



TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Notice of Public Meeting Technical Review Committee

Upstairs Conference Room

155 Corey Avenue, City Hall, 2nd Fl, St. Pete Beach, FL 33706

Wednesday, April 5, 2023
10:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Conditional Use Permit #23009 & Variance #23010: 2001 Pass-a-Grille Way (The Wharf Restaurant)

Applicant requests a conditional use permit to expand an existing commercial "Class A" restaurant docking facility within submerged lands pursuant to LDC Sec. 15.4(m)(Case #23009). Applicant further requests hardship variances to permit an expanded docking facility that is longer and wider than 75 percent of the seawall width, and encroaches closer than 10 percent of the seawall width to a side riparian line, pursuant to LDC Sec. 6.23(e) (3)&(4) (Case #23010).

2. Conditional Use Permit #22040 & Variance #23011: 0 46th Ave

Applicant requests a conditional use permit to establish an off-premise valet parking lot pursuant to LDC Sec. 38.4(h) (Case #22040). Applicant further requests variances from LDC Divs. 22 and 39 to establish the lot without providing the landscaping and pedestrian amenities required for new development projects in the zoning district (Case #23011).

Next Meeting: April 19, 2023

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: April 5, 2023

Prepared By: Brandon Berry, Planner II

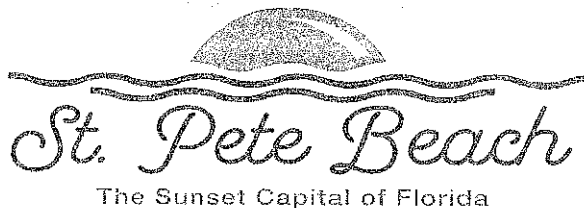
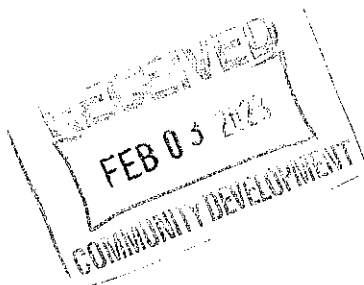
Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests a conditional use permit to expand an existing commercial "Class A" restaurant docking facility within submerged lands pursuant to LDC Sec. 15.4(m) (Case #23009). Applicant further requests hardship variances to permit an expanded docking facility that is longer and wider than 75 percent of the seawall width, and encroaches closer than 10 percent of the seawall width to a side riparian line, pursuant to LDC Sec. 6.23(e)(3)&(4) (Case #23010).

Funding:

Attachments:

1. Case 23009 Application
2. Case 23010 Application
3. 2001 PAG Way Sealed Boundary Survey
4. 2001 PAG Way SLL Survey Showing Proposed Improvements



CONDITIONAL USE APPLICATION

Case Number: 23009

PROPERTY OWNER: JAMES A MILLER

APPLICANT/AGENT (Attach agent authorization form)

Name: JAMES A. MILLER

Name: BRIAN J. AUNGST, JR.

Address: 3901 43RD STREET S

Address: 625 COURT STREET, SUITE 200

City: ST. PETE BEACH State: FLORIDA

City: CLEARWATER State: FLORIDA

Zip: 33711 Telephone: (631) 786-9764

Zip: 33756 Telephone: (727) 441-8966

Email: IRENE@GENERALFIBRE.COM

Email: BJA@MACFAR.COM

SUBJECT PROPERTY:

Address: 2001 PASS A GRILLE, ST PETE BEACH, FL 33706 Current Name of Business: THE WHARF RESTAURANT

Parcel ID: 18-32-16-68634-000-0017

Name of Project: RE-CONSTRUCTION OF DOCKS

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

ST PETE BEACH LAND DEVELOPMENT CODE SECTION 15.4(m) -- ALLOWABLE CONDITIONAL USES

CONCURRENT WITH:

VARIANCE APPLICATION: SECTIONS 6.23(e)(3) & (4)


Signature of Applicant/Agent

11-29-2022
Date

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.

The requested conditional use is consistent with Goal 1 of Section VI--Coastal & Conservation. The re-construction of the dock currently located on the parcel will ensure that the dock and its' materials are of the highest environmental quality and minimize the impact of the structure on the waterfront (Objective 1.9). Further, the re-construction of the dock will adhere to the construction standards established by the City of St. Pete Beach and will allow the owner to utilize the parcel's commercial working waterfront (Policy 1.9.7).

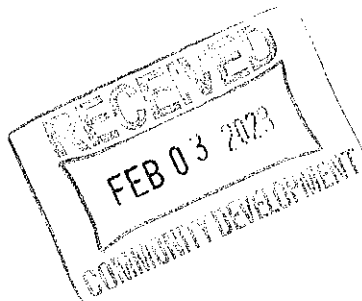
2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:

- a. Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

The overall appearance and function of the area will be minimally affected by the re-construction of the dock. The parcel currently has docks which it uses as a part of the business located upon it. Granting this conditional use would not significantly change the overall appearance and function of the area. The proposed design plans are for a slight increase in the size of the docks, not of a significant nature.

- b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);

N/A



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- c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;

The application will be compatible with adjacent development. Located directly adjacent to the South is a commercial marina facility. Further, the property directly adjacent to the North appears to also be a restaurant and parking area with docks upon the submerged lands. This application would not be of a character which would disturb the surrounding developments.

- d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

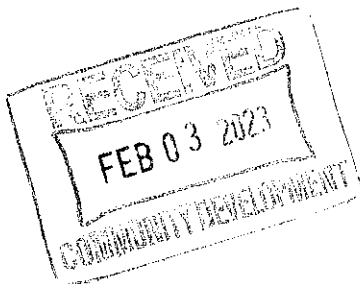
This application will not have any significant adverse impacts on the livability and usability of nearby land. As is noted above, the proposed re-construction of the docks would only see a slight increase in the size of the docks but would not produce any significant adverse impacts on the surrounding areas. Approval of this application will not create a significant increase of the current impacts the parcel creates.

3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);

The transportation system will not be affected by this application.

4. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);

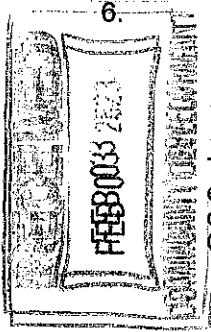
The off-street parking area will not be affected by this application.



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5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;

This request will allow the applicant to better utilize the property and will provide for a safer dock facility. Approval of this application will more than preserve the public health, safety and welfare, but will improve it by allowing for better facilities to be put in place on the parcel.



6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,

The applicant purchased the property for a significant sum of money in January 2022 and has hired an engineering firm and a law firm to assist with the application process. The applicant has demonstrated financial capability and possesses the technical capability to complete the improvements and any mitigation which the City may deem appropriate.

7. The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

Yes--the proposed use is not a deviation from the current use and complies with all additional standards of the City.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.

N/A

2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.

N/A

3. Hydrological features and storm water management infrastructure.

N/A

4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.

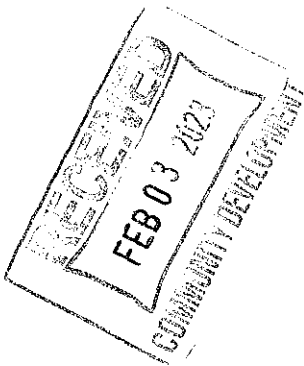
This application would allow for a much better design of the dock and a more aesthetically pleasing development.

5. Site landscaping, open space provision and impervious surface limitations.

N/A

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6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.
The maintenance of the facilities would be improved by allowing the re-construction of the docks.
7. Fire suppression and facility security.
N/A
8. Emergency management and hurricane evacuation provisions.
N/A
9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:
 - a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
 - b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.N/A



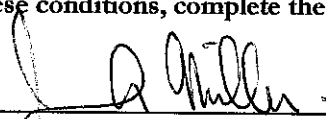
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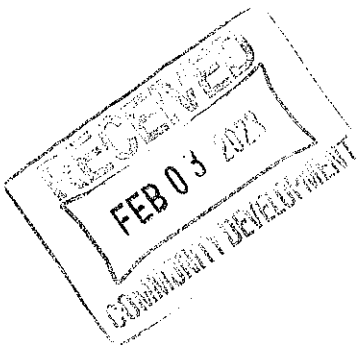
CONDITIONAL USE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

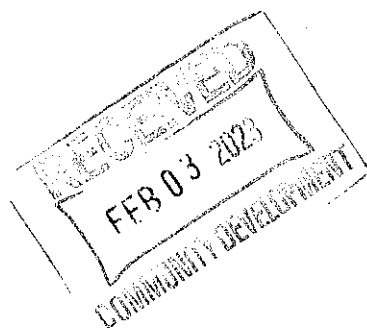
- X  I understand that the City will not accept or process an incomplete application.
- X  I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a conditional use. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a conditional use.
- X  On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.
- X  I understand that if a conditional use is approved by the City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the City Commission becomes voided.
- X  I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- X  I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

 11-29-2022
Signature of Applicant Date



CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org



The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE

JAMES A MILLER

(print name of property owner)

hereby authorize

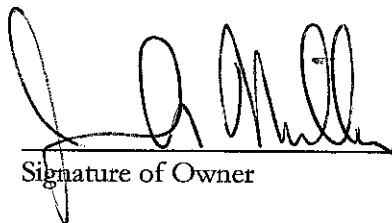
BRIAN J. AUNGST, JR.

(print name of agent)

to represent me/us in an application for

CONDITIONAL USE APPLICATION

(type of application: variance, conditional use, zoning, etc.)



Signature of Owner

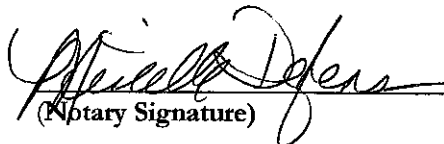
JAMES A. MILLER

Print Name of Owner

Signature of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 29 day of November 2022 by James A. Miller who is personally known FLD or produced FLD as identification.

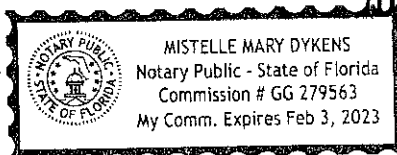


(Notary Signature)

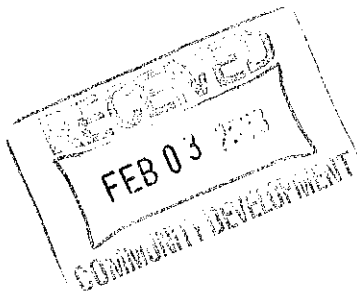
11-29-22

(Date)

My Commission Expires



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PUBLIC HEARING SIGN POSTING AFFIDAVIT

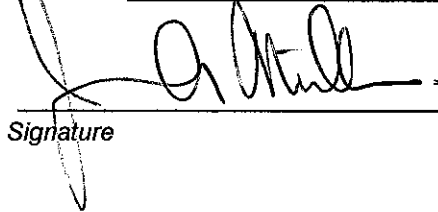
Applicant, JAMES A MILLER, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): JAMES A MILLER

Address: 3901 43RD STREET S, ST PETERSBURG, FL 33711



11-29-2022

Signature

Date

STATE OF FLORIDA)
PINELLAS COUNTY) SS:

The foregoing instrument was acknowledged before me this 29 day of November 20 22 by James A. Miller, who appeared before me, and is personally known to me, or has produced FDL as identification, and did take an oath.

My commission expires:



NOTARY: 

Print Name: _____

Notary Public, State of Florida

(Notarial Seal)

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

CASE #: 23010

PARCEL #: _____

SUBMITTAL DATE: 2/3/23 AMOUNT DUE: \$ 200.00 PAYMENT DATE: _____**UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION**

The following items are to be submitted, along with this application, **at least 30 days prior to the public hearing:**

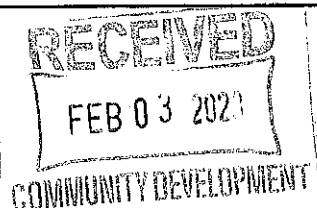
- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	JAMES A MILLER	3901 43RD STREET S ST PETERSBURG, FL 33711	(631) 786-9764
Applicant/ Agent	BRIAN J AUNGST, JR	625 COURT STREET, SUITE 200 CLEARWATER, FL 33756	(727) 441-8966
Owner Email Address: IRENE@GENERALFIBRE.COM		Applicant/Agent Email Address: BJA@MACFAR.COM	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation COMMERCIAL GENERAL 1 (CG-1)	Future Land Use Designation COMMERCIAL GENERAL (CG)	Lot Area 0.33 ACRES
Legal Description: SEE ATTACHED		
Address: 2001 PASS A GRILLE, ST. PETE BEACH, FL 33706		
Explanation of Request: RE-CONSTRUCTION AND SLIGHT EXPANSION OF COMMERCIAL DOCK LOCATED ON THE PROPERTY. THIS WOULD BE A VARIANCE REQUEST TO SECTIONS 6.23(e)(3) & (4) OF THE ST. PETE BEACH LAND DEVELOPMENT CODE REGARDING WIDTH OF COMMERCIAL DOCKING FACILITIES NOT EXCEEDING 75% OF WIDTH OF PROPERTY LINE AND THAT ALL DOCKING FACILITIES MUST NOT BE LOCATED CLOSER TO EITHER ADJACENT EXTENDED PROPERTY LINE THAN 10% OF THE PROPERTY WIDTH AT THE WATERFRONT		



Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

The subject property is unique in that the property itself extends onto submerged lands. The restaurant which is located on the property was constructed over the submerged lands. This is special to the subject property because most parcels located on the waterfront do not extend out onto the water, but rather end at the waterfront.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

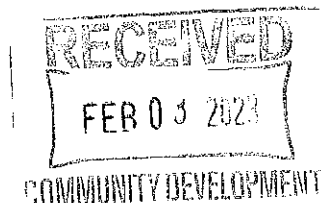
Neither the property owner nor the previous owners of the subject property were responsible for the property line extending out into the submerged lands. This extension of the property line creates a special circumstance for the subject property owner, but restricts some of the area where a dock may be placed.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

Because the property line extends out past the waterfront, the building restricts a portion of the area where docks may be placed. Further, the docks cannot extend too far out into the waterway and therefore the docks must be creatively placed upon adjacent to the subject property. The literal interpretation of the Land Development Code provisions would deprive the property owner of the ability to make up for some of this lost dock area by restricting the length of the proposed dock to 75% of the width of the property at the waterfront. Further, the subject property has the peculiar ability to allow for boats to dock directly adjacent to the property line (i.e., at the submerged lands property line). However, the portion of the property that extends out past the waterfront is abutting the neighboring property. The literal interpretation of the provisions of the Land Development Code would not allow for the subject property to utilize their unique property line by restricting the construction of any dock so that no portion is closer to either adjacent extended property line than 10% of the property width at the waterfront. These literal interpretations of the Land Development Code result in unnecessary and undue hardship for the applicant.

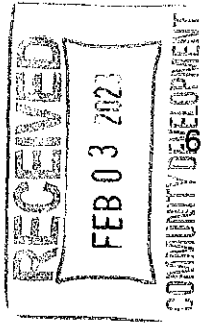
4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

The applicant was unaware that such a peculiar property that extends out into the submerged lands would create such a hardship. Further, construction of the docking facilities is consistent with the Land Development Code and is not increasing the development density on the site.



5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

This Variance application has not been submitted in order to achieve greater financial return. Rather, this application would allow for safer docking facilities and for the parcel to better utilize the unique shape of the subject property which extends onto submerged lands.



6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

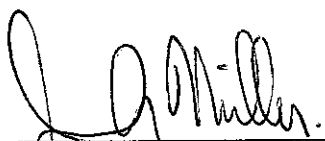
Most other lands which are located along the waterfront do not have the same characteristics as the applicant's subject property. Allowance of this variance does not convey any benefit upon the applicant which other owners in the same zoning district would receive because of the unique shape of the subject property.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

The variance requested is the minimum variance that allows the applicant to most reasonably utilize the subject property.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The requested variance is of the same character and nature as the surrounding properties and would be harmonious with the general intent and purpose of the Land Development Code and Comprehensive Plan. This requested variance would not only not be detrimental to the public safety and welfare, but would be extremely beneficial to improving the safety of the property and the adjacent waterways. Further, the requested variance would not diminish or impair any property values which are adjacent to the property or in the neighborhood.

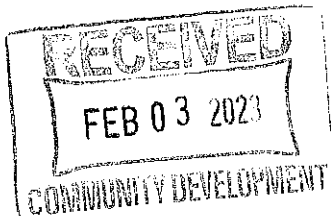

Signature of Applicant

11-29-2022.

Date

Signature of Authorized Agent

Date



VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

X fm I understand that the City will not accept or process an incomplete application.

X fm I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

X fm On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

X fm I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

X fm I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

X fm I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

X fm I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.

J. Miller
Signature of Applicant

11-29-2022
Date

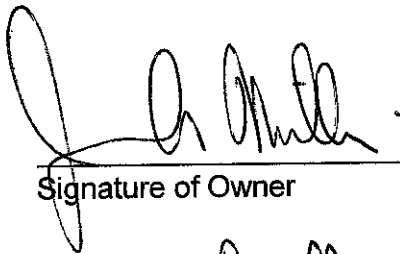


Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE JAMES A MILLER
(print name of property owner)

hereby authorize BRIAN J AUNGST, JR
(print name of agent)

to represent me/us in an application for VARIANCE
(type of application: variance, conditional use, zoning, etc.)



Signature of Owner

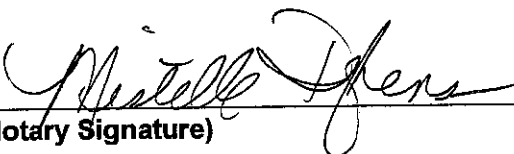
JAMES A. MILLER.

Print Name of Owner

Signature of Owner

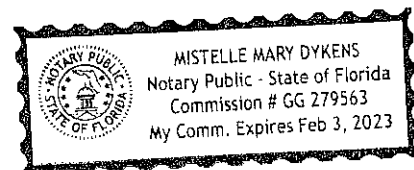
Print Name of Owner

The forgoing instrument was acknowledged before me this 29 day of
November 2022 by James A. Miller or who is
personally known _____ produced
FIDL as identification.


(Notary Signature)

11-29-22
(Date)

My Commission Expires _____





PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, JAMES A MILLER, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): JAMES A MILLER

Address: 3901 43RD STREET S, ST PETERSBURG, FL 33711

[Signature]
Signature

11-29-2022.
Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

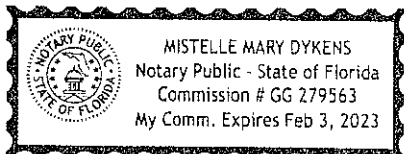
The foregoing instrument was acknowledged before me this 29 day of November 2022 by:
James A. Miller who appeared before me, and is personally known to me, or has produced
Full as identification, and did take an oath.

My commission Expires:

NOTARY:

Print Name: Mistelle Mary Dykens Notary
Public, State of Florida

(Notarial Seal)



PARCEL 1:

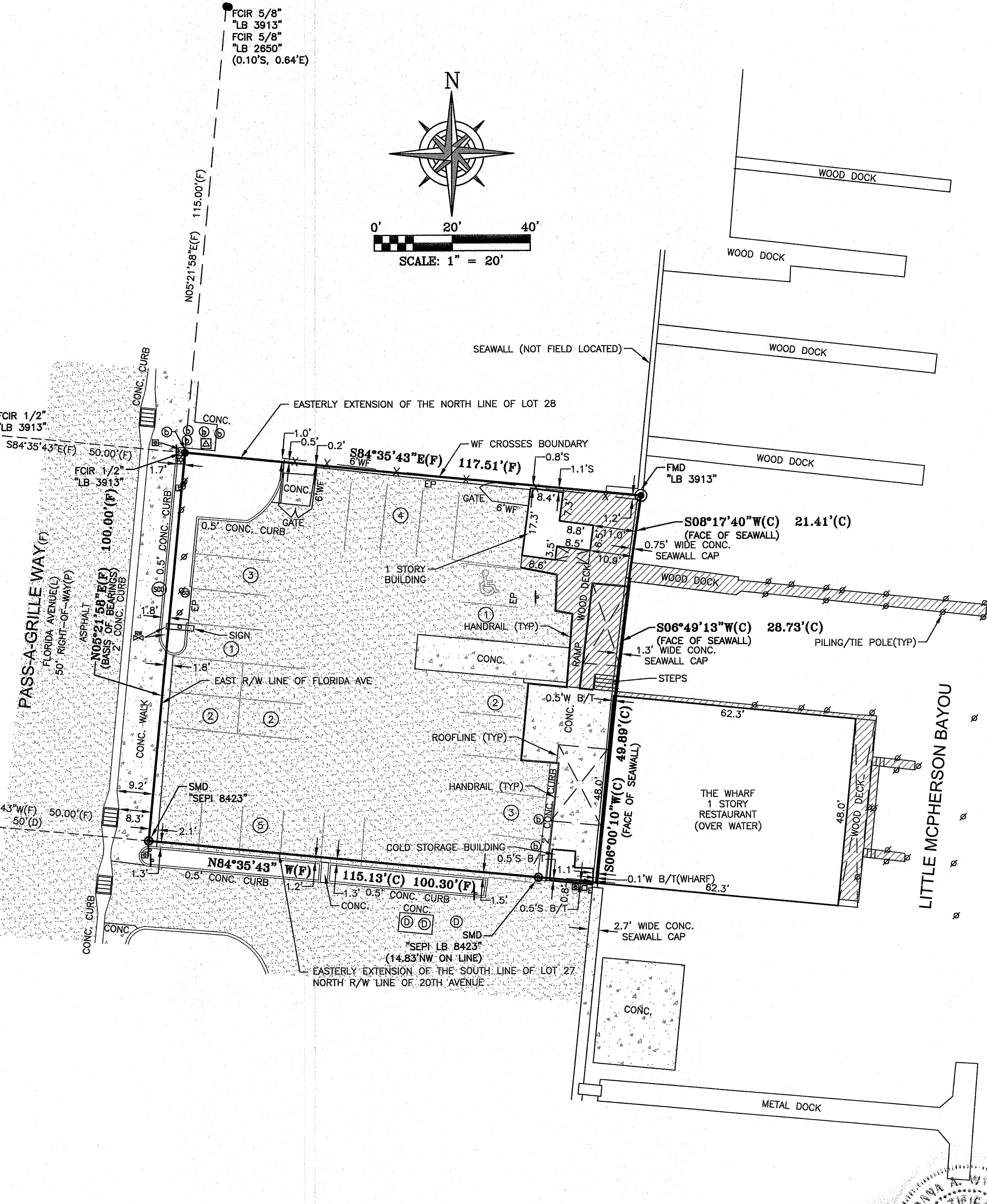
THE STRIP OF LAND LYING EAST OF LOTS 27 AND 28, BLOCK "I" AND LYING BETWEEN THE NORTH AND SOUTH LINE OF SAID LOT 27 AND LOT 28 AS EXTENDED EAST TO THE WATER AND LYING BETWEEN THE EAST LINE OF FLORIDA AVENUE AND THE WATER. ALL AS SHOWN ON THE PLAT OF THE REVISED MAP OF PHILIPS DIVISION OF PASS-A-GRIFFE CITY, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 38, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S REPORT:

- BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF FLORIDA AVENUE AS SHOWN ON THE PLAT OF THE REVISED MAP OF PHILIPS DIVISION OF PASS-A-GRIFFE, RECORDED IN PLAT BOOK 3, PAGE 38, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING ASSUMED AS N05°21'58"E.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- THE SITE APPEARS TO BE IN FLOOD ZONE AE (EL. 10), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12103C0278H, COMMUNITY NUMBER 125149, EFFECTIVE DATE 8/24/2021. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS AND LIMIT OF MODERATE WAVE ACTION SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
- INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEB SITE AT WWW.PCPAO.ORG ON 8/1/2022.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/20 OR SMALLER.
- THIS SURVEY IS BASED ON THE U.S. SURVEY FOOT.
- THE SUBJECT PARCEL CONTAINS 11,593 SQUARE FEET, (0.266 ACRE) MORE OR LESS.

LEGEND	
B/T	BUILDING TIE
(C)	CALCULATED
CBW	CONCRETE BLOCK WALL
C	CENTERLINE
CONC.	CONCRETE
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FFE	FINISHED FLOOR ELEVATION
FN&D	FOUND NAIL AND DISK
ID.	IDENTIFICATION
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 3, PAGE 38
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
RNG.	RANGE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SCO	SANITARY CLEAN-OUT
SMD	SET "MAG" NAIL AND DISK
TYP	TYPICAL
TWP.	TOWNSHIP
WF	WOOD FENCE
	ASPHALT
	BRICK
	CONCRETE

SYMBOL LEGEND	
⊙	BOLLARD
⊕	CLEANOUT
⊞	CONCRETE LIGHT POLE
⊞	ELECTRIC BOX
⊞	ELECTRIC METER
⊞	ELECTRIC TRANSFORMER
⊞	ELEVATION
⊞	ELEVATION BACK OF CURB
⊞	ELEVATION BACK OF CURB
⊞	ELEVATION FLOW LINE
⊞	ELEVATION EDGE OF PAVEMENT
⊞	FIRE HYDRANT
⊞	GAS VALVE
⊞	GRATE INLET
⊞	GUY WIRE ANCHOR
⊞	HANDICAP PARKING SPACE
⊞	IRON PIPE (FOUND)
⊞	IRON ROD (FOUND)
⊞	IRON ROD (SET)
⊞	IRRIGATION CONTROL VALVE
⊞	LIGHT POLE
⊞	NAIL AND DISK (SET)
⊞	NAIL & DISK (FOUND)
⊞	PARKING SPACES
⊞	PILING/TIE POLE
⊞	RECLAIMED WATER METER
⊞	RECLAIMED WATER VALVE
⊞	SANITARY MANHOLE
⊞	SANITARY SEWER CLEANOUT
⊞	SIGN
⊞	STORM SEWER MANHOLE
⊞	TELEPHONE PEDESTAL
⊞	WATER METER
⊞	WATER VALVE
⊞	X-CUT (FOUND)



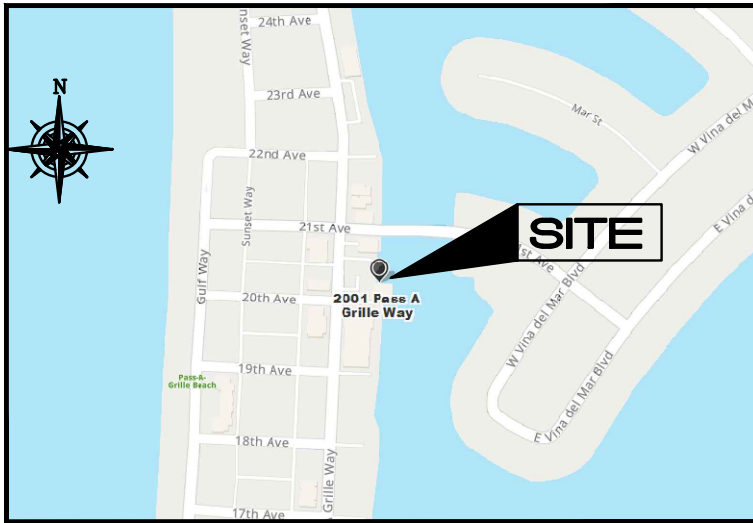
DEUEL & ASSOCIATES
A SEPI COMPANY
565 SOUTH HERCULES AVENUE, CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION # 26320 LICENSED BUSINESS # 8423

BOUNDARY SURVEY
2001 PASS-A-GRIFFE WAY
ST. PETE BEACH
CITY OF ST. PETE BEACH
FLORIDA

PREPARED FOR:
JAMES MILLER
3901 43RD STREET SOUTH
ST. PETERSBURG, FL 33711

DEUEL & ASSOCIATES
NO. 5874
DATE: 8/3/2022
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS 5874

WORK ORDER NO. SE22.191.00
FIELD DATE: 7/29/2022
DRAWN: TBM/FB: 255 PG: 69
SCALE: 1" = 20'
SHEET NO. 1 OF 1



PROJECT ADDRESS: 2001 PASS-A-GRILLE WAY
ST. PETE BEACH, FL 33706

CERTIFIED TO:
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA (TIIF)
JAMES A. MILLER

NOTES:
1. THIS SPECIFIC PURPOSE FIELD SURVEY PREPARED FOR:
JAMES MILLER, 3901 43RD STREET SOUTH, ST. PETERSBURG, FLORIDA.

2. PUMP-OUT FACILITIES: NONE

3. FUELING FACILITIES: NONE

SHORELINE VEGETATION: NONE

POINT OF BEGINNING LATITUDE/LONGITUDE: 27°41'47.6" N, 82°34'07.3" W (NAD83/WGS84)
OBTAINED FROM "GOOGLE EARTH"

UPLAND STRUCTURES: COMMERCIAL/RESTAURANT

ADJOINERS NOT FURNISHED

SHORELINE LENGTH: APPROXIMATELY 100 FEET

SHORELINE CONDITION: NORTHERLY OF PROJECT = 1000' SEAWALL
SOUTHERLY OF PROJECT = 1000' SEAWALL

DOCKS WITHIN 100 FEET OF LEASE AREA: SHOWN ON SHEET 3 OF 4
MEAN HIGH WATER ELEVATION = 0.36 FEET NAVD 88 (PROVIDED BY M. KEVIN MEARS, FDEP ON 6/17/2022)
MEAN LOW WATER ELEVATION = (-1.26 FEET) NAVD 88 (PROVIDED BY M. KEVIN MEARS, FDEP ON 6/17/2022)

SEE SHEET 1 OF 4 FOR SURVEYORS REPORT.
SEE SHEET 2 OF 4 FOR UPLAND PARCEL AND LEASE AREA DESCRIPTION.
SEE SHEET 3 OF 4 FOR UPLAND PARCEL BOUNDARY.
SEE SHEET 4 OF 4 FOR LEASE AREA BOUNDARY.

THIS REPORT IS NOT FULL AND COMPLETE WITHOUT
THE ATTACHED MAP AND ALL ACCOMPANYING SHEETS.

TRANSYSTEMS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103

ALBERT P. CARRIER, PSM 6488

I, ALBERT P. CARRIER, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.05 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SUBMERGED LAND LEASE SURVEY
2001 PASS-A-GRILLE WAY
FIELD SURVEY

CITY OF ST. PETE BEACH

FLORIDA

PROJECT NO.	SE22.191
DATE:	6/1/2022
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	1 OF 4

UPLAND PARCEL DESCRIPTION: (PER OR 21900, PG 237)

PARCEL 1:

THE STRIP OF LAND LYING EAST OF LOTS 27 AND 28, BLOCK "I" AND LYING BETWEEN THE NORTH AND SOUTH LINE OF SAID LOT 27 AND LOT 28 AS EXTENDED EAST TO THE WATER AND LYING BETWEEN THE EAST LINE OF FLORIDA AVENUE AND THE WATER. ALL AS SHOWN ON THE PLAT OF THE REVISED MAP OF PHILIPS DIVISION OF PASS-A-GRIFFE CITY, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 38, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SUBMERGED LAND LEASE DESCRIPTION:

A PARCEL OF SOVEREIGN SUBMERGED LAND LYING IN LITTLE MCPHERSON BAYOU, IN SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 27, BLOCK I, THE REVISED MAP OF PHILIPS DIVISION OF PASS-A-GRIFFE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 38, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S84°35'43"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF 20TH AVENUE, A DISTANCE 165.13 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL, ALSO BEING THE MEAN HIGH WATER LINE OF LITTLE MCPHERSON BAYOU, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID FACE OF SEAWALL AND MEAN HIGH WATER LINE THE FOLLOWING THREE (3) COURSES: 1) N06°00'10"E, A DISTANCE OF 49.89 FEET; 2) N06°49'13"E, A DISTANCE OF 28.73 FEET; 3) N08°17'40"E, A DISTANCE OF 21.01 FEET; THENCE DEPARTING SAID FACE OF SEAWALL AND MEAN HIGH WATER LINE, S84°35'43"E, A DISTANCE OF 89.79 FEET; THENCE S05°24'17"W, A DISTANCE OF 47.38 FEET; THENCE S84°35'43"E, A DISTANCE OF 3.00 FEET; THENCE S05°24'17"W, A DISTANCE OF 52.22 FEET; THENCE N84°35'43"W, A DISTANCE OF 95.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,253 SQUARE FEET (0.212 ACRE), MORE OR LESS.

**UPLAND PARCEL
& LEASE AREA
DESCRIPTION**

SEE SHEET 1 OF 4 FOR SURVEYORS REPORT.
SEE SHEET 2 OF 4 FOR UPLAND PARCEL AND LEASE AREA DESCRIPTION.
SEE SHEET 3 OF 4 FOR UPLAND PARCEL BOUNDARY.
SEE SHEET 4 OF 4 FOR LEASE AREA BOUNDARY.

TRANSYSTEMS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

I, ALBERT P. CARRIER, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.05 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**SUBMERGED LAND LEASE SURVEY
2001 PASS-A-GRIFFE WAY
FIELD SURVEY**

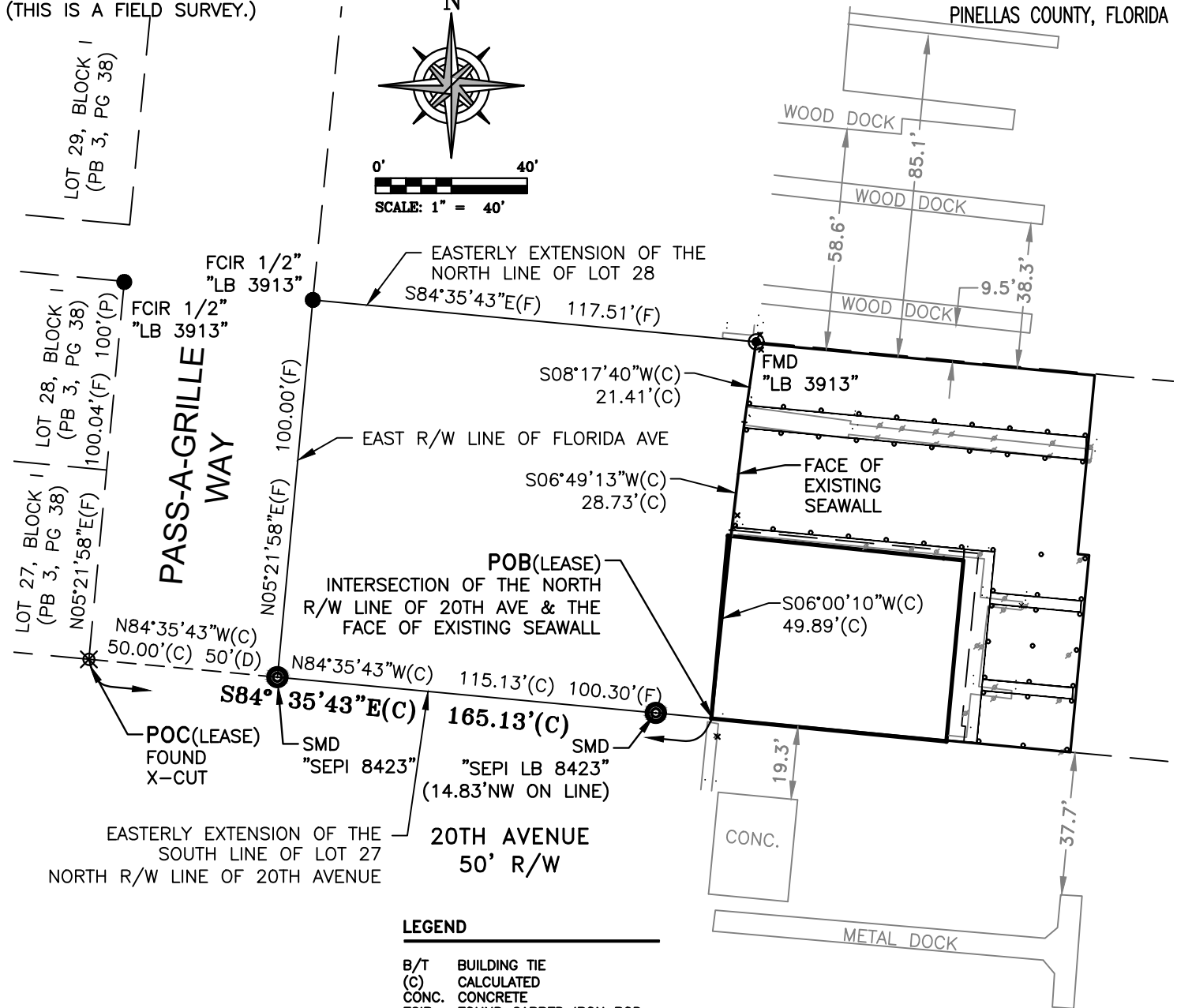
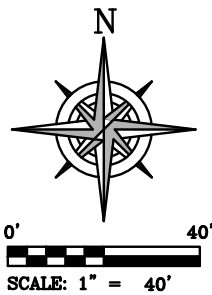
CITY OF ST. PETE BEACH

FLORIDA

WORK ORDER	SE22.191
DATE:	6/1/2022
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	2 OF 4

SUBMERGED LAND LEASE SURVEY
(THIS IS A FIELD SURVEY.)

SEC. 18, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA



LEGEND

B/T BUILDING TIE
(C) CALCULATED
CONC. CONCRETE
FCIR FOUND CAPPED IRON ROD
LB LICENSED BUSINESS
MHWL MEAN HIGH WATER LINE
No. NUMBER
OR OFFICIAL RECORD BOOK
(P) PLAT BOOK 3, PAGE 38
PB PLAT BOOK
PG PAGE/PAGES
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PSM PROFESSIONAL SURVEYOR & MAPPER
RNG. RANGE
SEC. SECTION
TWP. TOWNSHIP
(TYP) TYPICAL

SYMBOL LEGEND

●	IRON ROD (FOUND)
⊙	NAIL & DISK (FOUND)
X	X-CUT (FOUND)

SEE SHEET 1 OF 4 FOR SURVEYORS REPORT.
SEE SHEET 2 OF 4 FOR UPLAND PARCEL AND LEASE AREA DESCRIPTION.
SEE SHEET 3 OF 4 FOR UPLAND PARCEL BOUNDARY.
SEE SHEET 4 OF 4 FOR LEASE AREA BOUNDARY.

UPLAND PARCEL BOUNDARY

TRANSYSTEMS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

I, ALBERT P. CARRIER, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.05 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

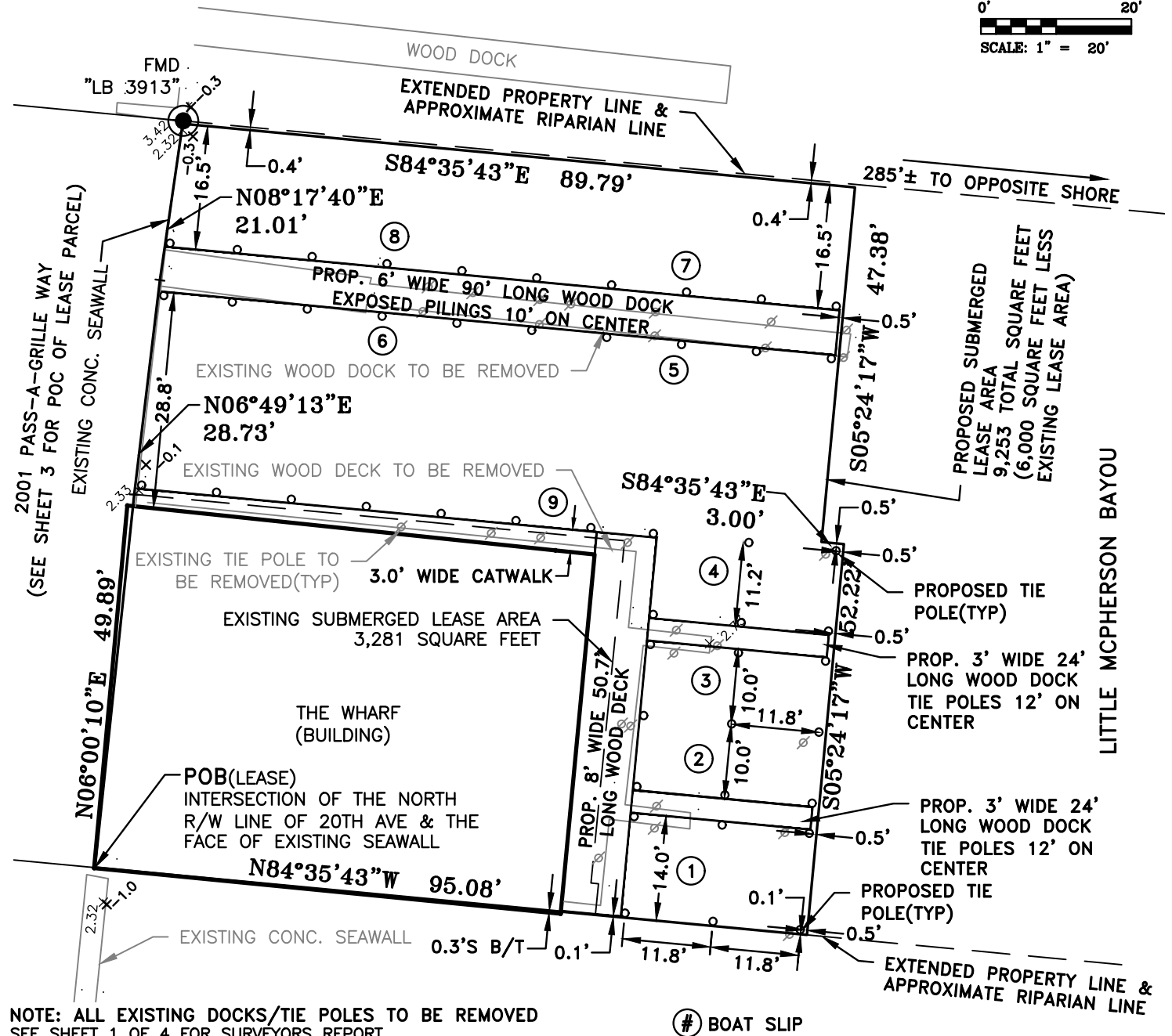
SUBMERGED LAND LEASE SURVEY 2001 PASS-A-GRILLE WAY FIELD SURVEY

CITY OF ST. PETE BEACH

FLORIDA

WORK ORDER	SE22.191
DATE:	6/1/2022
DRAWN:	TBM
SCALE:	1" = 40'
SHEET NO.	3 OF 4

SEC. 18, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA



BOAT SLIP

LEASE AREA BOUNDARY

THIS DOCUMENT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

WORK ORDER	SE22.191
DATE:	6/1/2022
DRAWN:	TBM
SCALE:	1" = 20'
SHEET NO.	4 OF 4

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: April 5, 2023

Prepared By: Brandon Berry, Planner II

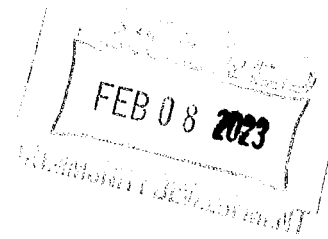
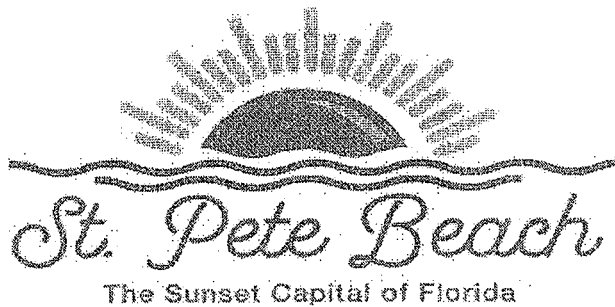
Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests a conditional use permit to establish an off-premise valet parking lot pursuant to LDC Sec. 38.4(h) (Case #22040). Applicant further requests variances from LDC Divs. 22 and 39 to establish the lot without providing the landscaping and pedestrian amenities required for new development projects in the zoning district (Case #23011).

Funding:

Attachments:

1. CUP 22040 Application Updated 2.8.23
2. Variance 23011 Application
3. Sealed Survey
4. CUP 22040 Site Plan



CONDITIONAL USE APPLICATION

Case Number: 22040

PROPERTY OWNER: Robert Cryscozan

APPLICANT/AGENT (Attach agent authorization form)

Name: _____

Name: _____

Address: 4506 Gulf Blvd

Address: _____

City: St. Pete Bch State: FL

City: _____ State: _____

Zip: 33708 Telephone: 727-656-9345

Zip: _____ Telephone: _____

Email: robert@plazabeach.com

Email: _____

SUBJECT PROPERTY:

Address: Former Duke property

Current Name of Business: N/A

Parcel ID: 07-32-16-51660-000-0013

Name of Project: N/A

06-32-16-00000-330-1300

06-32-16-65520-000-0030

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

The applicant is requesting a CUP to use a portion of his property as an off-premise parking lot. Parking will be used for Plaza Beach Resorts hotel guests, hotel members, and employees; all persons will be limited to the private beach and facilities at the Plaza Beach Hotel. Additional portable bathrooms will be provided at the hotel to meet demand. The guest will arrive at the hotel and unload their car in a designated area, Valet service will move the car across the street.

[Signature]
Signature of Applicant/Agent

2/7/23
Date

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.

The conditional use is consistent with the comprehensive plan because it aligns with the future use of the parcel, which will eventually be a hotel with parking

2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:

- a. Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

The overall appearance and function will not be significantly affected. The location has been used as a construction set up site by contractors. The applicant has improved the area by replacing the 6-foot fence with an 8-foot fence and sheltering the visible appearance of what is inside with a mesh screening.

- b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);

There are no mandated preservations for this property. The applicant wants to be a good neighbor and has only fenced in a portion of his property, leaving a good portion of the property unfenced, which still allows residents to use the sidewalks and other areas. The applicant has also cleaned up the property of trash, debris, and improved the overall appearance.

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

- c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;

N/A There is no adjacent development

- d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

The property was previously used by contractors as a construction set up site, which definitely had noise, dust, and fumes from construction machinery. The proposed use will have much less impact, if any. It will only be used for parking of vehicles. And as previously stated the applicant installed an 8-foot fence with screen meshing to reduce any adverse impact.

3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);

The transportation system is capable of supporting the proposed use. The proposed use will reduce on street parking issue as well as providing visitors a place to park without being towed. A vast number of vehicles are towed monthly out of Dolphin Village shopping center, because the county park is full and there are no other parking alternatives. This CUP will help improve visitor's experience which will bring more people back to the area to support local businesses.

4. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);

N/A Does not pertain

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

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5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;

Safety and welfare were definitely taken into consideration; the applicant only fenced in a portion of his property and left a large remainder of his property for the residents to still use including the sidewalk to the beach and the sidewalk leading to Dolphin Village. The applicant has also cleaned up the park to make it safer and more appealing.

6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,

The applicant is financially and technically capable and has demonstrated it with the vast improvements to the property.

7. The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

Yes, it complies

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.

Does not apply, parking lot

2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.

Yes, it complies with parking functions.

3. Hydrological features and storm water management infrastructure.

Does not apply, parking lot

4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.

Does not apply, parking lot

5. Site landscaping, open space provision and impervious surface limitations.

18 palm trees and 4 larger trees with grass overlook the west end facing Gulf Blvd
The parking area is recessed back from Gulf Blvd

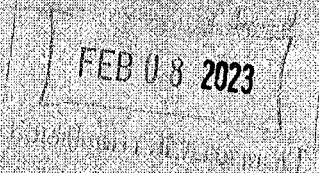
CITY OF ST. PETE BEACH, Community Development Department

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FEB 08 2023

6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance. *Valet service parking will be offered. A large 8ft privacy fence has been installed. Portable bathroom will be provided at Plaza Beach Hotel.*
7. Fire suppression and facility security. *Does not apply, parking lot*
8. Emergency management and hurricane evacuation provisions. *Does not apply, parking lot*
9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:
 - a. *Does not apply, parking lot* The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
 - b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

Does not apply, parking lot



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Owner's Authorization for Agent

N/A

I/WE

(print name of property owner)

hereby authorize

(print name of agent)

to represent me/us in an application for

(type of application: variance, conditional use, zoning, etc.)

Signature of Owner

Signature of Owner

Print Name of Owner

Print Name of Owner

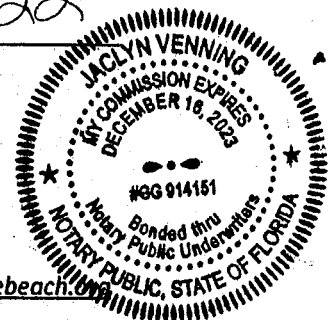
The forgoing instrument was acknowledged before me this 25 day of July 2022 by Robert Gysczka who is personally known to me or produced as identification.

(Notary Signature)

(Date)

My Commission Expires

December 16, 2023



CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Robert Gyszczen, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Robert Gyszczen

Address: 4506 Gulf Blvd, St Pete Beach FL 33706

[Signature] 7/25/22
Signature Date

STATE OF FLORIDA)
PINELLAS COUNTY) SS:

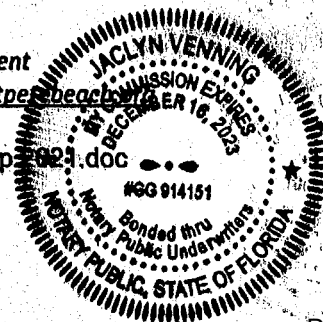
The foregoing instrument was acknowledged before me this 25 day of July 2022 by Robert Gyszczen, who appeared before me, and is personally known to me, or has produced _____ as identification, and did take an oath.

My commission expires: December 16, 2023

NOTARY: Jaclyn Venning
Print Name:
Notary Public, State of Florida
(Notarial Seal)

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.com

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CONDITIONAL USE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

- C I understand that the City will not accept or process an incomplete application.
- @ I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a conditional use. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a conditional use.
- Q On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.
- C I understand that if a conditional use is approved by the City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the City Commission becomes voided.
- C I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- Q I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages


Signature of Applicant

7/25/22
Date

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

CASE #: 23011 (CUP # 22040)

PARCEL #: _____

SUBMITTAL DATE: 2/8/23 AMOUNT DUE: \$200. - PAYMENT DATE: 02/16/23**UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION**

The following items are to be submitted, along with this application, **at least 30 days prior to the public hearing:**

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	<i>Robert Cyszczen</i>	<i>4506 Gulf Blvd, St. Pete Bch FL 33706</i>	<i>727-656-9345</i>
Applicant/ Agent	↓	↓	↓
Owner Email Address:		Applicant/Agent Email Address:	
<i>robert@plazabeach.com</i>		→	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
Legal Description: <i>07-32-16-51660-000-0013/06-32-16-00000-330-1300/06-32-16-65520-000-0030</i>		
Address: <i>Former Duke property</i>		
Explanation of Request: <i>Temporary off-premise parking lot for Plaza Beach Hotel guest, hotel members and employees.</i>		

FEB 08 2023

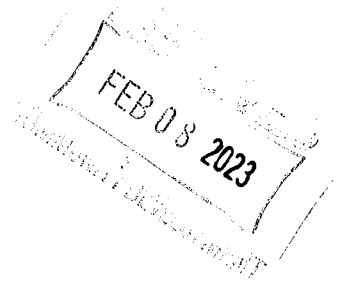
Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

There are no special conditions or circumstances. Currently, the city is using a portion of the area for storage of materials and storage of heavy machinery and vehicles for the Gulf Blvd Improvement project. Prior to my purchase of the parcel the city used the majority of the area for that use.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

NO.



3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

*Response revised
3/1/23. -BB*

Most all of the hotels on St. Pete Beach were built in 1950's, including the Plaza Beach Hotel. We do not enough parking spaces for visitors, additional guests, and guests that bring two or three cars. This off-site parking addresses that hardship we have. There is already existing landscaping putting additional landscape does not make sense at this time because I plan to ~~develop~~ ^{the property in the near future. I would only be putting in to rip out in the near future.}

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

This space has been used by the city for parking vehicles and storing materials.

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

This is not about financial return, its about the hardship we experience daily at the Plaza Beach Hotel with not having enough parking spaces for employees, guests and visitors. This off-site parking area addresses the hardship we have.

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

If other owners have a hardship they too should be granted the variance so they are not suffering and stressing out because of their hardship.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

Yes, there is already existing landscape on Gulf Blvd as well as inside the proposed parking lot. The plan is to redevelop this property in the near future and this is just a temporary parking lot.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The request of this variance for a temporary off-site parking lot is intended to address the hardship that can't be addressed at the current hotel. It will not diminish or impair property values within the neighborhood, it will actually increase values because of the recent sale price.

Response revised 3/1/23. -BB


Signature of Applicant 2/8/23 Date Signature of Authorized Agent Date

FEB 08 2023

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

 e I understand that the City will not accept or process an incomplete application.

2 I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

 On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

 e I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

2 I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

e. I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

 2 I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.

Signature of Applicant

Date _____



FEB 08 2023
Notary Public - State of Florida

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Robert Cyszcza, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Robert Cyszcza

Address: 4506 Gulf Blvd, St. Pete Bch FL 33706

[Signature] 2/8/23
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 8 day of FEB, 2023 by:
Robert Cyszcza who appeared before me, and is personally known to me, or has produced
FL DL as identification, and did take an oath.

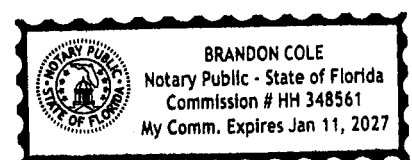
My commission Expires:

NOTARY:

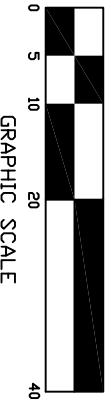
Print Name: BRANDON COLE Notary

Public, State of Florida

(Notarial Seal)



STREET ADDRESS:
46TH AVENUE
ST. PETERSBURG FLORIDA 33706



LEGAL DESCRIPTION:

PARCEL 2
 LOT 3, 4, 5 AND 6 OF PALM GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 61, OF THE PUBLIC RECORDS OF HENRIETTA COUNTY, FLORIDA

FLUKA 100.

PARCEL 3:
THE NORTH 120 FEET OF TRACT 'A', LIND BEACH SUBDIVISION, ACCORDING TO PLAT
LOT'S 3, 4, 5 AND 6 OF PALM GARDENS SUBDIVISION, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 7, PUBLIC RECORDS OF PINELLAS
COUNTY, FLORIDA.
PINELLAS COUNTY, FLORIDA.
PARCEL 3:
THE NORTH 120 FEET OF TRACT 'A', LIND BEACH SUBDIVISION, ACCORDING TO PLAT
LOT'S 3, 4, 5 AND 6 OF PALM GARDENS SUBDIVISION, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 7, PUBLIC RECORDS OF PINELLAS
COUNTY, FLORIDA.
PINELLAS COUNTY, FLORIDA.

[illegible]

LEGENDS & SYMBOLS

	FPC BOX		GUY ANCHOR		GTE RISER
	WV		FIRE HYDRANT		C&P
	RWV		MH		C&P
	EXISTING ELEVATIONS		TRAFFIC SIGN		C&P
	RECYCLING WATER METER		C&P		C&P
	UTILITY BOX		C&P		C&P

[illegible]

CONVECTIONS NOTES.

1.) SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS

2.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH BY FIRST FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER: 10409637.
EFFECTIVE DATE 04/06/2022 @ 5:00 PM.

3.) NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHT-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.

4.) NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATION OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

6.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT OR MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7.) UNITS OF MEASUREMENT ARE IN US SURVEY FEET OR DECIMAL OF A FOOT UNLESS OTHERWISE INDICATED

8.) BASIS OF BEARING BEING S88°13'36"E ALONG THE NORTH BOUNDARY LINE OF TRACT "A", LIDO BEACH SUBDIVISION, PLAT BOOK 34, PAGE 7

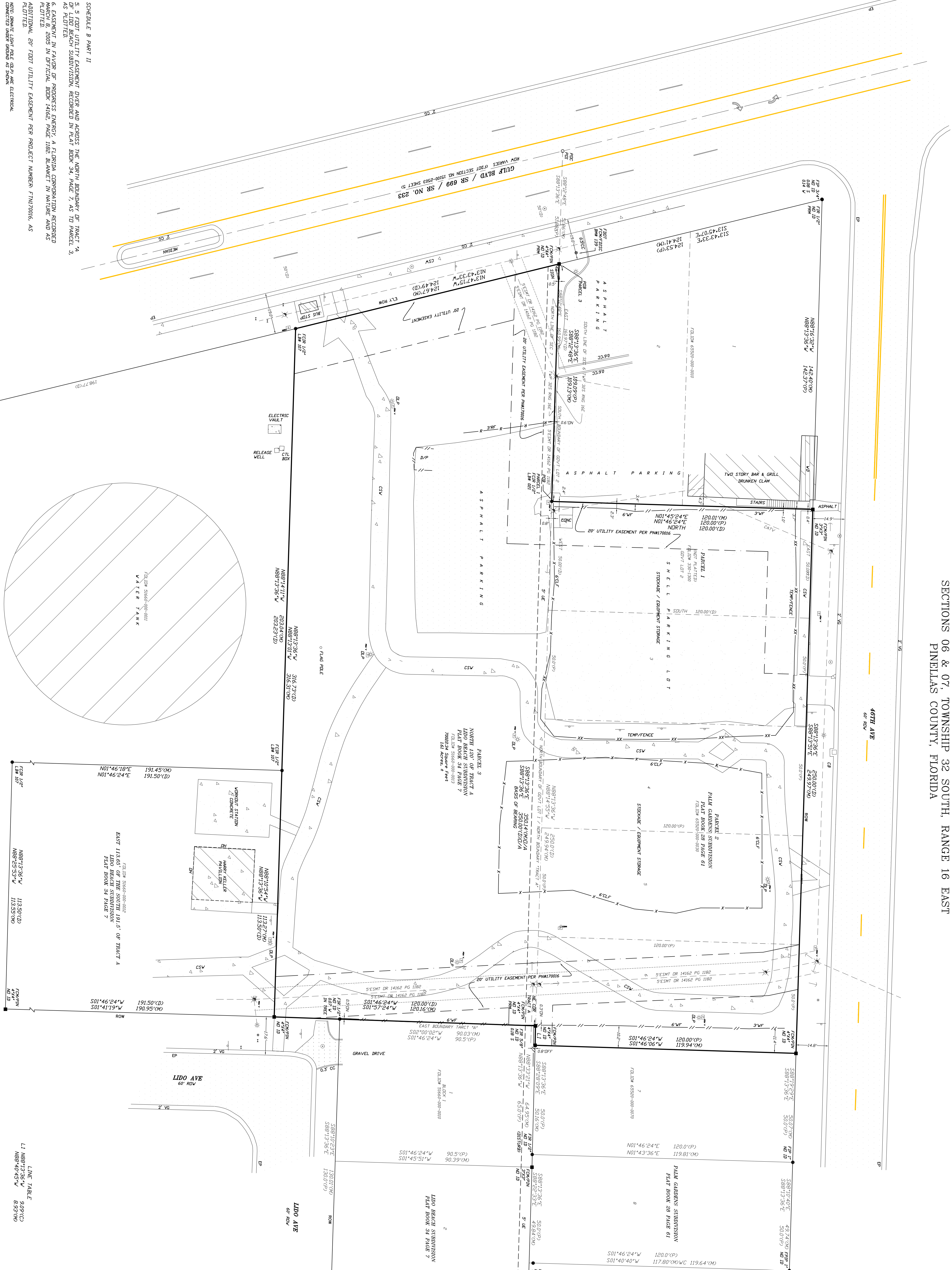
9.) THIS SURVEY MEETS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION OF 2 CM (0.07 FEET) PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED).

ERROL A. AYUSO

PROFESSIONAL SURVEYORS & MAPPERS PSM #59955
10170 11TH STREET NORTH UNIT# 105

ST. PETERSBURG, FLORIDA 33716
27-528-2399 OR 528-1839, FAX 727-528-2038

E-MAIL AYUSOSURVEYING@YAHOO.COM



SCHEDULE B PART II

5. 5 FOOT UTILITY EASEMENT OVER AND ACROSS THE NORTH BOUNDARY OF TRACT 5, LOT 10, BEACH SUBDIVISION, RECORDED IN PLAT BOOK 374, PAGE 7, AS TO POWER PLANTED.

6. EASEMENT IN FAVOR OF PROGRESS ENERGY, A FLORIDA CORPORATION, RECORDED IN OFFICIAL BOOK 14462, PAGE 1182, BLANKET IN NATURE AND AS TO POWER PLANTED.

ADDITIONAL 20' FOOT UTILITY EASEMENT PER PROJECT NUMBER FTM2016, AS NOTED.

NOTE: PRIVATE LIGHT POLE (DLP) ARE ELECTRICAL
CONNECTED UNDER GROUND AS SHOWN.

CERTIFICATION:

HEREBY CERTIFY THAT THIS **STATE OF ARIZONA** WAS MADE UNDER MY DIRECTION ON

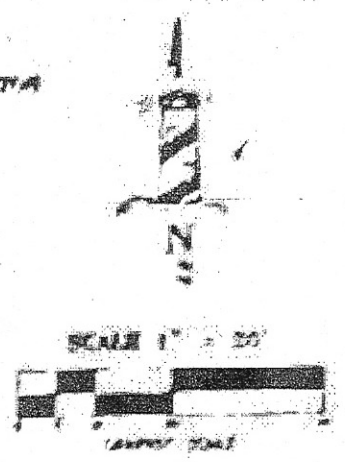
THE DATE SHOWN HEREON AND THE METHOD OF SURVEYING BY THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPER, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS

DATE SIGN: 05-05-2022

[illegible]

Page 26 of 26

STREET ADDRESS
CITY AND STATE
OR EXTERIOR COUNTRY



LEGAL DESCRIPTION:

[illegible][illegible]

SUBJECTS

1. THE LATEST FOUR MODELS AND/OR VARIANTS ARE USED TO PREDICT:

2. THE NUMBER OF DAYS PREPARED TO BE IN THE FIELD (10 - 15) DAYS ON FIRST TWO DAYS OF THE FIRST WEEK OF THE MONTH, ONE WEEK OF THE SECOND WEEK, AND TWO WEEKS OF THE THIRD WEEK OF THE MONTH.

3. THE NUMBER OF DAYS PREPARED TO BE IN THE FIELD (10 - 15) DAYS ON FIRST TWO DAYS OF THE FIRST WEEK OF THE MONTH, ONE WEEK OF THE SECOND WEEK, AND TWO WEEKS OF THE THIRD WEEK OF THE MONTH.

4. THE NUMBER OF DAYS PREPARED TO BE IN THE FIELD (10 - 15) DAYS ON FIRST TWO DAYS OF THE FIRST WEEK OF THE MONTH, ONE WEEK OF THE SECOND WEEK, AND TWO WEEKS OF THE THIRD WEEK OF THE MONTH.

5. THE NUMBER OF DAYS PREPARED TO BE IN THE FIELD (10 - 15) DAYS ON FIRST TWO DAYS OF THE FIRST WEEK OF THE MONTH, ONE WEEK OF THE SECOND WEEK, AND TWO WEEKS OF THE THIRD WEEK OF THE MONTH.

6. THE NUMBER OF DAYS PREPARED TO BE IN THE FIELD (10 - 15) DAYS ON FIRST TWO DAYS OF THE FIRST WEEK OF THE MONTH, ONE WEEK OF THE SECOND WEEK, AND TWO WEEKS OF THE THIRD WEEK OF THE MONTH.

7. THE NUMBER OF DAYS PREPARED TO BE IN THE FIELD (10 - 15) DAYS ON FIRST TWO DAYS OF THE FIRST WEEK OF THE MONTH, ONE WEEK OF THE SECOND WEEK, AND TWO WEEKS OF THE THIRD WEEK OF THE MONTH.

8. THE NUMBER OF DAYS PREPARED TO BE IN THE FIELD (10 - 15) DAYS ON FIRST TWO DAYS OF THE FIRST WEEK OF THE MONTH, ONE WEEK OF THE SECOND WEEK, AND TWO WEEKS OF THE THIRD WEEK OF THE MONTH.

9. THE NUMBER OF DAYS PREPARED TO BE IN THE FIELD (10 - 15) DAYS ON FIRST TWO DAYS OF THE FIRST WEEK OF THE MONTH, ONE WEEK OF THE SECOND WEEK, AND TWO WEEKS OF THE THIRD WEEK OF THE MONTH.

10. THE NUMBER OF DAYS PREPARED TO BE IN THE FIELD (10 - 15) DAYS ON FIRST TWO DAYS OF THE FIRST WEEK OF THE MONTH, ONE WEEK OF THE SECOND WEEK, AND TWO WEEKS OF THE THIRD WEEK OF THE MONTH.

Digitally signed by Errol Ayuso
Date: 2022.08.22 16:16:19 -0400

MEASLE 8 PAGE 11

2 FEET UTILITY EASEMENT OVER AND ACROSS THE NORTH END OF TRACT "A" (THE BLACK SUBDIVISION RECORDED IN PLAT BOOK 34 PAGE 7, 21 15 PARCEL 3 PLATTED)

EASEMENT IN FAVOR OF PROGRESS ENERGY A FLORIDA CORPORATION RECORDED IN PLAT BOOK 34 PAGE 7 (2ND PAGE 222) EASEMENT IN FAVOR OF AND AS SET FORTH

UTILITY 22 FEET UTILITY EASEMENT PER PROJECT HANDED C/17/1000, 43 07/1000

IF CHASE LEAD HILL OF THE ELECTION
NOTES OVER MEASLE 8 MEASLE

CERTIFICATION
 THESE COPIES HAVE BEEN MADE FROM THE
 BEST AVAILABLE COPY OF THE ORIGINAL
 DOCUMENT. THE QUALITY OF THE COPY
 IS AS GOOD AS POSSIBLE.
 DATE: 10/10/80
 BY: [Signature]
 FOR: [Signature]
 OFFICE OF THE DIRECTOR OF
 THE NATIONAL ARCHIVES
 COLLEGE PARK, MARYLAND
 20740-6001
 TEL: 301-837-1000

FILE NAME: 12 CM FA	REVISIONS		FOR THE BENEFIT OF:
SURVEY FIELD DATE: 06-04-2022	DATES	COMMENTS	PLAZA BEACH MOTEL LLC
DRAWN BY: EAA			SHOOTING & BOUND LLP
CHECKED BY: EAA			FIDELITY NATIONAL TITLE INSURANCE COMPANY
			ELLISON / LAZENBY
PROJECT NUMBER: 18036908-1			

BOUNDARY SURVEY

PLAZA BEACH MOTEL, LLC SURVEY

FLOOD ZONE "AE" (EL 16'0")
COMMUNITY PANEL
No. 123149-0278M
DATED: 08-24-2021
INFORMATION SHOWN HEREON IS BASED ON
REPRESENT A DETERMINATION ON WHETHER
PROPERTIES WILL BE OR NOT FLOOD LAND
BASED ON THE BOUNDARIES OF THE FLOOD MAP OR
MAY NOT BE SUBJECT TO FLOODING

ERROL A. AYUSO
PROFESSIONAL SURVEYORS & MAPPERS PSM #0906
10170 11TH STREET NORTH UNIT # 100
ST PETERSBURG, FLORIDA 33716
727-528-2800 OR 528-1832 FAX 727-528-2038
E-MAIL AYUSOSURVEYING@YAHOO.COM

RECEIVED
FEB 01 2003
COMMUNITY DEVELOPMENT