

10&18 Bay Esplanade Clearwater, Florida



A1 0 - COVER SHEET

7.6 MISSING STUDIES

ARCHITECT	BEHAR PETERANECZ, INC	OWNER	MHG Palm Pavilion Hotel, LP
	2430 Terminal Drive S. St. Petersburg FL 33712 Istvan Peteranecz Istvan@architecturebp.com		7 Old Roswell St Alpharetta, GA 30009 Erik Rowen erik.rowen@mckibbonplaces.com

BUILDING TABULATIONS													
Excluded from GFA (Gross Floor Area) - SF			Included in GFA (Gross Floor Area) - SF										
			Hotel						Accessory Use		Combined	UNIT COUNT	
	Parking	Parking Count	Stair Lobby & Corridors	BOH	Elevator Lobby	Interior Guest Room Area	Admin	Storage	Amenity	*Existing Palm Pavilion	Total	HOTEL	
Levels													
Level 9	-	-	1,892	705	215	11,553	-	-	-	-	14,365	31	
Level 8	-	-	1,892	705	215	11,553	-	-	-	-	14,365	31	
Level 7	-	-	1,892	705	215	11,553	-	-	-	-	14,365	31	
Level 6	-	-	1,892	705	215	11,553	-	-	-	-	14,365	31	
Level 5	-	-	1,171	1,781	1317	7,113	1,788	-	1,480	-	14,650	20	
Level 4 (Garage)	20,888	45	-	192	-	-	-	-	-	-	192	-	
Level 3 (Garage)	20,888	46	-	192	-	-	-	-	-	-	192	-	
Level 2(Garage)	20,888	46	-	192	-	-	-	-	-	-	192	-	
Level 1 (Garage)	16,735	36	-	497	-	-	-	4190	-	9389	14,076	-	
Total Area (Does not Count)	79,399	173	8,739	5,674	2,177	53,325		4,190	1,480	9,389	84,974	144	
Not Included in GFA			173 Parking Required			Total Hotel			Total Accessory		10,869		
									Accessory Percentage		12.79%		
Lot Area			ACRES		SF								
Unit 1 (Palm Pavilion Lot)			0.4		17551								
Unit 2 (Proposed Site)			0.66		28705								
Total			1.06		46256								
FAR			1.84										
(GSF / Lot Area)													
SF Area - Accessory Calculation (Information taken from Site Survey)													
Accessory		Areas		Percentage of total GSF (Clearwater)									
*Existing Pavillion		9,389		11.05%									
Level 5 Amenity		1,480		1.74%									
**Total Accessory Area (		10,869		12.79%									
* Area taken from 2018 Development Order													
** Max Area allowed for Accessory Use = 15 % GSF													

SITE DATA <u>ZONING DISTRICT:</u> <u>FUTURE LAND USE PLAN DESIGNATION:</u> EXISTING USE: PROPOSED USE: SITE AREA: <u> 66,256 </u> sq. ft. GROSS FLOOR AREA (approximate square footages): Hotel Use: <u> 74,106 </u> sq. ft. Accessory Uses: <u>10,869(9,389 (Palm)+ 1480)</u> sq. ft. Total: <u>84,974(Incl. Palm and Hotel)</u> sq. ft. BUILDING COVERAGE/FOOTPRINT (1st floor square footage of all buildings): Existing: <u> 18,581 </u> sq. ft. (<u> 40 </u> % of site) Proposed: <u> 33,484 </u> sq. ft. (<u> 73 </u> % of site) Maximum Permitted: <u> N/A </u> sq. ft. (<u> NA </u> % of site) IMPERVIOUS SURFACE RATIO (total square footage of impervious areas divided by the total square footage of entire site): Existing: <u> 0.90 (42,086 SF) </u> Proposed: <u> 0.81 (37,382 SF) </u> Maximum Permitted: <u> 0.95 (43,944 SF) </u> OFF-STREET PARKING Existing: <u> 32 </u> Proposed: <u> 173 </u> Minimum Required: <u> 173 </u>	Tourist RFH Restaurant and Hotel Hotel with Restaurant and Bar SITE AREA: <u> 1.06 </u> acres DENSITY (rooms per acre): Existing: <u> 30 Units = 29 DU/Acre </u> Proposed: <u> 144 Units = 144 DU/Acre </u> Maximum Permitted: <u> 145 unit= 144DU/Acre </u> BUILDING HEIGHT: Existing: <u> Approximately 35 FT - 3 stories </u> Proposed: <u> 75 FT Above DFE (EL +14.2 ft + 24 Inch.) </u> Maximum Permitted: <u> 75 FT Above DFE (EL +14.2 ft + 24 Inch.) </u>
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AR94533
FLORIDA

PALM PAVILION HOTEL
10 Bay Esplanade, Clearwater, Florida

ISSUED DRAWING LOG:

PROJECT NO: 26.001

ISSUE DATE: 17TH APRIL 2004

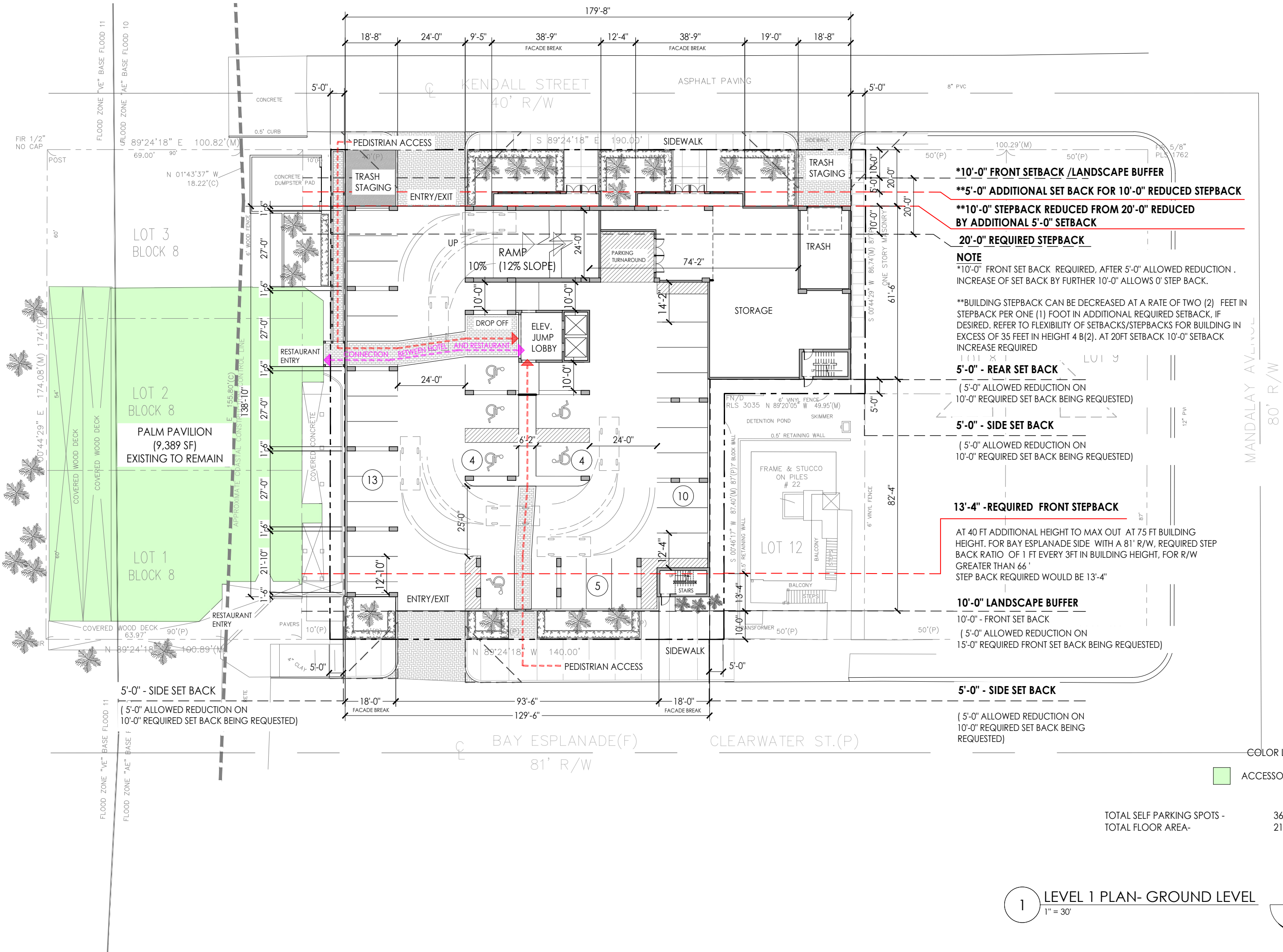
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COVER PAGE

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AO_0

EDITION: HDA APPLICATION



***10'-0" FRONT SETBACK /LANDSCAPE BUFFER**
****5'-0" ADDITIONAL SET BACK FOR 10'-0" REDUCED STEPBACK**
****10'-0" STEPBACK REDUCED FROM 20'-0" REDUCED BY ADDITIONAL 5'-0" SETBACK**
20'-0" REQUIRED STEPBACK

NOTE
*10'-0" FRONT SET BACK REQUIRED, AFTER 5'-0" ALLOWED REDUCTION . INCREASE OF SET BACK BY FURTHER 10'-0" ALLOWS 0' STEP BACK.

****BUILDING STEPBACK CAN BE DECREASED AT A RATE OF TWO (2) FEET IN STEPBACK PER ONE (1) FOOT IN ADDITIONAL REQUIRED SETBACK, IF DESIRED. REFER TO FLEXIBILITY OF SETBACKS/STEPBACKS FOR BUILDING IN EXCESS OF 35 FEET IN HEIGHT 4 B(2). AT 20FT SETBACK 10'-0" SETBACK INCREASE REQUIRED**

5'-0" - REAR SET BACK
(5'-0" ALLOWED REDUCTION ON 10'-0" REQUIRED SET BACK BEING REQUESTED)

5'-0" - SIDE SET BACK
(5'-0" ALLOWED REDUCTION ON 10'-0" REQUIRED SET BACK BEING REQUESTED)

13'-4" -REQUIRED FRONT STEPBACK
AT 40 FT ADDITIONAL HEIGHT TO MAX OUT AT 75 FT BUILDING HEIGHT. FOR BAY ESPLANADE SIDE WITH A 81' R/W, REQUIRED STEP BACK RATIO OF 1 FT EVERY 3FT IN BUILDING HEIGHT, FOR R/W GREATER THAN 66' STEP BACK REQUIRED WOULD BE 13'-4"

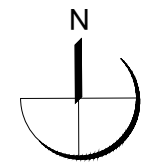
10'-0" LANDSCAPE BUFFER
10'-0" - FRONT SET BACK
(5'-0" ALLOWED REDUCTION ON 15'-0" REQUIRED FRONT SET BACK BEING REQUESTED)

5'-0" - SIDE SET BACK
(5'-0" ALLOWED REDUCTION ON 10'-0" REQUIRED SET BACK BEING REQUESTED)

COLOR LEGEND
ACCESSORY USES

TOTAL SELF PARKING SPOTS - 36 UNITS
TOTAL FLOOR AREA- 21,925 SF

1 LEVEL 1 PLAN- GROUND LEVEL
1" = 30'



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PALM PAVILION HOTEL
10 Bay Esplanade, Clearwater, Florida

ISSUED DRAWING LOG:

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PROJECT NO: 26.001
ISSUE DATE: 17TH APRIL 2026
DRAWING TITLE:

PROPOSED
LEVEL 1 PLAN
SHEET NUMBER:

EDITION:
HDA APPLICATION

A1_1

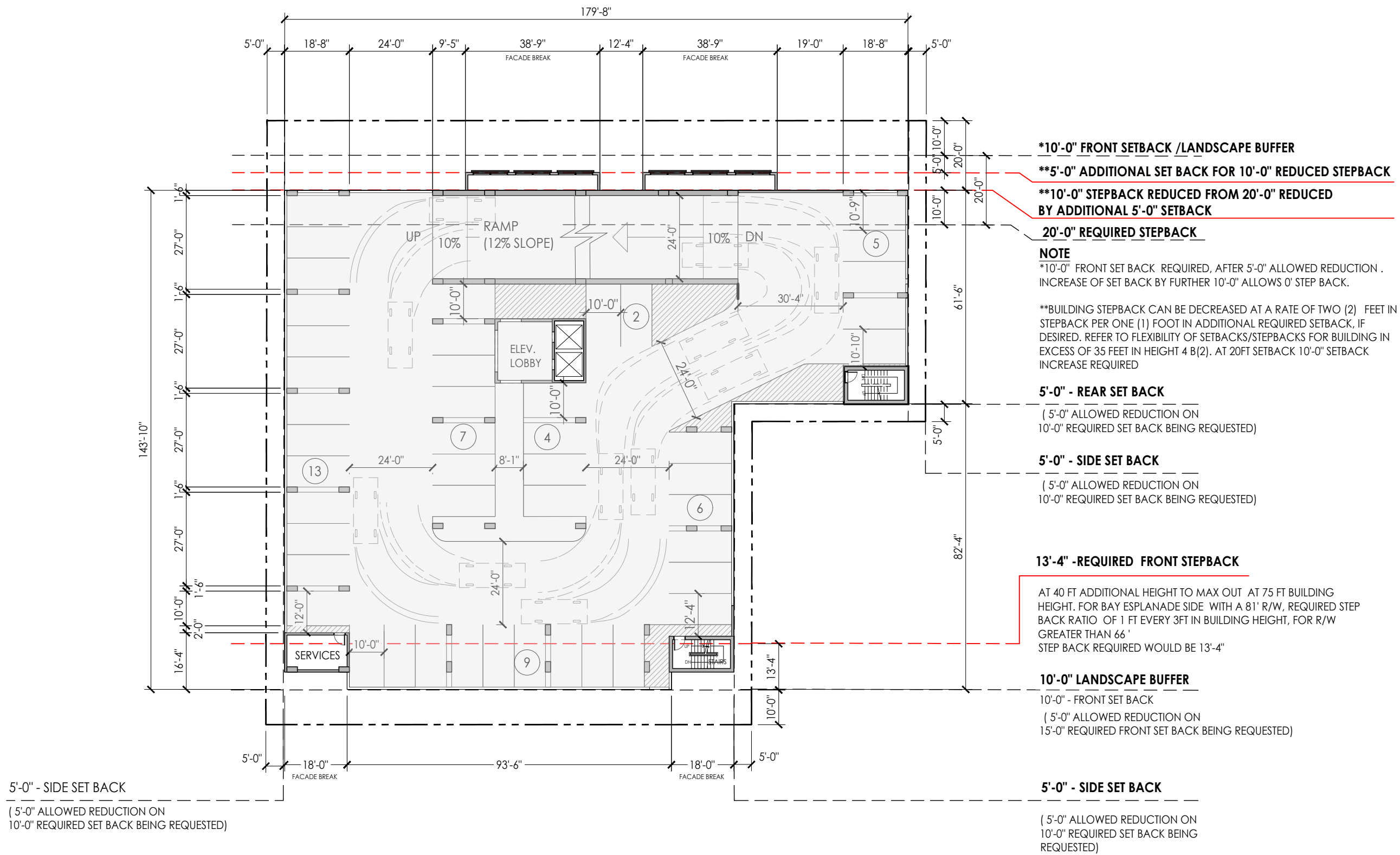


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PALM PAVILION HOTEL
10 Bay Esplanade, Clearwater, Florida

A1_2

EDITION: HDA APPLICATION

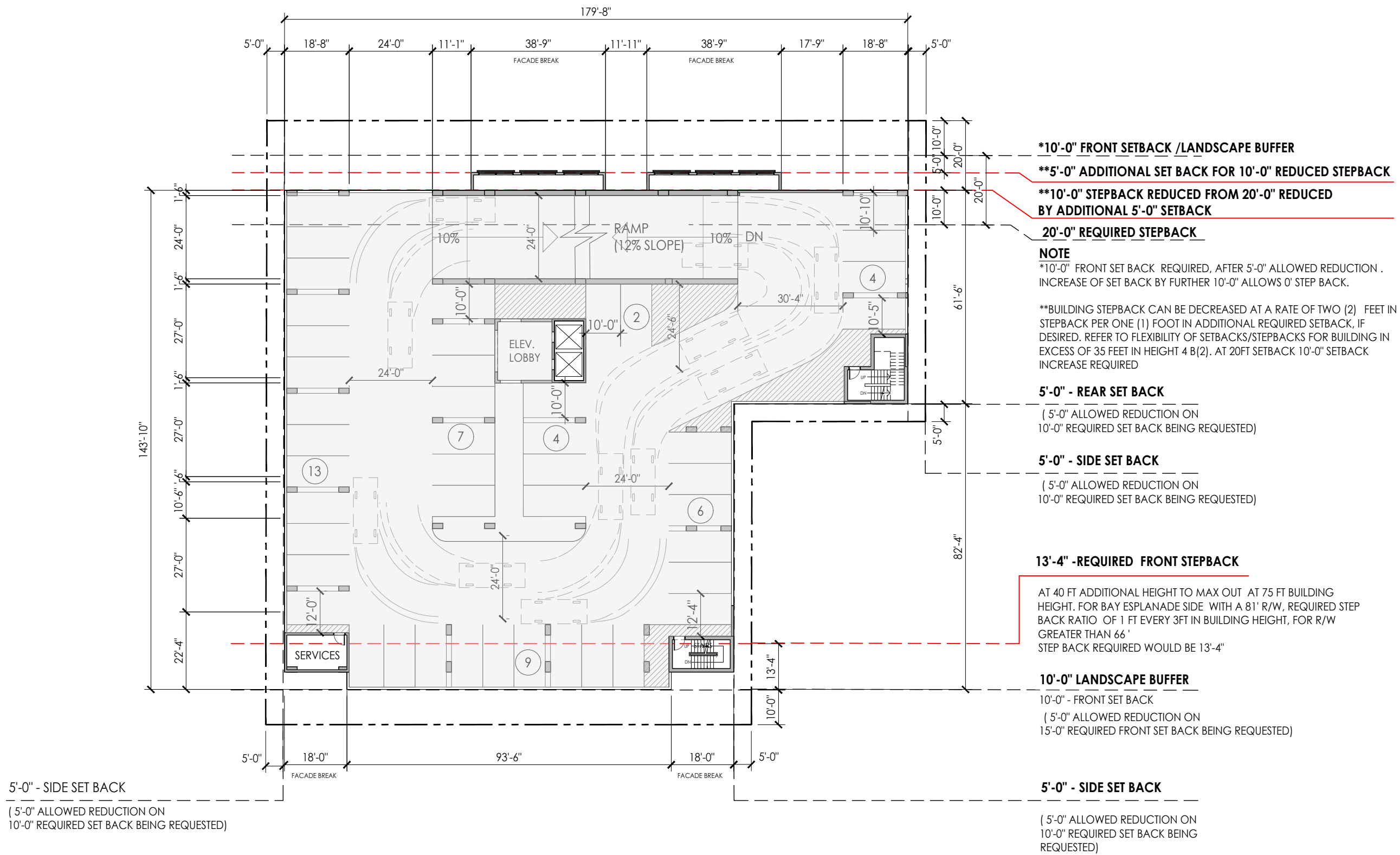


46 UNITS
21,925 SF



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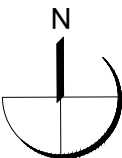
PALM PAVILION HOTEL
10 Bay Esplanade, Clearwater, Florida



TOTAL SELF PARKING SPOTS -
TOTAL FLOOR AREA-

45 UNITS
21,925 SF

1 LEVEL 4 PLAN - PARKING
1" = 30'



A1_3

EDITION: HDA APPLICATION



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PALM PAVILION HOTEL
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PROPOSED
LEVEL 5
PLAN

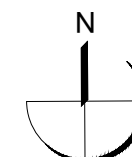
A1_4

EDITION: HDA APPLICATION



* CONDITIONED FLOOR AREA EXCLUDES ALL STAIRS, ELEVATOR SHAFTS, AND BALCONIES

1 LEVEL 5 PLAN- HOTEL & GUEST UNITS
1" = 30'





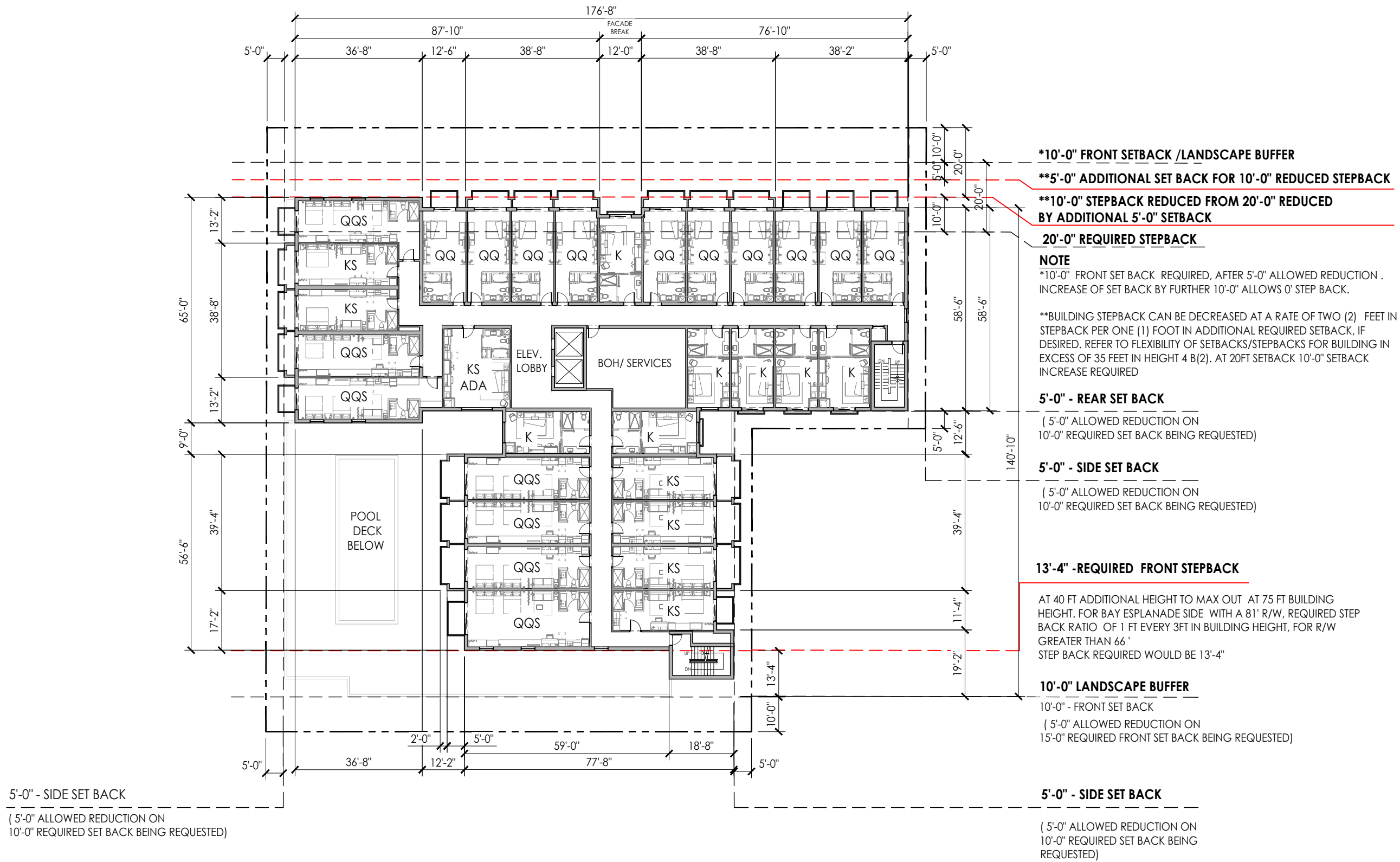
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PALM PAVILION HOTEL
10 Bay Esplanade, Clearwater, Florida

PROPOSED
LEVEL 6-9
PLAN

A1_5

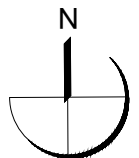
EDITION: HDA APPLICATION



TOTAL UNITS -	31 UNITS
CONDITIONED FLOOR AREA-	14,365 SF

* CONDITIONED FLOOR AREA EXCLUDES ALL STAIRS, ELEVATOR SHAFTS, AND BALCONIES

1 LEVELS 6-9 PLANS (GUEST FLOOR)
1" = 30'





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PALM PAVILION HOTEL
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ISSUE DATE:
17 TH APRIL 2026

DRAWING TITLE:

NORTH
ELEVATION

SHEET NUMBER: _____

A5_0

EDITION: HDA APPLICATION



	TOTAL FACADE AREA	16450 SF	
	LEGEND	AREA	PERCENTAGE
	GLAZING	3,859 SF	24 %
	DECORATIVE ELEMENTS	5,035 SF	30%
	OPENINGS	1,160 SF	8%
	TOTAL DECORATIVE FACADE AREA	10,054 SF	(10,054 / 16,450) = 62%

EDITION: HDA APPLICATION



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DRAWING TITLE:

SOUTH
ELEVATION

SHEET NUMBER: _____

A5_1

EDITION: HDA APPLICATION



	TOTAL FACADE AREA	16200 SF		
	LEGEND	AREA		PERCENTAGE
	GLAZING	1,765 SF		11%
	DECORATIVE ELEMENTS	7,340 SF		46%
	OPENINGS	1,750 SF		11%
	TOTAL DECORATIVE FACADE AREA	10,855 SF	(10,866 / 16,200)	= 68%

EDITION: HDA APPLICATION

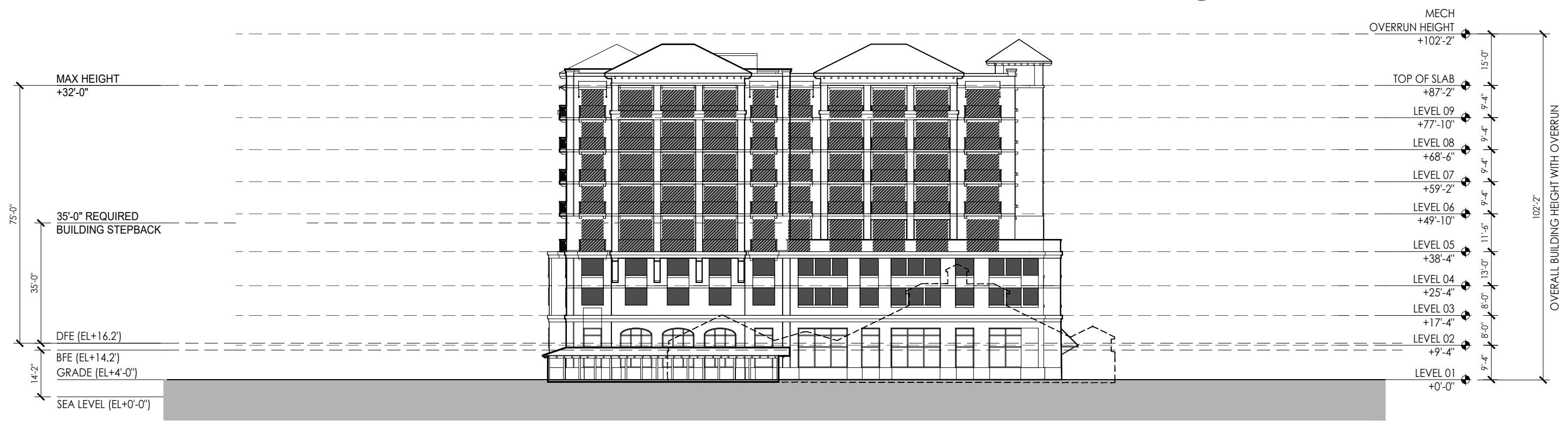


2 EASTERN ELEVATION
1" = 30'



TOTAL FACADE AREA		13,270 SF	
LEGEND			
	GLAZING	2,150 SF	16%
	DECORATIVE ELEMENTS	5,345 SF	40%
	OPENINGS	1,697 SF	13%
TOTAL DECORATIVE FACADE AREA		9,192 SF	(9,192 866/13,270) = 69%

1 EASTERN ELEVATION CALCULATIONS
1" = 30'



TOTAL FACADE AREA		13,500 SF	
LEGEND			
	GLAZING	3,485 SF	26%
	DECORATIVE ELEMENTS	5,538 SF	40%
	OPENINGS	1,160 SF	13%
TOTAL DECORATIVE FACADE AREA		10,183 SF	(10,183/13,500) = 79%

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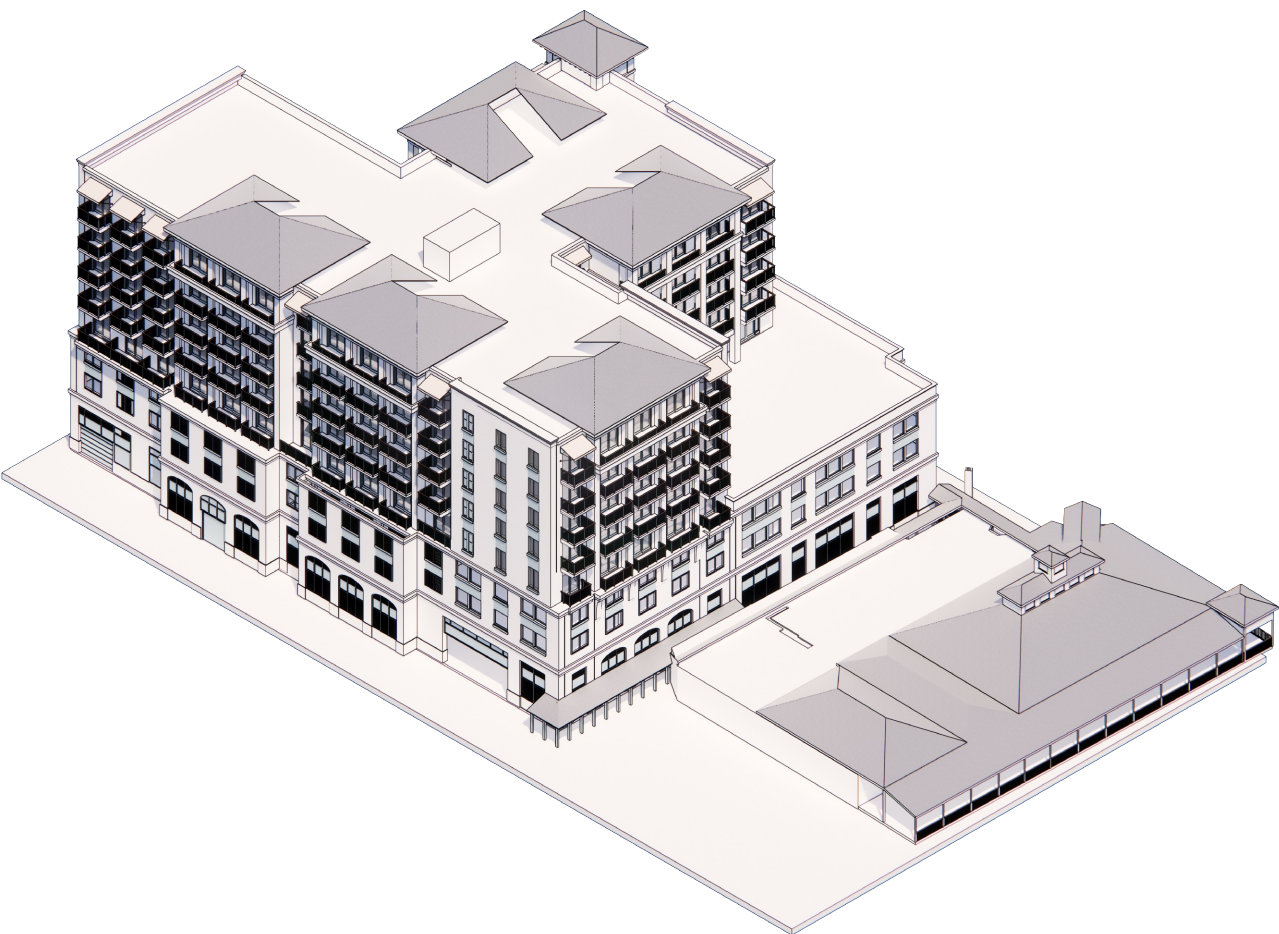
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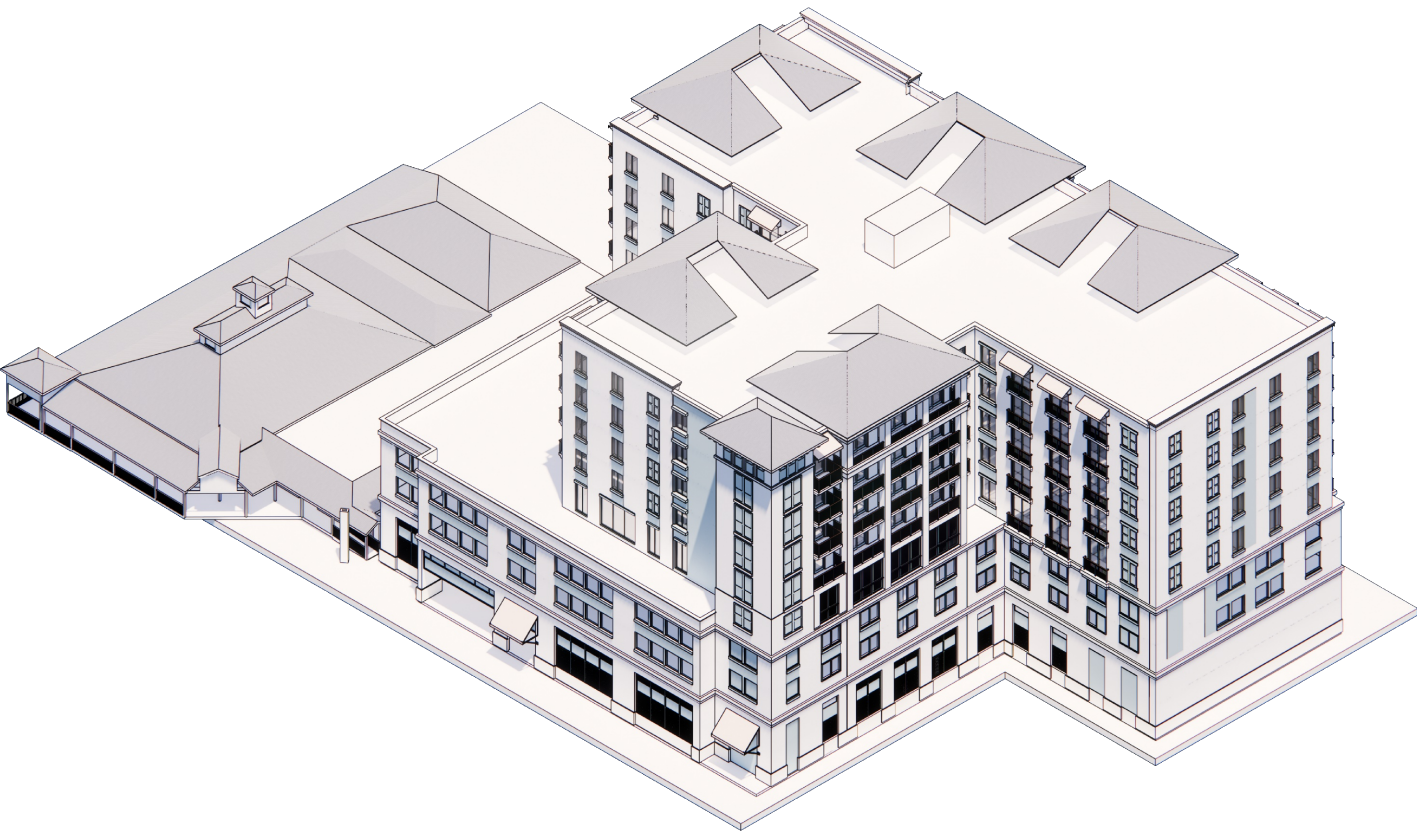
PROJECT NO: 26.001
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WEST ELEVATION
SHEET NUMBER:

A5_3
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2 NORTH MASSING MODEL
1" = 30'



1 SOUTH MASSING MODEL
1" = 30'



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PROJECT NO: 26.001

ISSUE DATE: 17 TH APRIL 2026

DRAWING TITLE:

MASSING
MODEL

SHEET NUMBER:

A5_4

EDITION: HDA APPLICATION