

JOHNS PASS VILLAGE RESORT PLANNED DEVELOPMENT PLAN

SECTION 15, TOWNSHIP 31 S, RANGE 15 E
MADEIRA BEACH, FLORIDA

DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	PLANNED DEVELOPMENT PLAN
C4	MOBILITY ACCESS PLAN
C5	UTILITY PLAN
C6	PLANNED DEVELOPMENT PLAN

LEGAL DESCRIPTION

LOTS 2 THROUGH 9 AND LOTS 14 THROUGH 20,
BLOCK 1, MITCHELL'S BEACH, ACCORDING TO
THE MAP OR PLAT THEREOF, AS RECORDED IN
PLAT BOOK 3, PAGE 54, OF THE PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA.

LOCATION MAP



PROJECT DIRECTORY

OWNERS:	<u>JVP HOTEL PROPERTY, LLC</u> 101 150TH AVENUE MADEIRA BEACH, FL 33708
DEVELOPER:	<u>WILLIAM KARNES ENTERPRISES, INC.</u> 101 150TH AVENUE MADEIRA BEACH, FL 33708 PHONE: 727-367-3000
CIVIL ENGINEER:	<u>GULF COAST CONSULTING, INC.</u> 13825 ICOT BOULEVARD, SUITE 605 CLEARWATER, FL 33760 PHONE: 727-524-1818 ATTN: SEAN P. CASHEN, P.E. 42505
SURVEYOR:	<u>GEODATA SERVICES, INC.</u> 1166 KAPP DRIVE1 CLEARWATER, FL 33765 PHONE: 727-447-1763

PREPARED FOR:
WILLIAM KARNES ENTERPRISES, INC
101 150th AVENUE
MADEIRA BEACH, FL 33708



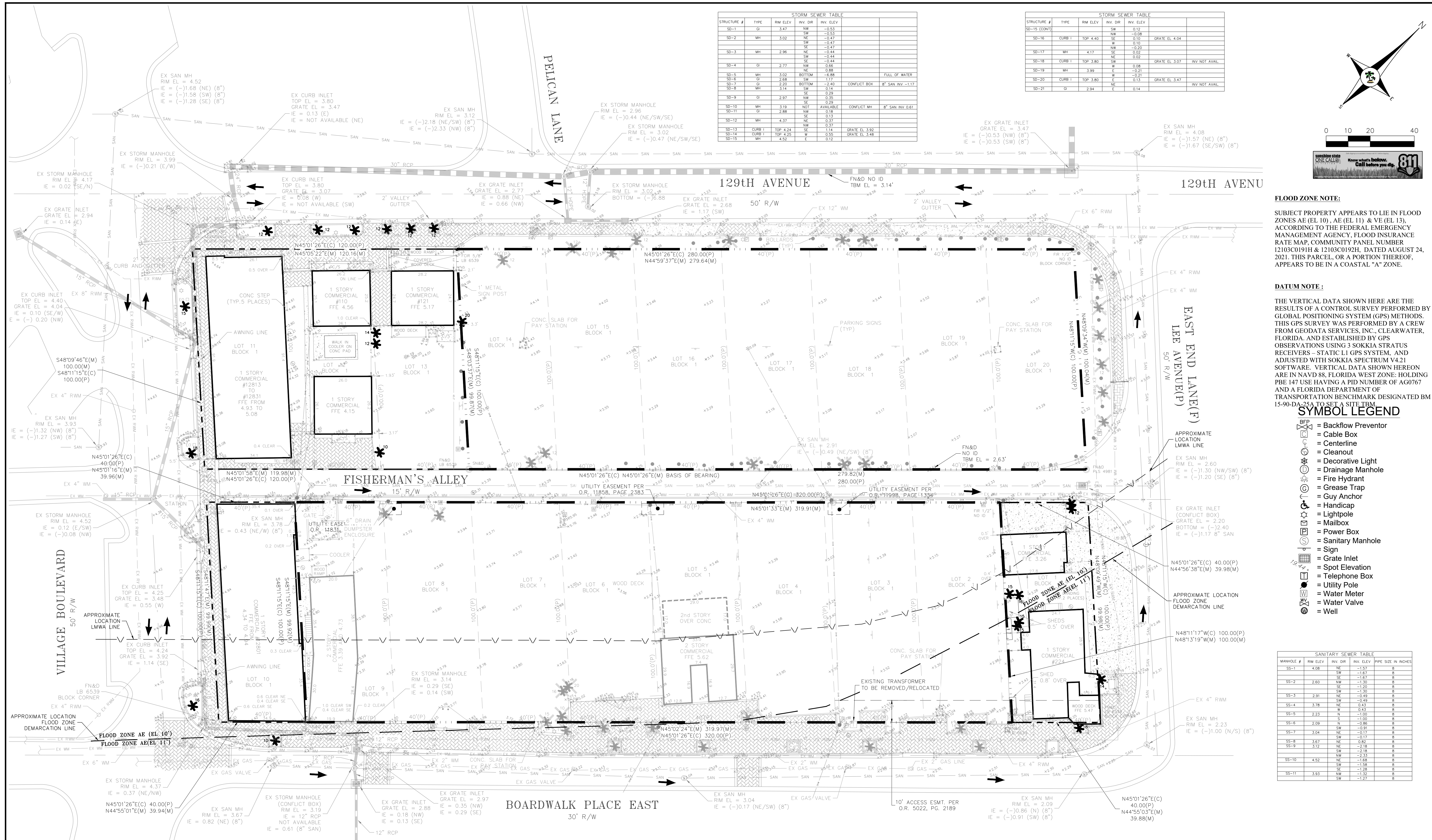
Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
www.gulfcoastconsultinginc.com

25-003
DATE: 04/03/2025
REVISED: 03/13/2026
JOHNS PASS VILLAGE RESORT

SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42505
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
SEAN P. CASHEN
ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

SITE DATA TABLE

SITE DATA TABLE			
Site Address	125 129th Avenue East, Madeira Beach, Florida 33708		
Parcel ID Numbers	15-31-15-58320-001-0020 15-31-15-58320-001-0060 15-31-15-58320-001-0090 15-31-15-58320-001-0170	15-31-15-58320-001-0040 15-31-15-58320-001-0070 15-31-15-58320-001-0140 15-31-15-58320-001-0190	15-31-15-58320-001-0050 15-31-15-58320-001-0080 15-31-15-58320-001-0160 15-31-15-58320-001-0200
Flood Zone	Parcels are in flood zone "AE (EL 10)" and "AE (EL 11)" and "VE (EL 13)", according to the flood insurance rate map, map numbers: 12103C0191H and 12103C0192H, map effective date, August 21, 2021, as provided by the Federal Emergency Management Agency. This parcel, or a portion thereof, appears to be in the Coastal "A" zone.		
Proposed Uses	Hotel: 87 units (24 studios, 32 one-bedroom, 28 two-bedroom, 3 three-bedroom) Retail: 7,550 square feet 1st Floor Restaurant: 3,350 square feet (134 seats: 1 per 25 square feet) 1st Floor Café: 1,000 square feet (40 seats: 1 per 25 square feet) 6th Floor Restaurant: 3,900 square feet (260 seats: 1 per 15 square feet of dining space) Event Space: 2,800 square feet (187 seats: 1 per 15 square feet)		
Existing Zoning	C-1, John's Pass Village Activity Center (Commercial Core)		
Site Area	North Parcels: South Parcels: Vacated Alley: Total:	27,952 square feet 31,928 square feet 3,604 square feet 63,484 square feet	0.642 acres 0.733 acres 0.083 acres 1.457 acres
Lot Width (129th Ave)	Required: 40 feet	Proposed: 280 feet	
Lot Width (Boardwalk Pl)	Required: 40 feet	Proposed: 320 feet	
Lot Depth	Required: 80 feet	Proposed: 100 feet	
Allowable Building Area	63,484 square feet x 2.0:	126,968 square feet	
Allowable Density	1.457 acres x 60:	87 units	
Existing Building Area	15-31-15-58320-001-0090 15-31-15-58320-001-0130 Total:	2,200 square feet 924 square feet 3,124 square feet	Retail (to be demolished) Retail (to be demolished)
Proposed Building Area	New Hotel: New Restrooms: Total:	126,744 square feet 224 square feet 126,968 square feet	
Proposed Density	New:	87 units	59.7 units per acre
Allowable ISR		53,961 square feet	85.0% of site
Proposed ISR	Building Footprint: Arcade/Porte Cochere: Paving/Sidewalk: Total:	41,628 square feet 6,714 square feet 5,352 square feet 53,278 square feet	65.6% of site 10.6% of site 8.4% of site 84.6% of site
Open Space	Landscaping: Permeable Pavers: Total:	7,560 square feet 2,230 square feet 9,790 square feet	11.9% of site 3.5% of site 15.4% of site
Required Parking	Hotel units (2 bedrooms): Hotel units (3 bedrooms): 1st Floor Retail: 1st Floor Restaurant: Hotel Café and Restaurant: Event Space: Pool and pool terrace: Subtotal: 50% Johns Pass Activity Center Reduction:	84 x 1.2 3 x 2.2 7,550 sf / 300 134 seats / 4 19 employees / 2 300 seats/4 41 employees / 2 187 seats / 6 seats 9,500/200 349.8 spaces 175 spaces	100.8 spaces 6.6 spaces 25.2 spaces 33.5 spaces 9.5 spaces 75.0 spaces 20.5 spaces 31.2 spaces 47.5 spaces 349.8 spaces 175 spaces
Proposed Parking	Hotel Parking: Paid Public Parking: Total Parking:	175 spaces 92 spaces 267 spaces (including 2 van accessible and 6 handicap spaces)	
Allowable Height	Lots over 0.5 acres:	55 feet above DFE	4 stories over ground floor commercial
Proposed Height		79 feet above DFE	5 stories over ground floor commercial
Allowable Setbacks	Front Yard: (129th and Boardwalk) Street Side Yard: Interior Side Yard:	Multi-story buildings One-story buildings Stairs, elevators Balconies, awnings	10 feet 0 feet 0 feet 0 foot encroachment over ROW 10 feet 10 feet on one side
Proposed Setbacks	Front Yard: (129th and Boardwalk) Street Side Yard: Interior Side Yard:	First five stories Sixth floor Balconies, awnings One-story restroom building	0 feet 10 feet 6 foot encroachment 0 feet 10 feet 8 feet 1 foot
PD	PD flexibility requested for the following: Building height (roof of main building): 73 feet above DFE instead of 55 feet above DFE Building height (roof of east stair tower): 79 feet above DFE instead of 55 feet above DFE Number of stories: 5 stories over ground level commercial instead of 4 stories over ground level commercial Front setback: 0 feet instead of 10 feet for multi-story buildings Upper floor setbacks: 0 feet instead of 10 feet for lower 5 stories of building Balconies, awnings & roof overhang located over ROW: 6 foot encroachment beyond property line on north and south sides of building Visibility Triangle: New building encroaches into 25' property line visibility triangle at intersection of East End Lane and 129th Avenue East (10.7') and intersection of East End Lane and Fisherman's Alley (2.6').		



STRUCTURE #	TYPE	RIM ELEV	INV DIR	INV ELEV	
SD-1	GI	3.47	NW	-0.53	
SD-2	MH	3.02	SW	-0.53	
SD-3	MH	2.96	NE	-0.47	
SD-4	GI	2.77	SW	-0.44	
SD-5	MH	3.02	SW	0.66	
SD-6	GI	2.68	SW	1.17	FULL OF WATER
SD-7	GI	2.20	BOTTOM	-2.40	CONFLICT BOX 8" SAN INV -1.12
SD-8	MH	3.14	SW	0.14	
SD-9	GI	2.97	SW	0.29	
SD-10	MH	3.19	NOT AVAILABLE	0.29	
SD-11	GI	2.88	NW	0.18	CONFLICT MH 8" SAN INV 0.61
SD-12	MH	4.37	NE	0.37	
SD-13	CURB I	TOP 4.24	SE	1.14	GRATE EL 3.92
SD-14	CURB I	TOP 4.25	W	0.55	GRATE EL 3.48
SD-15	MH	4.52	E	0.12	

STRUCTURE #	TYPE	RIM ELEV	INV DIR	INV ELEV	
SD-15 (CON)					
SD-16	CURB I	TOP 4.40	NW	-0.08	GRATE EL 4.04
SD-17	MH	4.17	SW	0.10	
SD-18	CURB I	TOP 3.60	NE	0.02	GRATE EL 3.07 INV NOT AVAIL
SD-19	MH	3.99	E	0.08	
SD-20	CURB I	TOP 3.80	E	0.13	GRATE EL 3.47
SD-21	GI	2.94	E	0.14	INV NOT AVAIL



FLOOD ZONE NOTE:
SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONES AE (EL 10), AE (EL 11) & VE (EL 13), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0191H & 12103C0192H, DATED AGUST 24, 2021. THIS PARCEL, OR A PORTION THEREOF, APPEARS TO BE IN A COASTAL "A" ZONE.

DATUM NOTE:
THE VERTICAL DATA SHOWN HERE ARE THE RESULTS OF A CONTROL SURVEY PERFORMED BY GLOBAL POSITIONING SYSTEM (GPS) METHODS. THIS GPS SURVEY WAS PERFORMED BY A CREW FROM GEODATA SERVICES, INC., CLEARWATER, FLORIDA, AND ESTABLISHED BY GPS OBSERVATIONS USING 3 SOKKIA STRATUS RECEIVERS - STATIC LI GPS SYSTEM, AND ADJUSTED WITH SOKKIA SPECTRUM V4.21 SOFTWARE. VERTICAL DATA SHOWN HEREON ARE IN NAVD 88, FLORIDA WEST ZONE; HOLDING PBE 147 USE HAVING A PID NUMBER OF AG0767 AND A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK DESIGNATED BM 15-90-DA-25A TO SET A SITE TBM.

- SYMBOL LEGEND**
- ⊗ = Backflow Preventor
 - ⊠ = Cable Box
 - ⊙ = Centerline
 - ⊕ = Cleanout
 - ⊗ = Decorative Light
 - ⊕ = Drainage Manhole
 - ⊕ = Fire Hydrant
 - ⊕ = Grease Trap
 - ⊕ = Guy Anchor
 - ⊕ = Handicap
 - ⊕ = Lightpole
 - ⊕ = Mailbox
 - ⊕ = Power Box
 - ⊕ = Sanitary Manhole
 - ⊕ = Sign
 - ⊕ = Grate Inlet
 - ⊕ = Spot Elevation
 - ⊕ = Telephone Box
 - ⊕ = Utility Pole
 - ⊕ = Water Meter
 - ⊕ = Water Valve
 - ⊕ = Well

MANHOLE #	RIM ELEV	INV DIR	INV ELEV	PIPE SIZE IN INCHES
SS-1	4.08	NE	-1.57	8
		SW	-1.67	8
		SE	-1.67	8
SS-2	2.80	NW	-1.30	8
		SW	-1.30	8
SS-3	2.91	NE	-0.49	8
		SW	-0.49	8
SS-4	3.78	NE	0.43	8
		W	0.43	8
SS-5	2.23	N	-1.00	8
		SW	-0.86	8
SS-6	2.09	SW	-0.91	8
SS-7	3.04	NE	-0.17	8
		N	-0.17	8
SS-8	3.67	NE	0.82	8
SS-9	3.12	SW	-2.18	8
		NE	-2.18	8
SS-10	4.52	NW	-2.33	8
		SW	-1.58	8
SS-11	3.93	NW	-1.32	8
		SW	-1.27	8

DESIGNED: SPC
DRAWN: MKC
CHECKED: SPC
DATE: 03/20/25

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
WILLIAM KARNS ENTERPRISES, INC
101 150th AVENUE
MADEIRA BEACH, FL 33708
PHONE: 727-367-3000

SHEET DESCRIPTION:
JOHNS PASS VILLAGE RESORT
EXISTING CONDITIONS PLAN

NO	DATE	REVISIONS
1	03/09/26	REVISED FLOOD ZONES & LIMA LINE

SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42909

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SEAN P. CASHEN ON THE DATE INDICATED HERE.

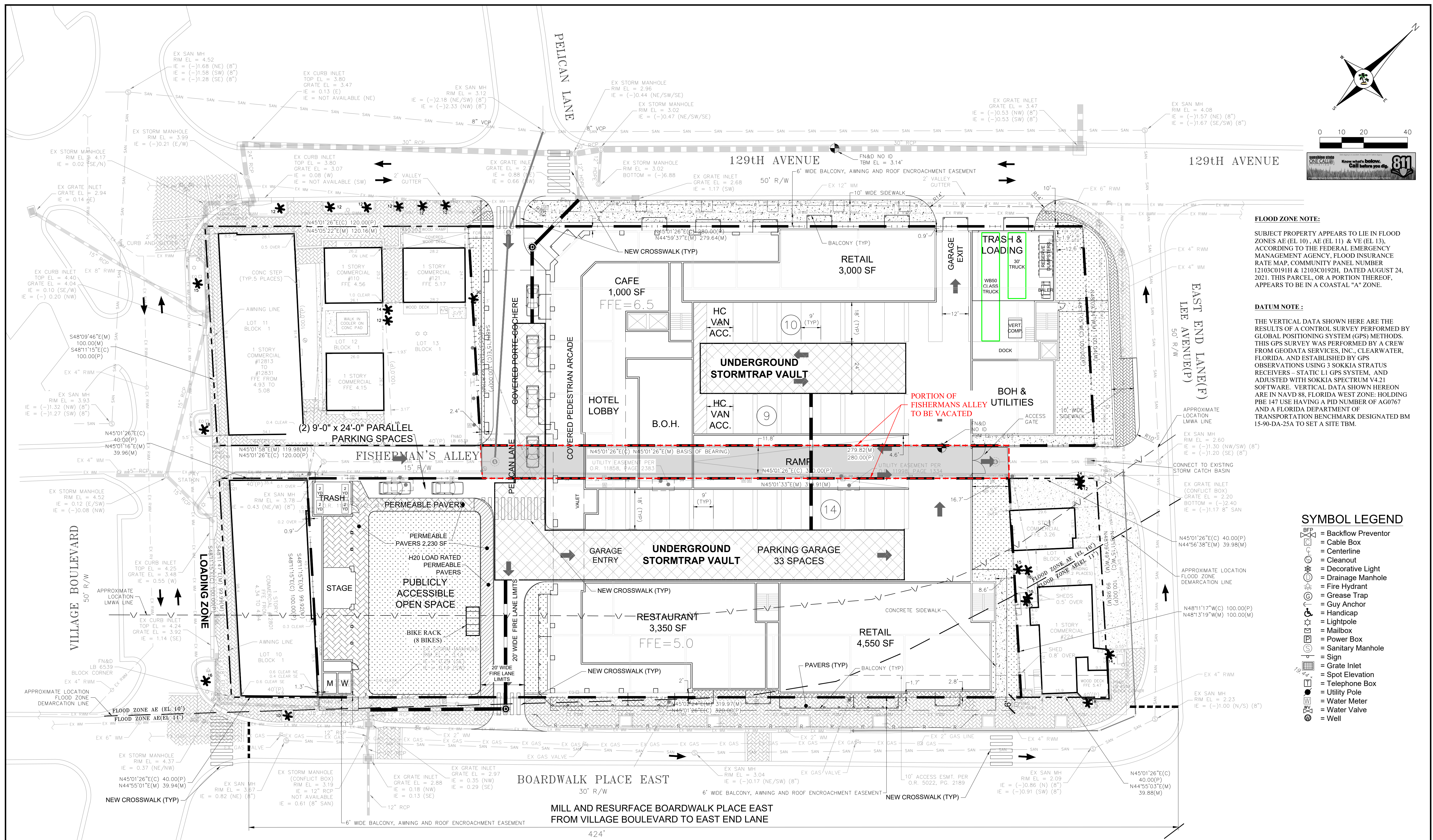
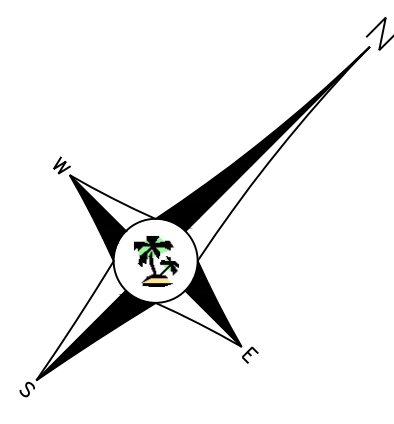
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAN P. CASHEN, P.E. #42505
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

DATE: 03/20/25

SHEET: 25-003

C2



FLOOD ZONE NOTE:
SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONES AE (EL 10), AE (EL 11) & VE (EL 13), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0191H & 12103C0192H, DATED AUGUST 24, 2021. THIS PARCEL, OR A PORTION THEREOF, APPEARS TO BE IN A COASTAL "A" ZONE.

DATUM NOTE:
THE VERTICAL DATA SHOWN HERE ARE THE RESULTS OF A CONTROL SURVEY PERFORMED BY GLOBAL POSITIONING SYSTEM (GPS) METHODS. THIS GPS SURVEY WAS PERFORMED BY A CREW FROM GEODATA SERVICES, INC., CLEARWATER, FLORIDA, AND ESTABLISHED BY GPS OBSERVATIONS USING 3 SOKKIA STRATUS RECEIVERS - STATIC L1 GPS SYSTEM, AND ADJUSTED WITH SOKKIA SPECTRUM V4.21 SOFTWARE. VERTICAL DATA SHOWN HEREON ARE IN NAVD 88, FLORIDA WEST ZONE: HOLDING PBE 147 USE HAVING A PID NUMBER OF AG0767 AND A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK DESIGNATED BM 15-90-DA-25A TO SET A SITE TBM.

- SYMBOL LEGEND**
- = Backflow Preventor
 - = Cable Box
 - = Centerline
 - = Cleanout
 - = Decorative Light
 - = Drainage Manhole
 - = Fire Hydrant
 - = Grease Trap
 - = Guy Anchor
 - = Handicap
 - = Lightpole
 - = Mailbox
 - = Power Box
 - = Sanitary Manhole
 - = Sign
 - = Grate Inlet
 - = Spot Elevation
 - = Telephone Box
 - = Utility Pole
 - = Water Meter
 - = Water Valve
 - = Well

DESIGNED: SPC
DRAWN: MKC
CHECKED: SPC
DATE: 03/20/25

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING, TRANSPORTATION, PLANNING, PERMITTING
13825 ICOT BLVD., SUITE 605
CLEARWATER, FLORIDA 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
WILLIAM KARNS ENTERPRISES, INC
101 150th AVENUE
MADEIRA BEACH, FL 33708
PHONE: 727-367-3000

SHEET DESCRIPTION:
JOHNS PASS VILLAGE RESORT
PLANNED DEVELOPMENT PLAN

NO.	DATE	REVISIONS
6	03/13/26	REVISED PER SITE PLAN MODIFICATIONS
5	01/16/26	REVISED PER SITE PLAN MODIFICATIONS
4	12/04/25	REVISED PER SITE PLAN MODIFICATIONS
3	10/27/25	REVISED PER SITE PLAN MODIFICATIONS
2	10/20/25	REVISED PER SITE PLAN MODIFICATIONS
1	08/26/25	REVISED PER SITE PLAN MODIFICATIONS

SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42909

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SEAN P. CASHEN, ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAN P. CASHEN, P.E. #42505
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION NO. 9774

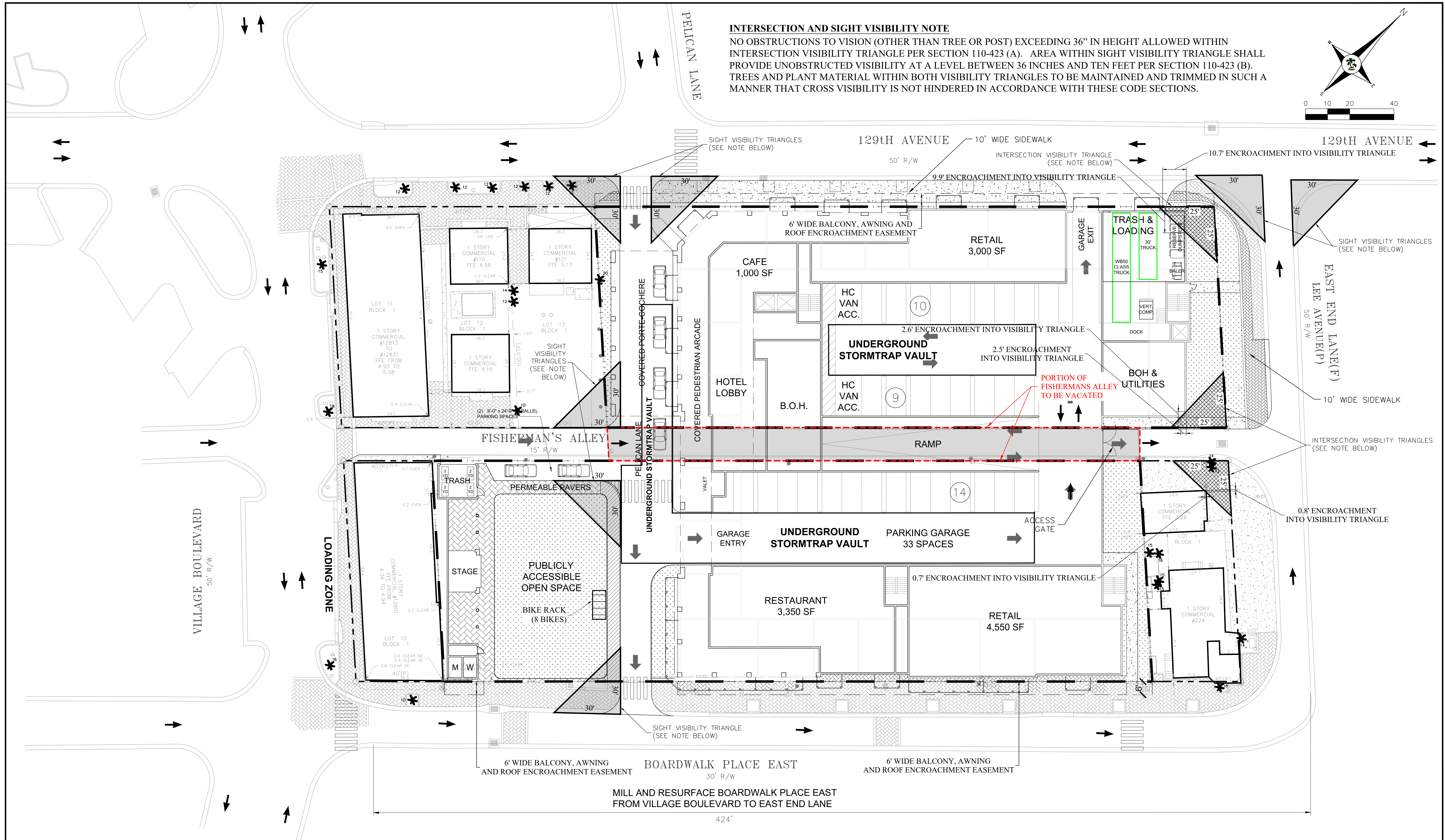
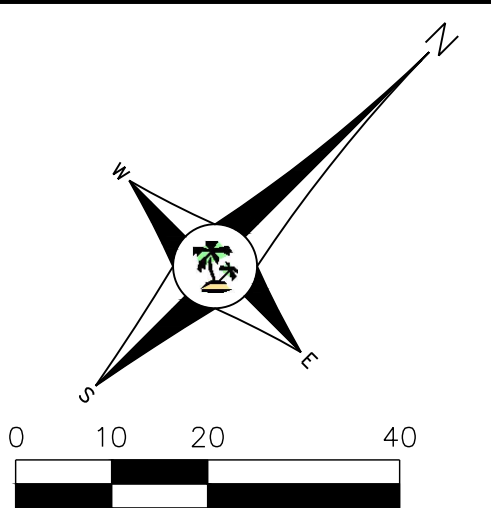
DATE: 03/20/25

SHEET: 25-003

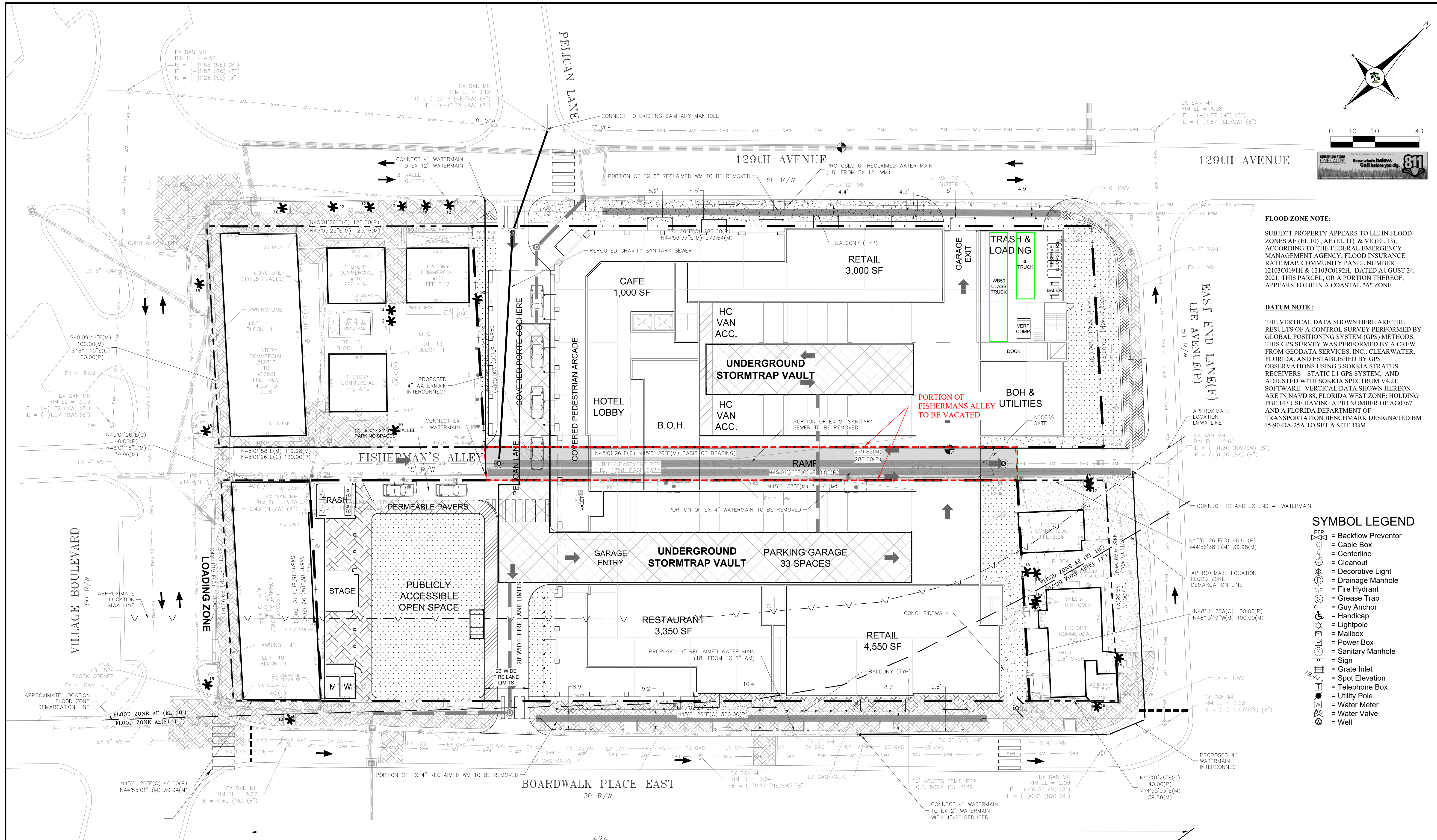
C3

INTERSECTION AND SIGHT VISIBILITY NOTE

NO OBSTRUCTIONS TO VISION (OTHER THAN TREE OR POST) EXCEEDING 36" IN HEIGHT ALLOWED WITHIN INTERSECTION VISIBILITY TRIANGLE PER SECTION 110-423 (A). AREA WITHIN SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 36 INCHES AND TEN FEET PER SECTION 110-423 (B). TREES AND PLANT MATERIAL WITHIN BOTH VISIBILITY TRIANGLES TO BE MAINTAINED AND TRIMMED IN SUCH A MANNER THAT CROSS VISIBILITY IS NOT HINDERED IN ACCORDANCE WITH THESE CODE SECTIONS.



DESIGNED: SPC DRAWN: MKC CHECKED: SPC QC:	<p>Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING TRANSPORTATION PLANNING PERMITTING 13825 ICOT BLVD., SUITE 605 Clearwater, Florida 33760 Phone: (727) 524-1818 Fax: (727) 524-6090 WWW.GULFCOASTCONSULTINGINC.COM</p>	PREPARED FOR: <p>WILLIAM KARNS ENTERPRISES, INC 101 150th AVENUE MADEIRA BEACH, FL 33708 PHONE: 727-367-3000</p>	SHEET DESCRIPTION: <p>JOHNS PASS VILLAGE RESORT MOBILITY ACCESS PLAN</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>03/13/26</td> <td>REVISED PER SITE PLAN MODIFICATIONS</td> </tr> <tr> <td>3</td> <td>01/16/26</td> <td>REVISED PER CITY COMMENTS</td> </tr> <tr> <td>2</td> <td>12/04/25</td> <td>REVISED PER CITY COMMENTS</td> </tr> <tr> <td>1</td> <td>10/20/25</td> <td>ADDED SHEET</td> </tr> </tbody> </table>	NO	DATE	REVISIONS	4	03/13/26	REVISED PER SITE PLAN MODIFICATIONS	3	01/16/26	REVISED PER CITY COMMENTS	2	12/04/25	REVISED PER CITY COMMENTS	1	10/20/25	ADDED SHEET	<p>SEAN P. CASHEN STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 42505</p> <p>THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SEAN P. CASHEN ON THE DATE INDICATED HERE.</p> <p>PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.</p>	<p>THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.</p> <p>SEAN P. CASHEN, P.E. #42505 NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER FROM GULF COAST CONSULTING, INC. CERTIFICATE OF AUTHORIZATION No. 9774</p>	SHEET: <p>25-003</p> <p>DATE: 03/20/25</p> <p style="font-size: 2em; text-align: center;">C4</p>
NO	DATE	REVISIONS																				
4	03/13/26	REVISED PER SITE PLAN MODIFICATIONS																				
3	01/16/26	REVISED PER CITY COMMENTS																				
2	12/04/25	REVISED PER CITY COMMENTS																				
1	10/20/25	ADDED SHEET																				



FLOOD ZONE NOTE:
 SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONES AE (EL 10), AE (EL 11) & VE (EL 13), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0191H & 12103C0192H, DATED AUGUST 24, 2021. THIS PARCEL, OR A PORTION THEREOF, APPEARS TO BE IN A COASTAL "A" ZONE.

DATUM NOTE:
 THE VERTICAL DATA SHOWN HERE ARE THE RESULTS OF A CONTROL SURVEY PERFORMED BY GLOBAL POSITIONING SYSTEM (GPS) METHODS. THIS GPS SURVEY WAS PERFORMED BY A CREW FROM GEODATA SERVICES, INC., CLEARWATER, FLORIDA, AND ESTABLISHED BY GPS OBSERVATIONS USING 3 SOKKIA STRATUS RECEIVERS - STATIC L1 GPS SYSTEM, AND ADJUSTED WITH SOKKIA SPECTRUM V4.21 SOFTWARE. VERTICAL DATA SHOWN HEREON ARE IN NAVD 88, FLORIDA WEST ZONE; HOLDING PBE 147 USE HAVING A PID NUMBER OF AG0767 AND A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK DESIGNATED BM 15-90-DA-25A TO SET A SITE TBM.

- SYMBOL LEGEND**
- = Backflow Preventor
 - = Cable Box
 - = Centerline
 - = Cleanout
 - = Decorative Light
 - = Drainage Manhole
 - = Fire Hydrant
 - = Grease Trap
 - = Guy Anchor
 - = Handicap
 - = Lightpole
 - = Mailbox
 - = Power Box
 - = Sanitary Manhole
 - = Sign
 - = Grate Inlet
 - = Spot Elevation
 - = Telephone Box
 - = Utility Pole
 - = Water Meter
 - = Water Valve
 - = Well

DESIGNED: SPC
 DRAWN: MKC
 CHECKED: SPC
 QC:

Gulf Coast Consulting, Inc.
 Land Development Consulting
 ENGINEERING TRANSPORTATION PLANNING PERMITTING
 13825 ICOT BLVD., SUITE 605
 CLEARWATER, FLORIDA 33760
 Phone: (727) 524-1818 Fax: (727) 524-6090
 WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
WILLIAM KARNS ENTERPRISES, INC
 101 150th AVENUE
 MADEIRA BEACH, FL 33708
 PHONE: 727-367-3000

SHEET DESCRIPTION:
JOHNS PASS VILLAGE RESORT
 UTILITY PLAN

NO.	DATE	REVISIONS
1	03/13/26	REVISED PER SITE PLAN MODIFICATIONS
2	01/16/26	ADDED SHEET

SEAN P. CASHEN
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 42909

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SEAN P. CASHEN, ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

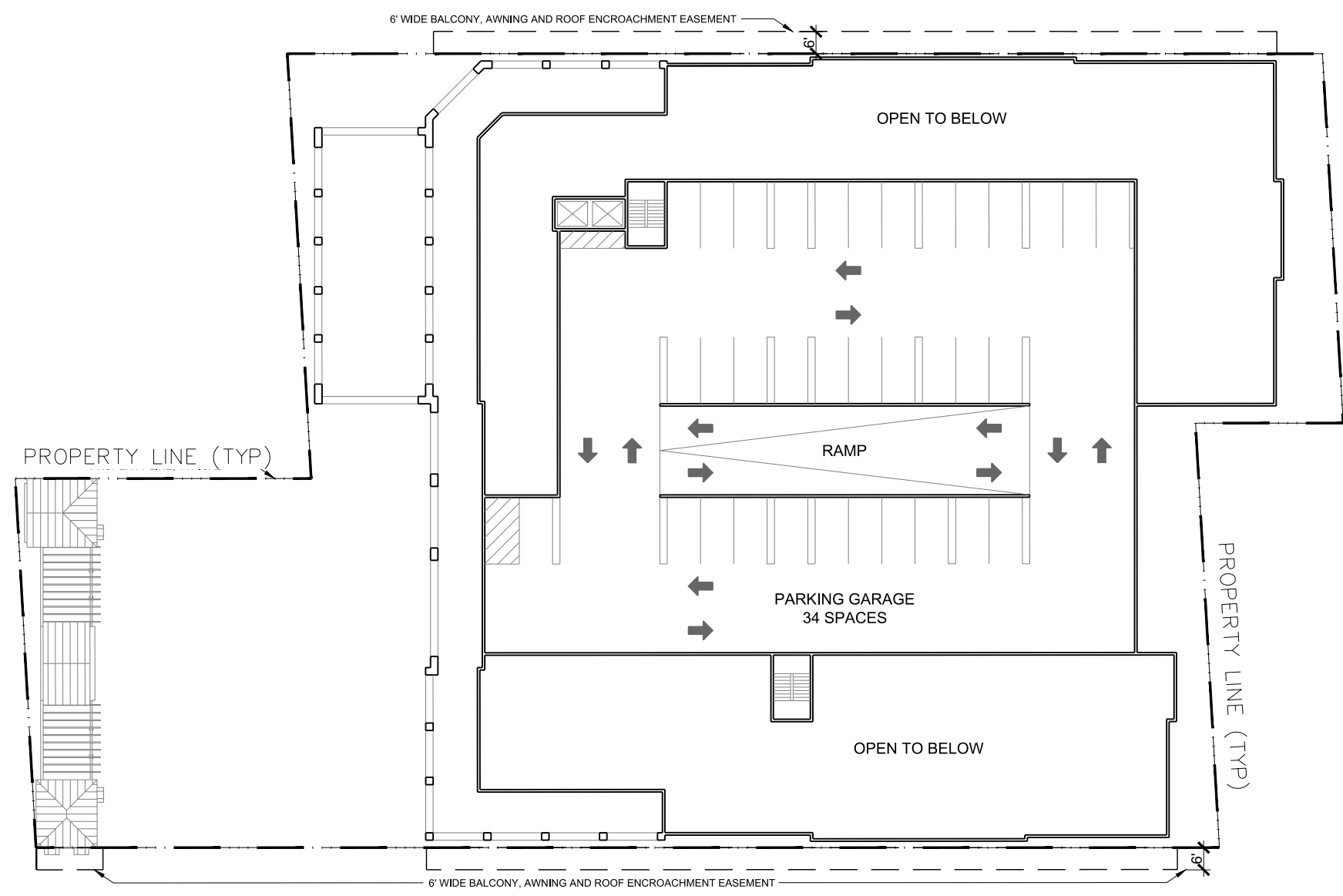
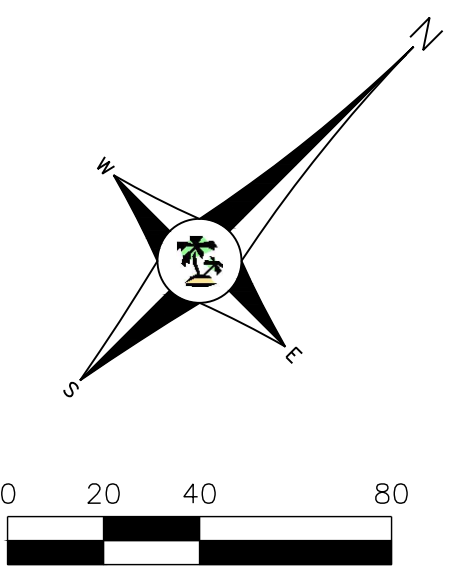
SEAN P. CASHEN, P.E. #42505
 NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER GULF COAST CONSULTING, INC. CERTIFICATE OF AUTHORIZATION NO. 9774

APP'D BY: [Signature]

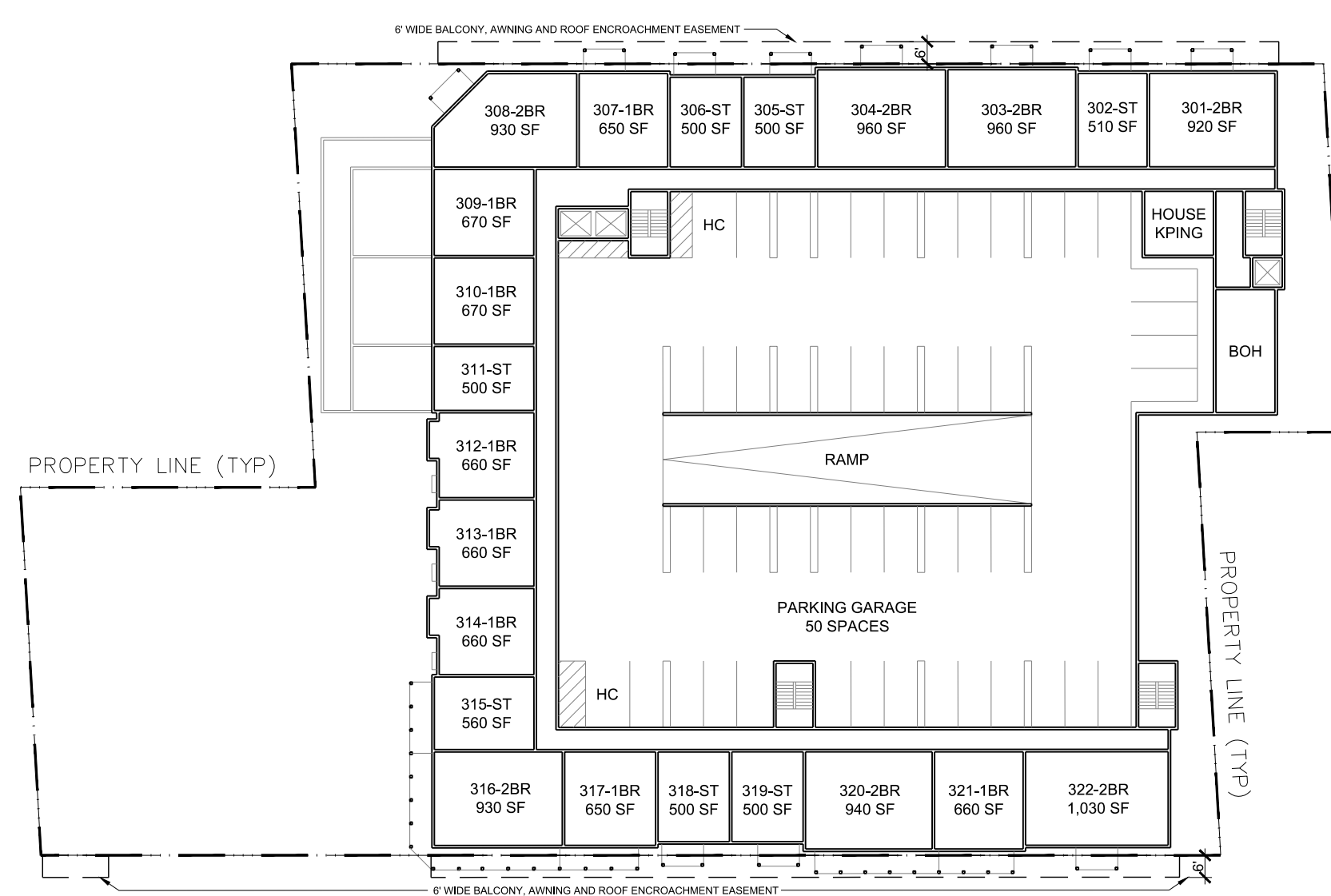
DATE: 03/20/25

SHEET: 25-003

C5



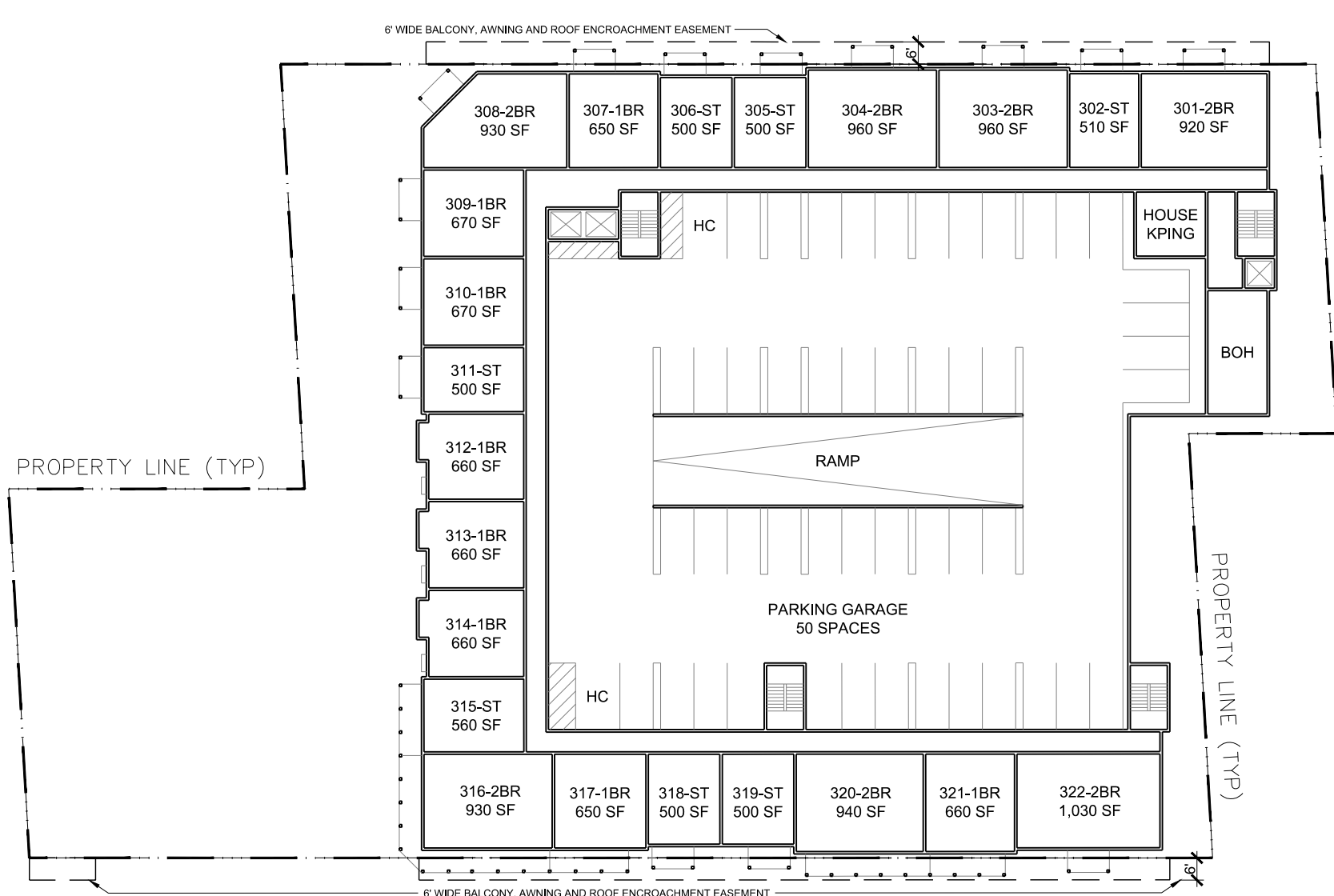
MEZZANINE PLAN



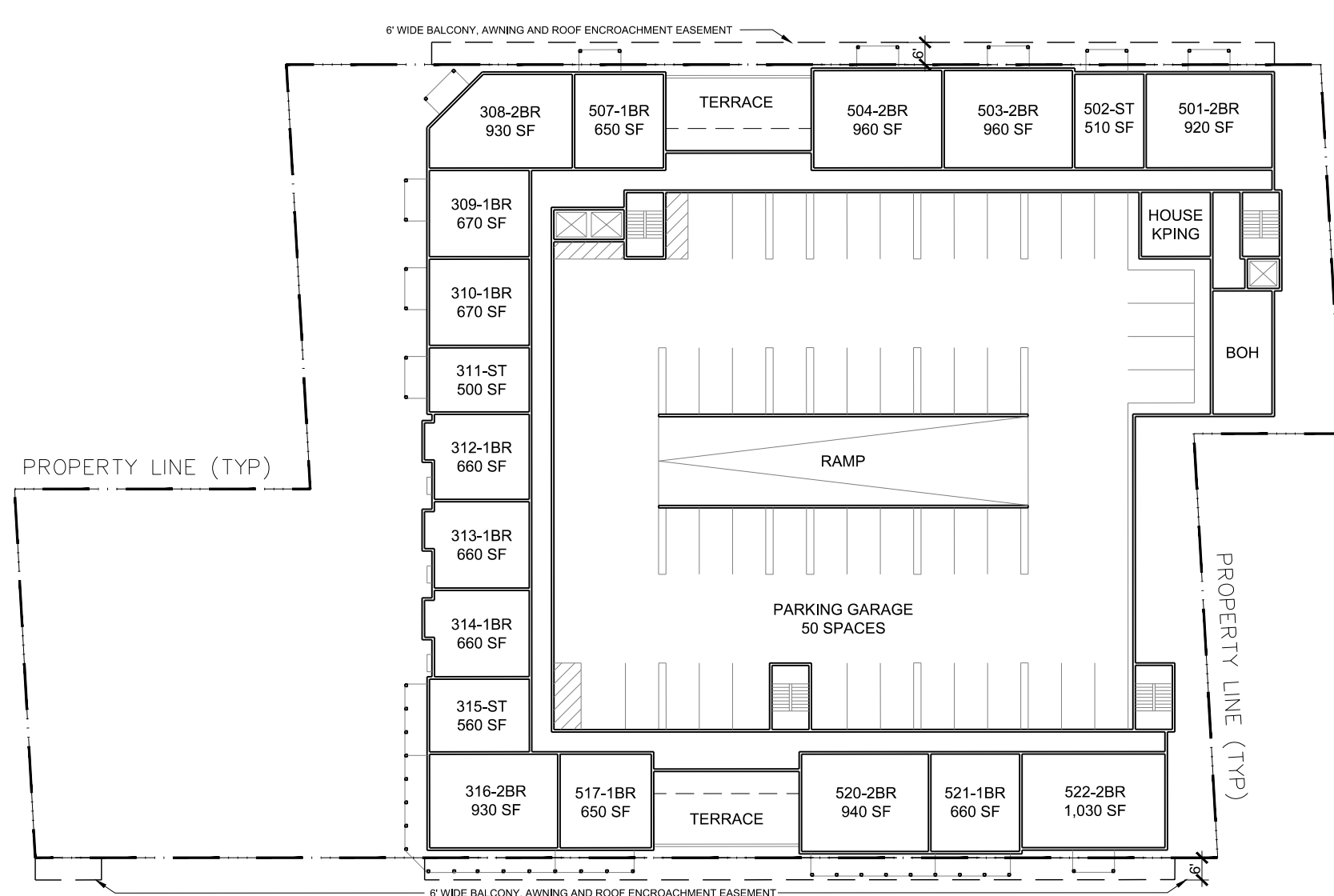
2nd FLOOR PLAN

BUILDING AREA TABLE

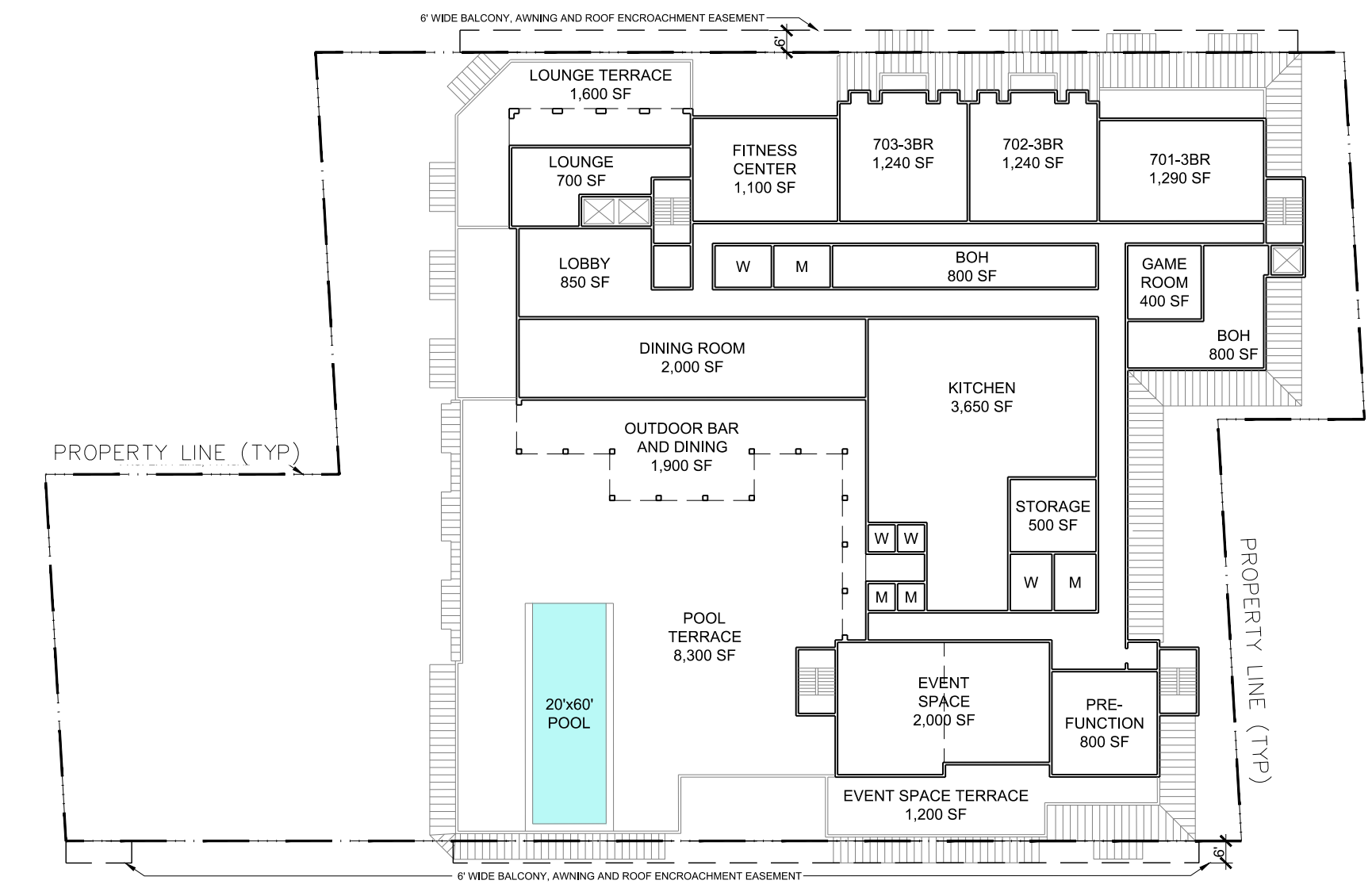
Floor	Gross Area	Parking Garage	Balcony/Terrace
1	19,058 sf	20,716 sf	0 sf
Mezzanine	607 sf	20,563 sf	0 sf
2	21,228 sf	23,078 sf	3,155 sf
3	21,228 sf	23,078 sf	1,892 sf
4	21,228 sf	23,078 sf	1,892 sf
5	19,089 sf	20,678 sf	2,800 sf
6	24,530 sf	0 sf	15,711 sf
Total	126,968 sf	131,191 sf	25,450 sf



3rd & 4th FLOOR PLAN



5th FLOOR PLAN



6th FLOOR PLAN

DESIGNED: SPC DRAWN: MKC CHECKED: SPC PLOTTED:	Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING, TRANSPORTATION, PLANNING, PERMITTING 13825 ICOT BLVD., SUITE 605 Clearwater, Florida 33760 Phone: (727) 524-1818 Fax: (727) 524-6090 WWW.GULFCOASTCONSULTINGINC.COM	PREPARED FOR: WILLIAM KARNS ENTERPRISES, INC 101 150th AVENUE MADEIRA BEACH, FL 33708 PHONE: 727-367-3000	SHEET DESCRIPTION: JOHNS PASS VILLAGE RESORT PLANNED DEVELOPMENT PLAN	REVISIONS <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>NO</th> <th>DATE</th> <th>REVISIONS</th> </tr> <tr> <td>4</td> <td>03/13/26</td> <td>REVISED PER SITE PLAN MODIFICATIONS</td> </tr> <tr> <td>3</td> <td>01/16/26</td> <td>REVISED PER SITE PLAN MODIFICATIONS</td> </tr> <tr> <td>2</td> <td>12/04/25</td> <td>ADDED PROPERTY LINE / REVISED BUILDING AREA TABLE</td> </tr> <tr> <td>1</td> <td>10/27/25</td> <td>REVISED PER CITY COMMENTS</td> </tr> </table>	NO	DATE	REVISIONS	4	03/13/26	REVISED PER SITE PLAN MODIFICATIONS	3	01/16/26	REVISED PER SITE PLAN MODIFICATIONS	2	12/04/25	ADDED PROPERTY LINE / REVISED BUILDING AREA TABLE	1	10/27/25	REVISED PER CITY COMMENTS	SEAN P. CASHEN STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 42505 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SEAN P. CASHEN ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. SEAN P. CASHEN, P.E. #42505 NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER GULF COAST CONSULTING, INC. CERTIFICATE OF AUTHORIZATION No. 9774	SHEET NO. 25-003 DATE: 03/20/25	<h1 style="font-size: 48px; margin: 0;">C6</h1>
NO	DATE	REVISIONS																				
4	03/13/26	REVISED PER SITE PLAN MODIFICATIONS																				
3	01/16/26	REVISED PER SITE PLAN MODIFICATIONS																				
2	12/04/25	ADDED PROPERTY LINE / REVISED BUILDING AREA TABLE																				
1	10/27/25	REVISED PER CITY COMMENTS																				