



TEMPORARY CERTIFICATE OF OCCUPANCY

PERMIT NUMBER: PB22-0100

ADDRESS: 1601 GULF OF MEXICO DR LONGBOAT KEY, FL 34228 (SARASOTA COUNTY)

OWNER NAME: S.R. LBK II LLC

MAILING ADDRESS: 1601 GULF OF MEXICO DR LONGBOAT KEY, FL 34228

OCCUPANCY USE/TYPE: A-2, A-3, R-2

CODE EDITION: FBC 2020 - 7TH EDITION

CONSTRUCTION TYPE: IB

SPRINKLER REQUIRED

DESIGN/OCCUPANT LOAD: N/A **WORK DESCRIPTION:** 5 STORY HOTEL OVER 1 STORY
PARKING. 166 HOTEL ROOMS,
BALLROOM, SPA & RESTAURANT.

“STIPULATIONS AND/OR ITEMS PENDING COMPLETION: This TCO provides limited, conditional authorization for this building to be approved for occupancy. The authorization provided herein is subject to completion of all the final CO agreement conditions for the building that are set forth in a communication to the Town from Moss Construction dated June 7, 2024, which is incorporated herein by reference. This TCO is initially being extended and granted for a period not to exceed December 19, 2025, 90 days from the date of issuance, during which time this TCO shall be reviewed by the Town at 30-day intervals until all remaining conditions have been met and a CO has been issued for the building. If a future extension is requested, it will only be considered if the majority of the Conditions Requisite for Approval required in Ordinance 2023-07 and Resolution 2023-12, and any outstanding items related to issued building permits, have been received, reviewed and approved. For those outstanding items that have not been approved or completed, the applicant shall submit a narrative of the status of each outstanding item and indicate a date and time when the Town should expect each outstanding item(s) to be submitted. TCOs may be revoked by the Building Official at any time should the space become unsafe or if any code violation(s) affecting the proper occupancy of the area is evident. “

Areas within the described portions of the structure have been inspected for compliance with the requirements of the Florida Building Code, 7th Edition for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.

As-Built floor elevation documentation for new buildings and structures has been provided and shall be retained by the Town of Longboat Key.

**THIS TEMPORARY CERTIFICATE OF
OCCUPANCY WILL EXPIRE ON: DECEMBER 19, 2025**

BY: Patti Nize

Building Official

ISSUE DATE: September 13, 2025



ECS FLORIDA, LLC

"Setting the Standard for Service"

Geotechnical • Construction Materials • Environmental • Facilities

PRIVATE PROVIDER CERTIFICATE OF COMPLIANCE

Temporary Certificate of Occupancy (TCO)

June 21, 2024

Permit number: PB22-0100 / PM22-0846 / PE22-0440 / PP22-0704 / PP22-0705

Project Address: 1601 Gulf of Mexico Dr, Longboat Key FL 34228

To Whom It May Concern,

In accordance with Florida Statute 553.791, pertaining to Private Provider Inspection Services, we herewith provide the **Town of Longboat Key Planning, Zoning, and Building Department** with final disposition on the building components inspected under our authority, related to the temporary certificate of occupancy. I attest by my signature below, and to the best of my knowledge, that the building components and site improvements were completed in conformance with the approved plans and the applicable florida building code and recommend this permit for TCO.

Private Provider Firm: ECS Florida, LLC

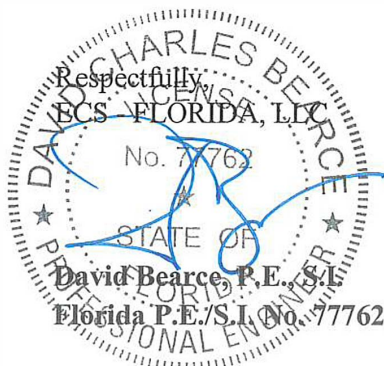
Private Provider Qualifier: David Bearce, P.E., S.I.

Address: 4524 N. 56th Street, Tampa FL 33610

Phone: 813-302-1644 or 813-352-1607

Email: DBearce@ecslimited.com

License Number: P.E. 77762



STATE OF: **FLORIDA**

COUNTY OF: **HILLSBOUROUGH**

The foregoing instrument was acknowledged before me this 21st day of June, 2024, by David Bearce who is personally known to me or has produced _____ as identification and who did/did not take an oath.

NOTARY SEAL: 

KASEY BUSSEY

Notary Public

State of Florida

Comm# HH190086

Expires 10/21/2025

Print Name: **Kasey Bussey**

Commission No: **HH190086**

Notary Public, State of: **FLORIDA**

