

LOCAL AREA RESORT ACREAGE AND DENSITY SUMMARY

HOTEL	ACREAGE	ROOMS	DENSITY
Don CeSar	6.85	277	40
Sandpearl Resort	3.38	253	75
Vinoy Renaissance	13.08	361	28
Safety Harbor Resort & Spa	16.6	175	10.5
Tradewinds Resort	19.79	797	40

Average Acreage	11.94
Average No. of Rooms	372.6
Average Density	38.7

**LOCAL AREA RESORT ACREAGE AND DENSITY SUMMARY
WITH ADJUSTED NUMBERS FOR
SAFETY HARBOR SPA AND TRADEWINDS (SUBPARCELS)**

HOTEL	ACREAGE	ROOMS	DENSITY
Don CeSar	6.85	277	40
Sandpearl Resort	3.38	253	75
Vinoy Renaissance	13.08	361	28
Safety Harbor Resort & Spa	11.6 *	175	15
Tradewinds Resort - (a)	15.42 **	586	38
Tradewinds Resort - (b)	4.37	211	48

Average Acreage	9.12
Average No. of Rooms	310.5
Average Density	40.7

* Reduced acreage based on sale of portion of the property to the City of Safety Harbor

** Separates out distinct portions of Tradewinds property

SUMMARY:

Range of Avg. Acreage	9 - 12 acres
Range of Avg. No. of Rooms	310 - 375 rooms
Range of Avg. Density	38 - 40 units/acre

Minimum Acreage Based on Belleair Density @ 28 upa = 11.1 to 13.4 acres

Example: At 12 Acres X 28 upa = 336 Rooms