## 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