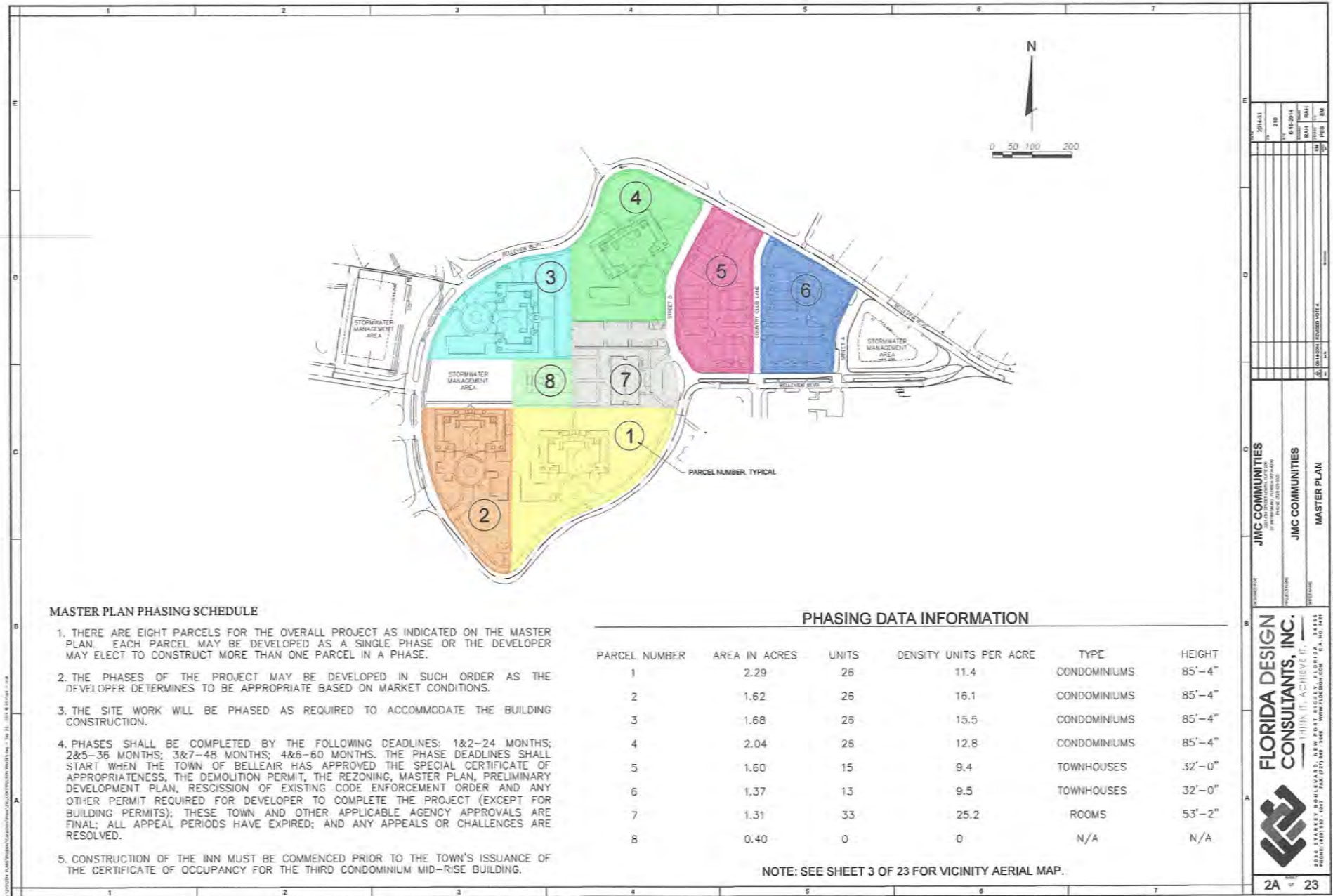


Attachment No. 3



MASTER PLAN PHASING SCHEDULE

1. THERE ARE EIGHT PARCELS FOR THE OVERALL PROJECT AS INDICATED ON THE MASTER PLAN. EACH PARCEL MAY BE DEVELOPED AS A SINGLE PHASE OR THE DEVELOPER MAY ELECT TO CONSTRUCT MORE THAN ONE PARCEL IN A PHASE.
2. THE PHASES OF THE PROJECT MAY BE DEVELOPED IN SUCH ORDER AS THE DEVELOPER DETERMINES TO BE APPROPRIATE BASED ON MARKET CONDITIONS.
3. THE SITE WORK WILL BE PHASED AS REQUIRED TO ACCOMMODATE THE BUILDING CONSTRUCTION.
4. PHASES SHALL BE COMPLETED BY THE FOLLOWING DEADLINES: 1&2-24 MONTHS; 2&5-36 MONTHS; 3&7-48 MONTHS; 4&6-60 MONTHS. THE PHASE DEADLINES SHALL START WHEN THE TOWN OF BELLEAIR HAS APPROVED THE SPECIAL CERTIFICATE OF APPROPRIATENESS, THE DEMOLITION PERMIT, THE REZONING, MASTER PLAN, PRELIMINARY DEVELOPMENT PLAN, RESCISSION OF EXISTING CODE ENFORCEMENT ORDER AND ANY OTHER PERMIT REQUIRED FOR DEVELOPER TO COMPLETE THE PROJECT (EXCEPT FOR BUILDING PERMITS); THESE TOWN AND OTHER APPLICABLE AGENCY APPROVALS ARE FINAL; ALL APPEAL PERIODS HAVE EXPIRED; AND ANY APPEALS OR CHALLENGES ARE RESOLVED.
5. CONSTRUCTION OF THE INN MUST BE COMMENCED PRIOR TO THE TOWN'S ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE THIRD CONDOMINIUM MID-RISE BUILDING.

PHASING DATA INFORMATION

PARCEL NUMBER	AREA IN ACRES	UNITS	DENSITY UNITS PER ACRE	TYPE	HEIGHT
1	2.29	26	11.4	CONDOMINIUMS	85'-4"
2	1.62	26	16.1	CONDOMINIUMS	85'-4"
3	1.68	26	15.5	CONDOMINIUMS	85'-4"
4	2.04	26	12.8	CONDOMINIUMS	85'-4"
5	1.60	15	9.4	TOWNHOUSES	32'-0"
6	1.37	13	9.5	TOWNHOUSES	32'-0"
7	1.31	33	25.2	ROOMS	53'-2"
8	0.40	0	0	N/A	N/A

NOTE: SEE SHEET 3 OF 23 FOR VICINITY AERIAL MAP.

PROJECT NO. 210
 DATE 6/15/24
 DRAWN BY RAH/BAH
 CHECKED BY MFB/BAH
 SCALE AS SHOWN
 SHEET NO. 23 OF 23

JMC COMMUNITIES
 BY PERMITTED DEVELOPER

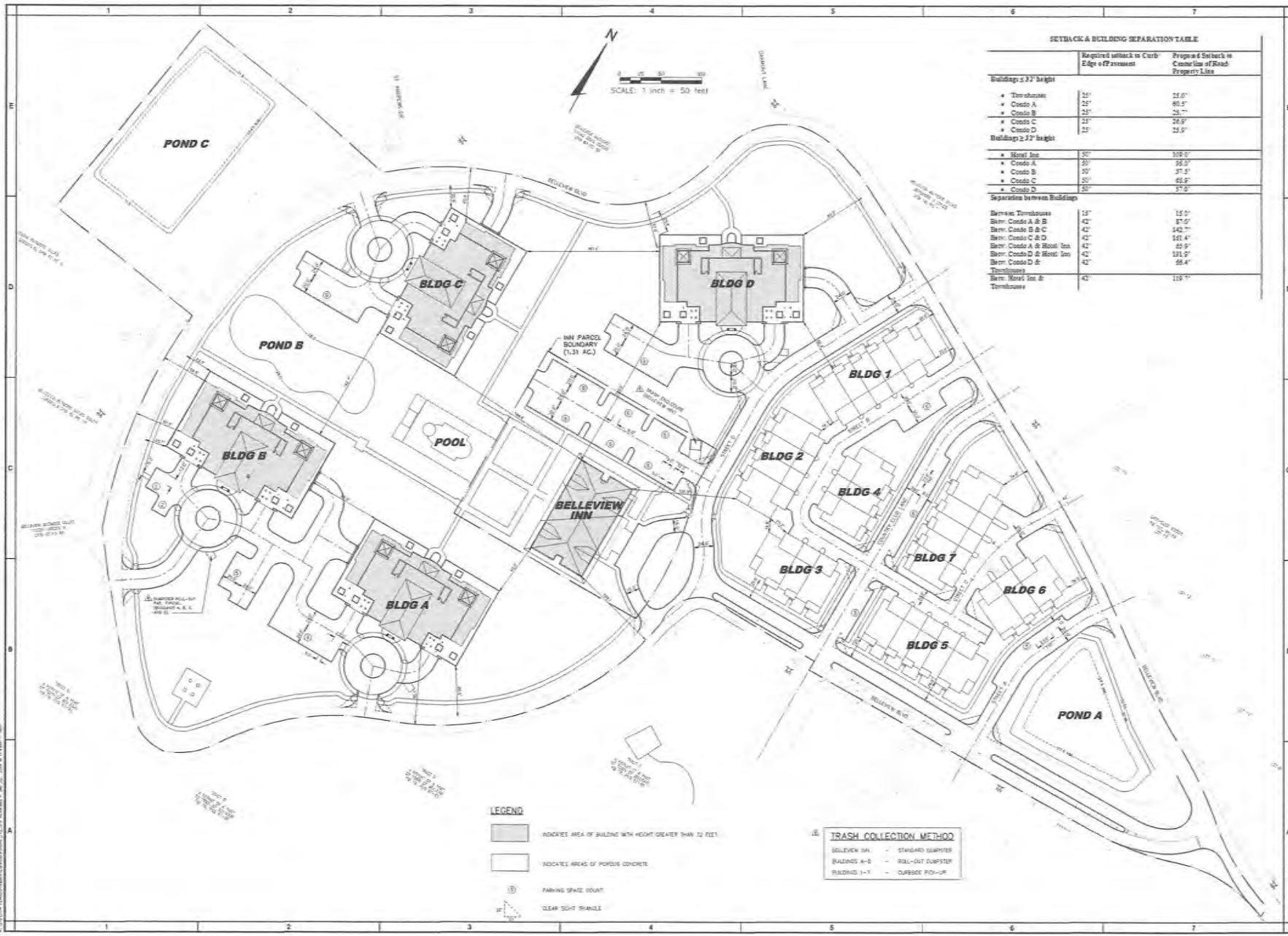
JMC COMMUNITIES
 PROJECT NAME

MASTER PLAN
 SHEET NAME

FLORIDA DESIGN CONSULTANTS, INC.
 THINK IT. ACHIEVE IT.
 1401 W. PALM BLVD., SUITE 200, WEST PALM BEACH, FL 33411
 PH: 561.833.1234 FAX: 561.833.1235 WWW.FLORIDACONSULTANTS.COM

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SETBACK & BUILDING SEPARATION TABLE

	Required setback on Curb Edge of Frontage	Proposed Setback in Centerline of Road Property Line
Buildings > 32' height		
• Townhouses	25'	25.0'
• Condo A	25'	46.5'
• Condo B	25'	25.0'
• Condo C	25'	26.5'
• Condo D	25'	25.0'
Buildings < 32' height		
• Hotel Inn	50'	105.0'
• Condo A	50'	35.0'
• Condo B	50'	37.5'
• Condo C	50'	45.5'
• Condo D	50'	57.0'
Separation between Buildings		
Between Townhouses	15'	15.0'
Between Condo A & B	42'	37.5'
Between Condo B & C	42'	342.7'
Between Condo C & D	42'	141.4'
Between Condo A & Hotel Inn	42'	45.0'
Between Condo D & Hotel Inn	42'	121.5'
Between Condo D & Townhouses	42'	26.4'
Between Hotel Inn & Townhouses	42'	105.0'

LEGEND

- INDICATES AREA OF BUILDING WITH HEIGHT GREATER THAN 32 FEET.
- INDICATES AREAS OF Poured CONCRETE.
- PARKING SPACE COUNT.
- CLEAR SIGHT TRIANGLE.

TRASH COLLECTION METHOD

BELLEVUE INN	- STANDARD CURBSIDE
BUILDINGS A-D	- BALL-OUT CURBSIDE
BUILDINGS 1-7	- CURBSIDE PICK-UP

JMC COMMUNITIES
 OF FLORIDA
 10000 W. BAYVIEW BLVD., SUITE 100
 MIAMI, FL 33147

JMC COMMUNITIES
 10000 W. BAYVIEW BLVD., SUITE 100
 MIAMI, FL 33147

FLORIDA DESIGN CONSULTANTS, INC.
 THINK IT. ACHIEVE IT.
 5545 S. FLORISSA ROAD, SUITE 100, MIAMI, FL 33156
 PHONE: (305) 555-1000 FAX: (305) 555-1001 WWW.FLORIDACONSULTANTS.COM

SITE PLAN

11 23



Santiesteban
& Associates
ARCHITECTS

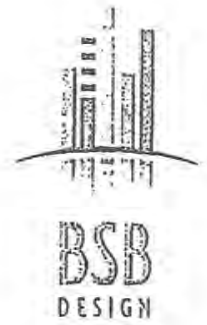
BELLEVIEW

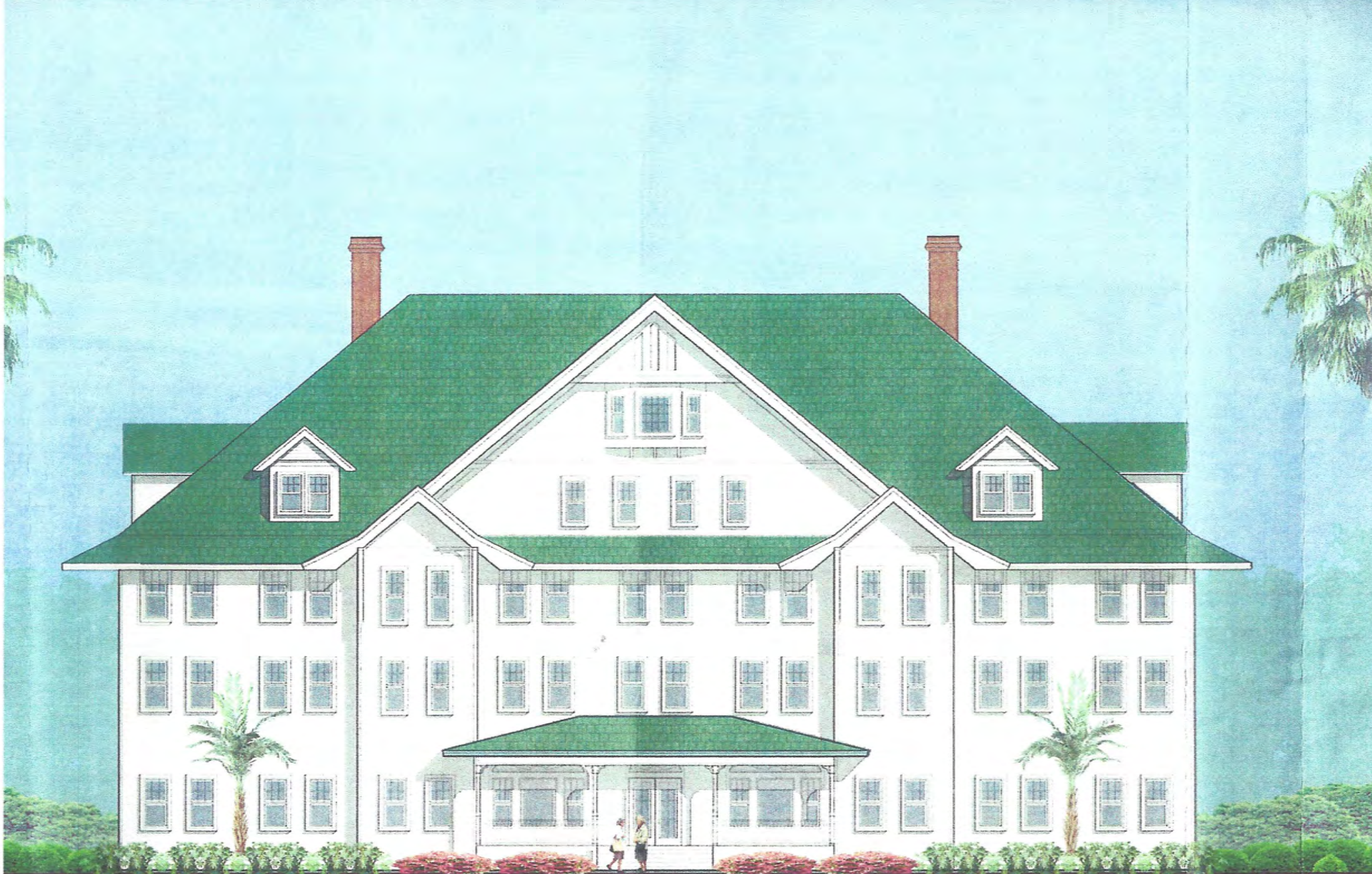
MID-RISE BUILDINGS



Bellevue Townhomes

Belleair, Florida





THE BELLEVIEW INN

EA