021; site plan expiration is 12-02-2024
401 (421) South Gulfview Boulevard (Alanik) 3rd Amendment							248	2.5997	96.00	107	N/A	TBD	TBD	TBD	HDA2014-06004B	Parry	
40 Devon Drive (Sea Captain)							10/15/2014	2/8/2021	2/8/2021	HDA2014-07004 / FLD2015-02006	Jackson	FLD2015-02006 approved; time extension granted 07-31-2017; site plan expiration is 02-08-2021; BCP2019-120352 is in "revisions needed" status as of 07-16-2021.					

40 Devon Drive (Sea Captain) 1st Amendment	66	98	0.659	148.70	32	N/A	9/19/2019	9/19/2021	4/8/2023	HDA2014-07004A / FLD2015-02006A	Parry	The amendment includes a minor amendment previously approved administratively to the hotel building essentially lowering the overall height and adding a detached dwelling on the portion of the site within the LMDR District. The amendment itself added an SFR on the portion of the site within the LMDR district. Permit extension issued 04-05-2021; expiration is 02-20-2022. Time extension issued on 08-20-2021; Ezpiration is 04-08-2023
630 South Gulfview Boulevard (Captain Bligh)	100	159	1.19	133.61	59	N/A	11/20/2014	12/14/2023	12/14/2023	HDA2014-08007 / FLD2015-02004	Parry	FLD2015-02004 approved; time extension granted 08-20-2021; site plan expiration is 12-14-2023; BCP not submitted as of 12-21-2022
715 South Gulfview Boulevard	93	208	2.313	89.93	115	N/A	2/20/2014	21-04-2025	21-04-2025	HDA2013-12008 / FLD2014-11031	Parry	FLD2014-11031 approved; time extension granted 06-24-2022; site plan expiration is 12-04-2025; BCP not submitted as of 12-21-2022
657 Bay Esplanade	10	27	0.35	77.14	17	8/14/2018	9/11/2018	9/11/2019	8/2/2023	HDA2018-04001 / FLD2018-05012 / FLD2016-05013	Parry	The original HDA (HDA2016-09001) expired and the 10 units were returned to the Reserve. The same applicant has resubmitted their application at this address and is therefore listed twice in this sheet, once in this line item and once under units returned to the reserve, below. Time extension granted 08-20-2021; site plan expiration is 08-02-2023.
850 Bayway	27	60	0.661	90.77	33	N/A	2/7/2019	2/7/2020	9/21/2022	HDA2018-10002 / FLD2021-04011 / BCP2022-080686	Parry	Application was been appealed. The appeal was denied in Circuit Court on 12-09-2020. The petitioner did not move for second tier certiorari (30 days to do) - deadline was 01-08-2020; FLD2021-04011 approved 09-21-2021. BCP2022-080686 submitted 08-18-2022; currently in review
405/408/409/411 East Shore Drive	8	75	1.115	67.26	55.75	N/A	7/18/2019	7/18/2020	7/18/2020	HDA2019-03001 / FLD2020-05012	Parry	FLD2020-05012 approved November 17, 2020; Expires November 17, 2022.
405/408/409/411 East Shore Drive 1st Amendment				0.00	55.75	N/A	10/1/2020	10/1/2021	10/1/2021	HDA2019-03001A	Parry	This amendment was to request a one year extension to obtaining site plan approval; no changes proposed or approved
405/408/409/411 East Shore Drive 2nd Amendment				81.61		N/A	12/3/2021	12/3/2022	1/16/2025	HDA2019-03001B / FLD2020-05012A/TDR2020-07002A/TDR2022-01001	Parry	Time extension granted 11-22-2022; site plan expiration is 01-16-2025
309 Coronado (Parcel/Hotel A)	3	118	0.9795	120.47	48	N/A	11/19/2020	11/19/2021	2/1/2025	HDA2020-08003 / FLD2009-08026B (FLD2009-08026; FLD2009-08026A)	Parry	Total rooms allocated is 79 which includes 76 units previously allocated and subsequently built; see DVA2009-00002; FLD2009-08026B approved 12-15-2020; Time extension granted 06-29-2022; site plan expiration is 02-01-2025
309 Coronado (Parcel/Hotel B)	2	142	0.9469	149.96	47	N/A	11/19/2020	11/19/2021	2/1/2025	HDA2020-04002 / FLD2009-08027B (FLD2009-08027; FLD2009-08027A)	Parry	Total rooms allocated is 95 which includes 93 units previously allocated and subsequently built; see DVA2009-00003; FLD2009-08027B approved 12-15-2020; Time extension granted 06-29-2022; site plan expiration is 02-01-2025
Total Rooms Allocated from Reserve	604											
Total Rooms Proposed	2,047											

HOTEL DENSITY RESERVE PROJECTS - PENDING												
Address of Receiving Property	Rooms Allocated	Total Rooms Proposed	Acreage	Units / Acre	Rooms per Base Density	CDB Meeting	City Council Approval	Site Plan Approval Needed by	Final Project Expiration	Case Number	Planner	Notes
Total Rooms Pending Allocation												

Room Count				
Item	Count	Status	Count	Internal Check
Total Rooms in Reserve	1,385	Constructed or Under Construction	781	TRUE
Total Rooms Allocated from Reserve	1,385	Allocated but Unbuilt	604	TRUE

Project Count		
Status	Projects	Units
Constructed	7	463
In Permit Review	4	318

Total Rooms Pending Allocation	0
Total Remaining For Allocation	0

Total*	1,385	TRUE
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Subtotal (Constructed/In Review)	11	781
Approved no permit submitted	13	604
Total*	24	1,385
Internal Check	TRUE	TRUE

* There were five units which were allocated from the Reserve, returned to the Reserve and then reallocated from the Reserve to the same project 300 Hamden (Hotel A) and 316 Hamden (Hotel B) and later addressed as 309 Coronado. In order to not erroneously double count these units the original allocation (five units) is not included. In addition, a permit related to the construction of those five units has not yet been submitted so those five units are included in the "Allocated but Unbuilt" figure.

* Assumes that the 300 Hamden/316 Hamden come 309 Coronado project is two projects

HOTEL DENSITY RESERVE UNITS RETURNED TO THE RESERVE												
Address of Receiving Property	Rooms Allocated	Rooms Returned	Acreage	Units / Acre	Rooms per Base Density	CDB Meeting	City Council Approval	Site Plan Approval Needed by	Final Project Expiration	Case Number	Planner	Notes
706 Bayway	15	15	0.349	42.98	17	N/A	11/20/2014	11/20/2015	11/20/2015	HDA2014-08006 / FLD2015-06025	Parry	FLD2015-06025 approved on 09-15-15; BCP2016-03372 - submitted 03-15-2016 / BCP2015-12534 - submitted 12/29/2015; both permits in void status. Current permit BCP2017-04049 references FLD2016-12039 which is for Resort Attached Dwellings. HDA Termination pending - scheduled for Council July 20 and August 3, 2017; removed from top two tables; does not count towards rooms allocated.
625 South Gulfview Boulevard	69	69	0.69	100.00	64	N/A	12/4/2013	11/20/2015	12/4/2016	HDA2013-08007	Parry	Agreement terminated; removed from top two tables; does not count towards rooms allocated.
657 Bay Esplanade	10	10	0.35	28.57	17	N/A	3/2/2017	3/9/2018	3/9/2018	HDA2016-09001	Parry	FLD/FLS application not submitted as of 03-23-2018; does not count towards rooms allocated.
10 Bay Esplanade	35	35	1.16	TBD	58	N/A	TBD	TBD	TBD	HDA2017-12002	Parry	withdrawn by applicant via email - 10-01-2018 (technically these units were never allocated but are listed here since a case number was created)
300 Hamden Drive (Hotel A) and 316 Hamden Drive (Hotel B)	174	5	1.10	4.55	47	11/17/2009	12/17/2009	Constructed	6/13/2015	DVA2009-00003 / FLD2009-08027 and DVA2009-00002 / FLD2009-08026 and FLD2019-11030	Wells	BCP2015-01211 issued 11/13/2015; Permit Status is completed. Please see line seven and eight, above for specifics of Hotel A and Hotel B. These two hotels were developed originally as two separate, albeit physically connected, buildings on two separate properties. Subsequent to construction the two properties were joined together through a Unity of Title without City approval. Case FLD2019-11030, currently in review, seeks to rectify this as well as other issues. The two hotels were allocated a total of 174 units from the Reserve and a total of 260 units were proposed. A total of 255 units were actually built. Each respective DVA includes a provision (Section 6.1.5) that provides that any unbuilt units be returned to the Reserve.

Total Rooms Returned

134