



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH**

**Notice of Public Meeting
Technical Review Committee**

Community Development Department TRC Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, June 7, 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. Cabana Service Area #23038: Dolphin Beach Resort

Applicant requests a cabana service area to be established on the sandy beach at Dolphin Beach Resort pursuant to Code of Ordinances Sec. 6-5(d)(4).

2. Variance #23039: 6502 Gulf Winds Dr

Applicant requests installation of a paver driveway 25' in width at property line where a maximum of 20' is permitted (LDC 23.11(b)(2)).

Next Meeting: June 21, 2023

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: June 7, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests a cabana service area to be established on the sandy beach at Dolphin Beach Resort pursuant to Code of Ordinances Sec. 6-5(d)(4).

Funding:

Attachments:

1. Dolphin Beach Resort Cabana Service Site Plan Application
2. SCG Beach Hospitality LLC Agent Authorization (Signed)
3. Dolphin Beach Resort Cover letter & Project Narrative
4. Site Plan (Including Event Space with Existing Beach Vehicle Access Route)
5. Dolphin Beach Resort Cabana Service Event Space Site Plan Overlay Survey May 2023
6. Dolphin Beach Final Survey Copy 052322
7. Email Responses to questions
8. Dolphin Beach Resort 12oz Bev Cup_template
9. Dolphin Beach Resort 16oz Bev Cup template
10. Dolphin Beach Resort Beach Birdseye Aerial View of Cabanas - Suncoast Watersports
11. Dolphin Beach Resort Beverage Cart Specs
12. Dolphin Beach Resort Cabana Service Area Wristbands
13. Dolphin Beach Resort Licenses
14. Dolphin Beach resort Proof-Ready-File V2- Wrist Bands
15. Dolphin Beach Resort Special Warranty Deed
16. Dolphin Beach Resort Tiki Hut
17. Florida DBPR Division of Alcoholic Beverages Dolphin Beach Resort - Exp 093023
18. SCG Beach Hospitality LLC 2023 Annual Sunbiz

Report



Case Number: _____

City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727-367-2735
www.stpetebeach.org

PROPERTY OWNER:

Name: SLG Beach Hospitality LLC

Address: 1 Buccancer PL

City: Tampa State: FL

Zip: 33607 Telephone: Contact Agent

Email: Contact Agent

APPLICANT/AGENT (Attach agent authorization form):

Name: Deborah L Martohue, Esq

Address: Martohue Land Use Law PA
1036 23rd Ave N

City: St. Petersburg State: FL

Zip: 33704 Telephone: 727-256-1211

Email: dmartohuelaw@outlook.com

SUBJECT PROPERTY:

Address: 4900 Gulf Blvd, St. Pete Bch Current Name of Business: Dolphin Beach Resort

Parcel: 06-32-16-00000-336-0400 Name of Project: Dolphin Beach Resort Cabana Service Area

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

See attached

Ordinance 2023-02

Sec. 95-8 Beach Vehicle Permit

Sec 95-21(b)(4) Cabana Service Area Permit

Sec 95-23

Deborah L Martohue
Signature of Applicant / Agent

5/10/2023
Date

AGENT OF RECORD LETTER

TO THE CITY OF ST. PETE BEACH

RE: SCG Beach Hospitality, LLC
Application for Cabana Alcohol Service Area Permit
Parcel Address: 4900 Gulf Boulevard
St. Pete Beach, FL 33706

I, Bryan Glazer, as Managing Member of SCG Beach Hospitality, LLC, Applicant for the proposed Cabana alcohol service area permit located at 4900 Gulf Boulevard, St. Pete Beach, Pinellas County, Florida, have the authority to execute this document. I hereby designate and appoint the below listed Agent of Record to represent SCG Beach Hospitality, LLC., for any necessary zoning, site development or permitting processes, including but not limited to any applications, administrative reviews, community meetings, public hearings and any related appeals, in association with a Cabana Alcohol Beach Service Area located eastward of the Gulf mean high water line on the privately owned sandy beaches westward of the Dolphin Beach Resort hotel.

The Agent of Record is vested with the authority to make representations and agreements which are necessary or desirable in conjunction with any of the aforementioned processes. The Agent of Record is authorized to accept or reject conditions imposed by any reviewing administrative personnel, appointed or elected board, or commission. The Agent of Record has the authority to execute and file any and all necessary sets of plans, applications or other required documents associated with the zoning, permitting or other regulatory process for the Cabana Alcohol Service Area.

The authorized Agent of Record is:

Martohue Land Use Law, P.A.
Deborah L Martohue, Esq. AICP
1036 23rd Avenue N.
St. Petersburg, FL 33704
Phone: 727-256-1211
Mobile: 727-460-8431
Email: dmartohuelaw@outlook.com

BY: 
BRYAN GLAZER, MGR
SCG BEACH HOSPITALITY, LLC, a Florida
Limited Liability company



Deborah L. Martohue, Esq., AICP
1036 23rd Avenue N.
St. Petersburg, FL 33704
Office Direct: 727.256.1211
Mobile: 727.460.8431
dmartohuelaw@outlook.com

May 10, 2023

VIA EMAIL ONLY

bberry@stpetebeach.org

jboland@stpetebeach.org

City of St. Pete Beach

Michelle Gonzalez

Community Development Director

C/O Brandon Berry, Planner

Community Development

155 Corey Avenue

St. Pete Beach, FL 33706

RE: Dolphin Beach Resort 4900 Gulf Blvd., St. Pete Beach
Application for Cabana Service Area Permit
Application for Vehicle on the Beach Permit

Dear Brandon:

This law firm represents SCG Beach Hospitality LLC with respect to the captioned matters.
Enclosed please find the documents listed below followed by the Description of the request:

1. Site Plan Application for a Cabana Service Area;
2. Vehicle on the Beach Permit Application with aerial showing beach ingress/egress;
3. Warranty Deed;
4. Agent Authorization;
5. Site Plan/Survey showing proposed cabana and event service areas overlay;
6. Birdseye Aerial showing proposed cabana service area;
7. Site Plan Overlay on Survey showing Beach Vehicle Access;
8. DPBR alcohol license;
9. DPBR hotel & restaurant license;
10. Beverage Cart photo;
11. Non-permanent structure Tiki Hut photo;
12. Wristband prototype image;
13. Beverage 12 & 16 ounce cup prototype images; and

14. Sunbiz report for SCG Beach Hospitality, LLC.

Should you have any questions or need additional information, please call me at 727.256.1211 or email me at dmartohuelaw@outlook.com .

Best regards,

A handwritten signature in blue ink, appearing to read "Deborah L. Martohue".

Deborah L. Martohue, Esq. AICP

Enclosures

Cc: Client [digitally signed and emailed]

PROJECT DESCRIPTION

The subject property is located at 4900 Gulf Blvd., St. Pete Beach, FL known as the Dolphin Beach Resort (“DBR”). The Applicant/Owner of DBR is SCG Beach Hospitality, LLC (“Applicant”). The Applicant is seeking administrative approval of a Cabana Service/Special Events Area as shown as an Orange highlighted area on the survey. The Service Area will comply with the recently adopted 75’ setback from wet sand and adjacent properties pursuant to Ordinance 2023-02. The relevant applicable code sections are: Sections 95-21(b)(4) and 95-23, LDC.

The Application includes a birdseye aerial showing the current location of beach furniture including cabanas, loungers and umbrellas. The beach furniture is rented. The following is a list of beach furniture to be located in the Cabana Service/Special Event Area for a total capacity of 25 people:

1. The Cabanas – 100 anchored cabanas with 200 loungers; and
2. 25 umbrellas with 50 additional loungers

The Application includes prototype images for wristbands and beverage cups as well as a photo of the non-permanent Tiki Hut that will be brought out/in daily to the Cabana Service Area via a non-motorized cart (shown in photo). The Applicant is simultaneously filing a related Vehicle on the Beach permit pursuant to Section 95-8, LDC, to provide for a Beverage Service Vehicle within the Cabana Service Area and for Special Events, as may be needed. The Applicant submits its Survey with the Cabana & Special Event Service Areas along with the Beach Vehicle access shown at the SW corner of the Dolphin Beach Resort Hotel.

1) THE 5-K BOUNDARY SURFID, AS SHOWN BY (34) FOR $S=17.0000$, OF THE FLOW, $\phi=0.0000$, IS

- AN ALTA/NSPS BOUNDARY SURVEY OF:

The pay of Department Lot 2, Section 9, Township 32 South, Range 18 East, Poudre County, Florida, should be taken.

[illegible]

NOTE: BATHS ARE TO CORRECT SKIN'S pH.



VICTIM MAP

TREE LEGEND	
	TREE UNIFORM
	TREE GIN
	TREE PAIR
	TREE FIVE

ABBREVIATIONS

[illegible][illegible]

THE ALPHA-8000 LIVED TIME JOURNAL WAS PREPARED BY ACCORDANCE WITH THE ALPHA-8000 2001 STANDARD AND INCLUDES THE FOLLOWING TABLES: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19. ADDITIONAL INFORMATION REGARDING THE EVENT TO WHICH REFERENCE WAS FORWARDED ON THIS TABLE IS FOUND IN COLUMN 19.

- [illegible]

CERTIFIED TO:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 300 SOUTH BOSTWORTH, SUITE 100
 BOSTON, MASSACHUSETTS 02118
 FIDELITY NATIONAL TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR AGENTS
 IN BOSTON, MASSACHUSETTS

The authors thank the staff of JPL and the editors for their kind and useful comments. The authors also thank the following for their helpful comments: David S. Gutzwiller, John J. O'Keefe, and the anonymous reviewers. The authors also thank the following for their helpful comments: David S. Gutzwiller, John J. O'Keefe, and the anonymous reviewers. The authors also thank the following for their helpful comments: David S. Gutzwiller, John J. O'Keefe, and the anonymous reviewers.

PLASENCH GROUP

George F. Young, Inc.

[illegible]

Digitally signed
by Christophe
P. McLaughlin
DN
cn=CP, o=McGill,
c=CA

SEABREEZE
ALTA/NSPS BOUNDARY SURVEY

2200120051
1 of 2

THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.

2) THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE).

3) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4) GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS AND/OR AGREEMENTS.

5) THIS SURVEY DELINEATES THE LOCATION OF LEGAL DESCRIPTIONS ON THE GROUND IN RELATION TO VISUAL IMPROVEMENTS BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.

6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

7) "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.

8) THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.

9) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS) AND A TIE LINE BETWEEN A FOUND X-CUT ON THE NORTH LINE AND A FOUND 1/2" ILLEGIBLE MONUMENT ON THE SOUTH LINE AS BEING, N16°18'55"W.

10) THE COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/11) AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN) OF FIXED BASE STATIONS. ALL DISTANCES AND COORDINATES SHOWN ARE IN US SURVEY FEET AND DISTANCES ARE REPORTED IN GRID (VECTOS) GROUND).

11) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.

12) MEAN HIGH WATER LINE SHOWN PER DEUEL & ASSOCIATES "MEAN HIGH WATER LINE SURVEY" PREPARED FOR THE CITY OF ST. PETE BEACH, BEACH, HAVE A WORK ORDER NO. 2013-1385, AND FIELD DATE OF 10/21/2014. THE LOCATION WAS TRANSLATED TO NAD83/11 FROM NAD83/90 STATE PLANE COORDINATES, AS WAS SHOWN FROM SAID SURVEY PER COMMON MONUMENTATION LOCATED IN THE FIELD.

13) THIS SURVEY UTILIZES INFO FROM PREVIOUS MAPS AND SURVEYS, INCLUDING GEORGE F. YOUNG SURVEY 8305/046 (1984), GEORGE F. YOUNG SURVEY 8305/0089 (1985), STATE ROAD DEPARTMENT (FDOT) RIGHT OF WAY MAP OF STATE ROAD 699 (GULF BOULEVARD) 15100--2503 (1961), AND GEORGE F. YOUNG, PINELLAS COASTAL CONSTRUCTION LINE SURVEY (2016).

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED IN ACCORDANCE WITH THE ALTA/NSPS 2021 STANDARDS AND INCLUDES THE FOLLOWING TABLE A ITEMS: 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 11(a), 13, 16, 17, 18 and 19. ADDITIONAL INFORMATION REGARDING THE EXTENT TO WHICH SERVICES WERE PERFORMED ON THESE TABLE A ITEMS IS BELOW:

ITEM 1: MONUMENTS WERE NOT FOUND OR SET AT ALL CORNERS OF THE SURVEYED BOUNDARY, DUE TO THE WEST BOUNDARY LYING AT THE GULF OF MEXICO AND OBSTRUCTIONS ALONG THE EAST BOUNDARY, WITNESS MONUMENTS ALONG THE NORTH AND SOUTH LINES WERE FOUND OR SET.

ITEM 2: PER THE PROVIDED TITLE COMMITMENT, THE ADDRESS OF THE SURVEYED PROPERTY IS 4900 GULF BOULEVARD, ST. PETE BEACH, FLORIDA 33706.

ITEM 3: PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), NUMBER 12103C0276H, COMMUNITY NUMBER 125149, PANEL 0276, SUFFIX H, EFFECTIVE DATE OF AUGUST 24, 2021, THE ABOVE-DESCRIBED PROPERTY APPEARS TO BE IN ZONES "AE (ELEV 10), AE (ELEV 11), VE (ELEV 11), VE (ELEV 12), VE (ELEV 13) AND VE (ELEV 14).

ITEM 4: GROSS LAND AREA 298,600 SQUARE FEET, OR 6.85 ACRES, MORE OR LESS.
SPECIFIED BY CLIENT: AREA LYING EASTERLY OF THE PINELLAS COUNTY COASTAL CONSTRUCTION LINE
CONTAINS 142,381 SQUARE FEET, OR 3.26861 ACRES, MORE OR LESS.

ITEM 6(a): ZONING INFORMATION WAS NOT PROVIDED TO THIS SURVEYOR.

ITEM 6(b): ZONING INFORMATION WAS NOT PROVIDED TO THIS SURVEYOR.

ITEM 7(a): EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL IS SHOWN ON THE SURVEY

ITEM 7(b)(1): THE SQUARE FOOTAGE OF THE HOTEL BUILDING AT GROUND LEVEL IS 41,806 SQUARE FEET AND THE SQUARE FOOTAGE OF THE STORAGE BUILDING IN THE POOL AREA AT GROUND LEVEL IS 360 FEET.

ITEM 8: VISIBLE, ABOVE-GROUND IMPROVEMENTS & SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK WERE LOCATED AND SHOWN ON THE SURVEY.

ITEM 9: SUBJECT PARCEL CONTAINS 153 STANDARD, 5 HANDICAP AND 2 COMPACT PARKING SPACES

ITEM 10: NO DIVISION OR PARTY WALL DETERMINATIONS REQUESTED OR DESIGNATED BY CLIENT.

ITEM 11(a): NO PLANS OR REPORTS SHOWING UNDERGROUND UTILITIES WERE PROVIDED TO THIS SURVEYOR, HOWEVER UTILITY INFORMATION LOCATED WITHIN GULF BOULEVARD ON GEORGE F. YOUNG PROJECT 19001000SU, SURVEY DATE OF 2/21/2019, ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

ITEM 13: NAMES OF ADJOINING OWNERS SHOWN PER PINELLAS COUNTY PROPERTY APPRAISER'S WEBSITE

ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: NO INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS PROVIDED TO THIS SURVEYOR. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 18: SEE "SCHEDULE BII EXCEPTIONS" NOTES FOR ANY PLOTTABLE OFFSITE/APPURTENANT EASEMENTS AFFECTING THE PARCEL.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ORDER No. 10218025, ISSUING OFFICE FILE No. DOLPHIN
BEACH RESORT, HAVING A COMMITMENT DATE OF 01/31/2022 AT 5:00 P.M. THE DESCRIPTION OF THE
SURVEYED PARCEL IS AS SHOWN IN THIS COMMITMENT.

SCHEDULE B-II EXCEPTIONS:

ITEMS 1 THROUGH 4, INCLUSIVE AND ITEMS 8 THROUGH 12, INCLUSIVE, ARE NOT MATTERS OF SURVEY, HOWEVER ITEM 3A IS A MATTER OF TITLE BASED ON FACTS SHOWN UPON THIS SURVEY.

ITEM 5: Terms and conditions set forth in that certain Lease recorded in Official Records Book 2115, Page 92; as affected by Assignment of Leasehold Interest recorded in Official Records Book 5140, Page 1682. (NOT A MATTER OF SURVEY)

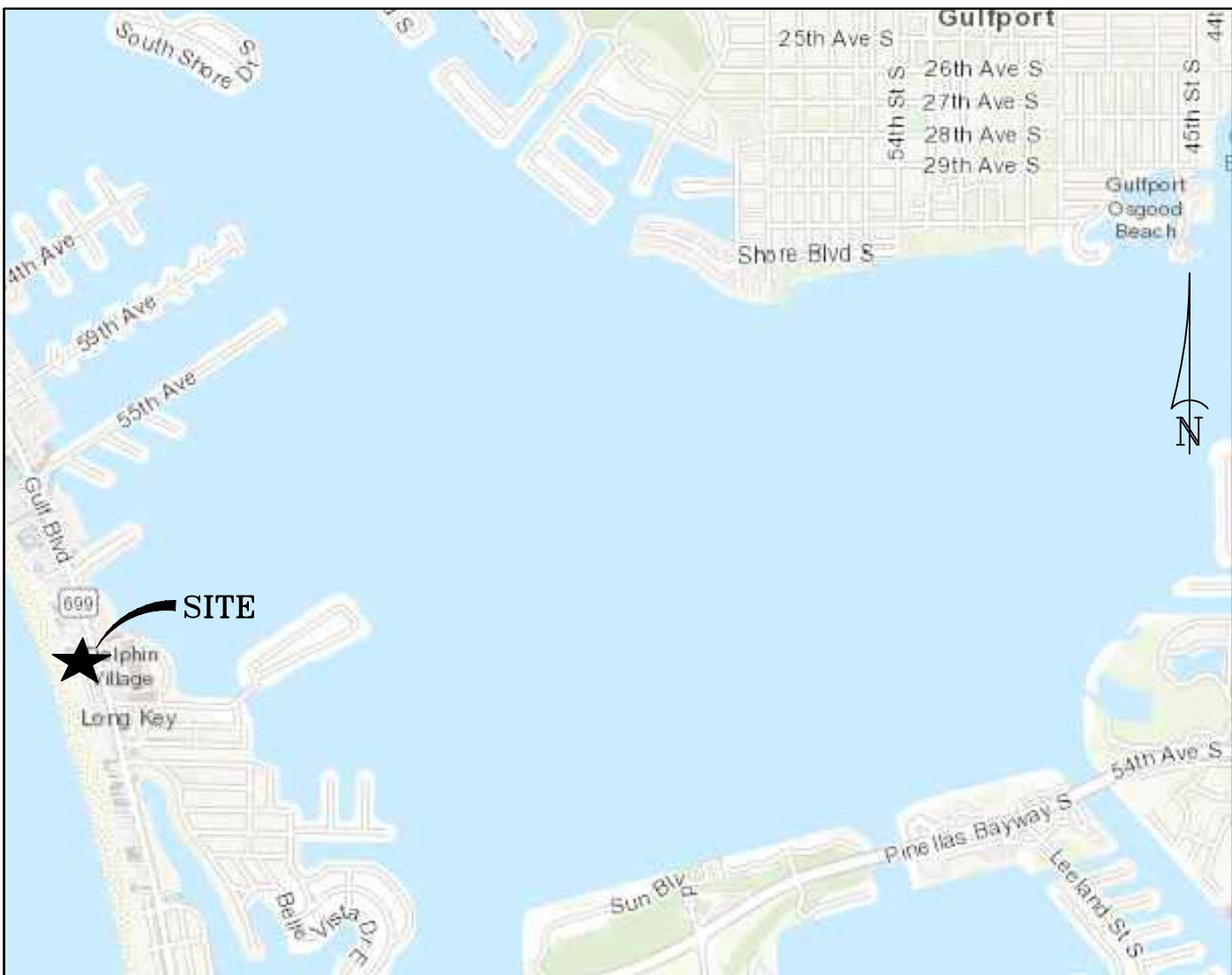
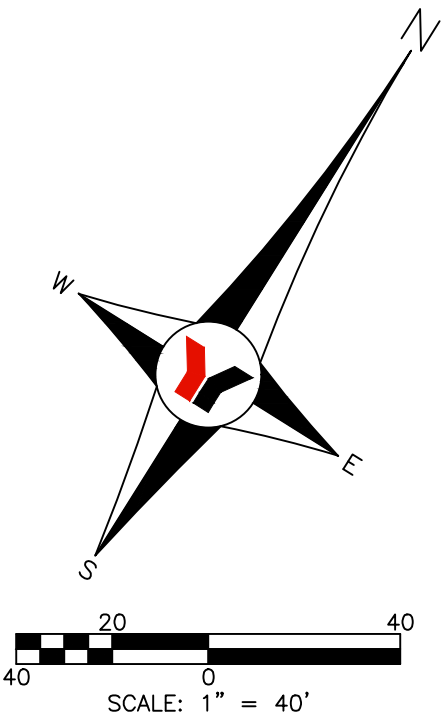
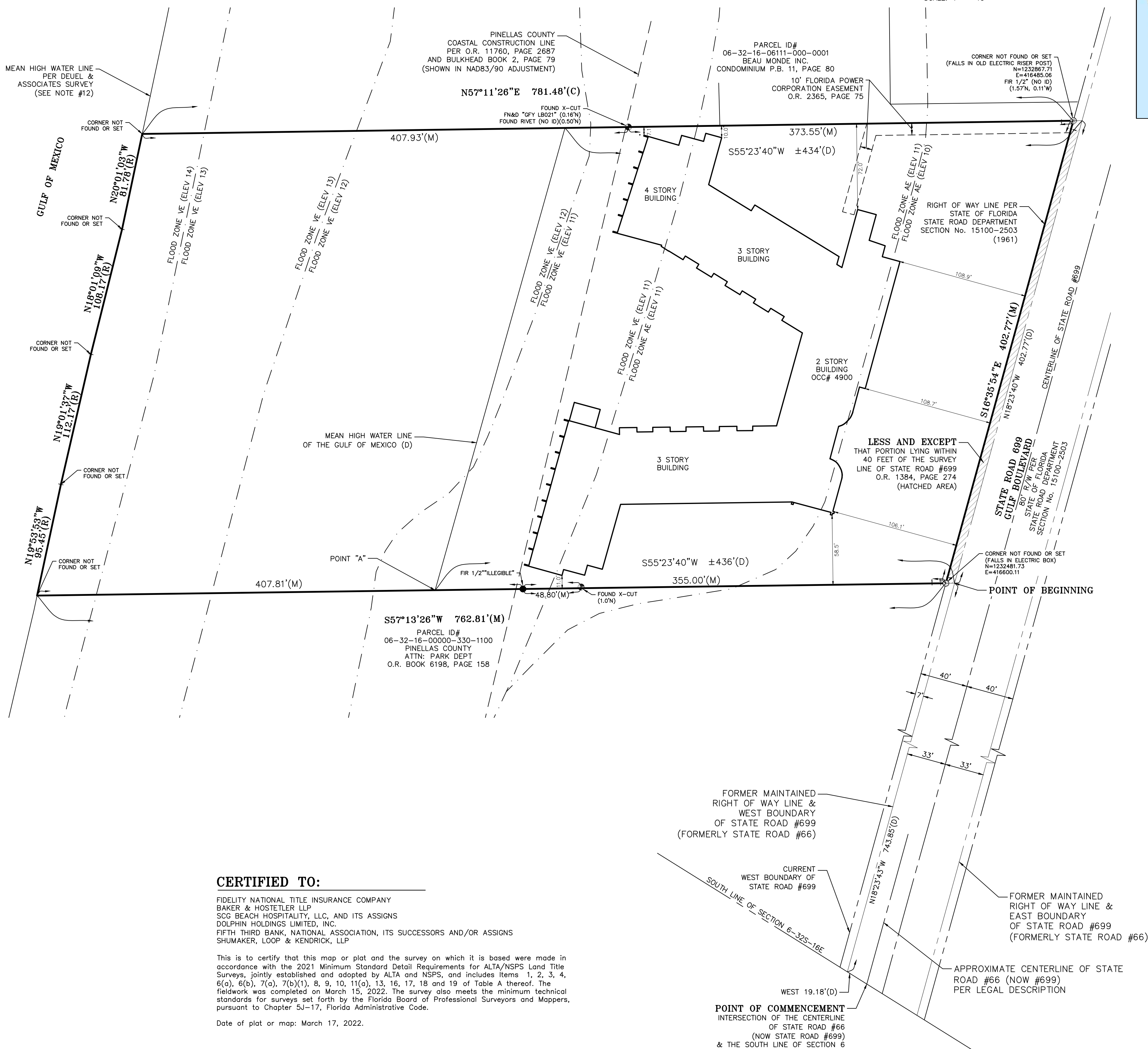
ITEM 6: Easement in favor of Florida Power Corporation recorded in Official Records Book 2365, Page 75. (AFFECTS SUBJECT PARCEL, SHOWN HEREON)

ITEM 7: Terms and conditions set forth in that certain CATV Service Agreement recorded in Official Records Book 5035, Page 1147. (AFFECTS SUBJECT PARCEL, BLANKET IN NATURE, NOT PLOTTABLE)

That part of Government Lot 2, Section 6, Township 32 South, Range 16 East, Pinellas County, Florida, described as follows:

Commence at the intersection of the centerline of State Road #699 and the South line of said Section 6, run thence West along said South line 19.18 feet; thence North 18 degrees 23 minutes 43 seconds West, 743.85 feet along the West boundary of said State Road #66, [§§§§§] for a POINT OF BEGINNING; run thence South 55 degrees 25 minutes 40 seconds West, 436 feet more or less to a point of intersection with mean high water line of the Gulf of Mexico, for reference called "Point A"; return to the Point of Beginning and follow the same line of the Gulf of Mexico, for reference called "Point B"; thence South 55 degrees 20 minutes West, 434 feet more or less to said mean high water line; thence meander Southeasterly along said mean high water line to said Point "A"; Less and Except that portion lying within 40 feet of the survey line of State Road #699, heretofore deeded to the State of Florida.

*NOTE: EMPHASIS ADDED TO CORRECT SCRIVENER'S ERROR.



VICINITY MAP
(NOT TO SCALE)

LEGEND	
	BACKFLOW PREVENTER
	BOLLARD
	CLEANOUT
	ELECTRICAL SERVICE BOX
	ELECTRICAL OUTLET
	FIRE DEPARTMENT CONNECTION
	GRATE INLET
	LIGHT POLE, CONCRETE
	LIGHT POLE, METAL
	MANHOLE, DRAINAGE
	MANHOLE, GREASE TRAP
	MANHOLE, SANITARY
	METER, GAS
	SERVICE BOX ELECTRIC
	SIGN, SINGLE SUPPORT
	TELEPHONE PEDESTAL
	TRANSFORMER
	VALVE, IRRIGATION CONTROL
	VALVE, GAS
	VALVE BOX, RECLAIMED WATER
	VALVE BOX, UNKNOWN
	VALVE COVER, GAS
	VALVE COVER, WATER
	VALVE COVER, UNKNOWN
	WITNESS - GAS

TREE LEGEND	
	TREE UNKNOWN
	TREE OAK
	TREE PALM
	TREE PINE

A/C	AIR CONDITIONER
CONC.	CONCRETE
(D)	DEED/DESCRIPTION
F/T	FENCE TYPE
FCM	FOUND CONCRETE MONUMENT
FDC	FIRE DEPARTMENT CONNECTION
FR	FORNAN ROAD
FN&D	FOUND NAIL AND DISK
ID	IDENTIFICATION
LB	LICENSED BUSINESS
S	LICENSED SURVEYOR
(M)	MEASURED
R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PL	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVC	PIPE VINYL CHLORIDE
PIV	SET IRON ROD
BT(B)	BURIED TELEPHONE LINE
OHL	OVERHEAD UTILITY LINES
CRH(B)	BURIED RECLAIMED WATER
S	STORM DRAINAGE PIPE
S	STAINARY SEWER PIPE
OHL	OVERHEAD UTILITY LINES

 ASPHALT
 BRICK
 CONCRETE

 ROOFED (REPRESENTS COVERED AREAS, OVERHANGS AND MULTI-STORY BUILDING LINE)

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21 WWW.GEORGEFYJOUNG.COM
CIVIL & TRANSPORTATION ENGINEERING ECOLOGY IGIS LANDSCAPE ARCHITECTURE
PLANNING SURVEYING SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA



Digitally signed
by Christopher
P. McLaughlin,
PSM
Date: 2022.05.23
10:17:18 -04'00'

SEABREEZE

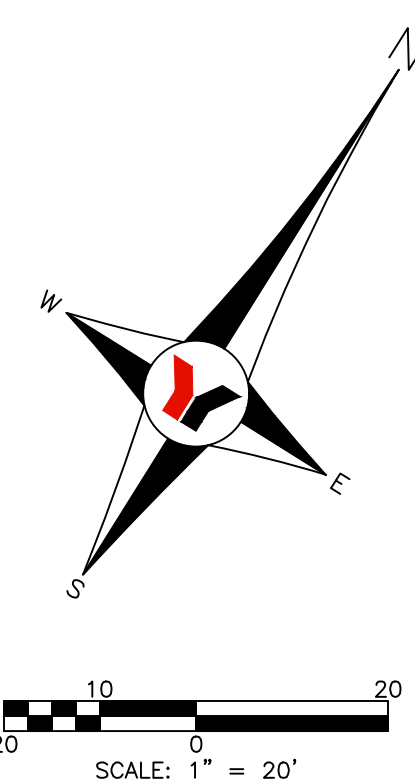
ALTA/NSPS BOUNDARY SURVEY

SECTION 6, TOWNSHIP 32 S., RANGE 16 E.

JOB NO.
22001200SS

SHEET NO.

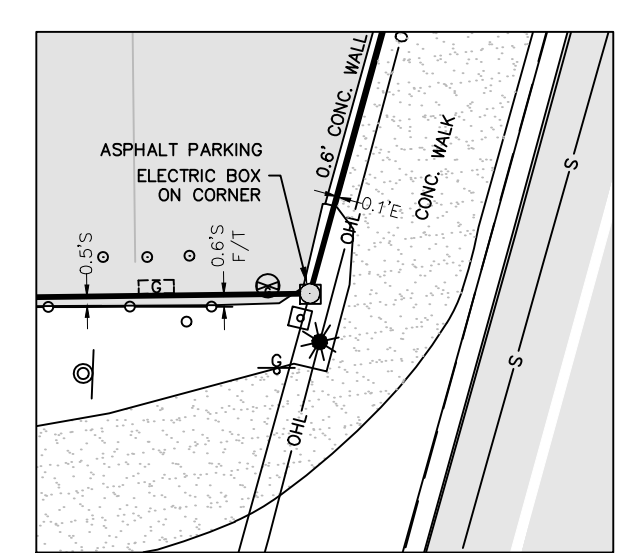
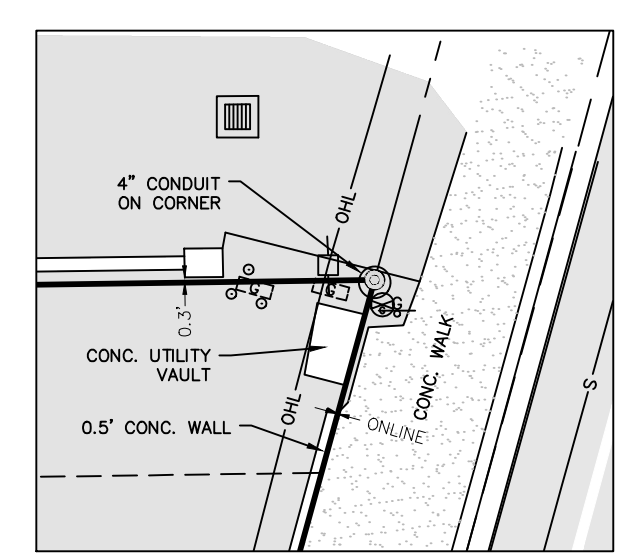
1 OF 2



PINELLAS COUNTY
COASTAL CONSTRUCTION LINE
PER O.R. 11760, PAGE 2687
AND BULKHEAD BOOK 2, PAGE 79
(SHOWN IN NAD83/90 ADJUSTMENT)
(TO BE VERIFIED)

MEAN HIGH WATER LINE
OF THE GULF OF MEXICO (D)

UTILITY INFORMATION LOCATED WITHIN
GULF BOULEVARD ON
GEORGE F. YOUNG PROJECT 19001000SU,
SURVEY DATE OF 2/21/2019, ARE
SHOWN FOR INFORMATIONAL PURPOSES
ONLY.



NO.	BY	DATE	DESCRIPTION
1	CPM	5/23/22	Revised certifications
2			
3			
4			
5			

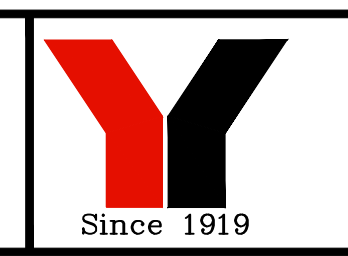
NO.	BY	DATE	DESCRIPTION
6			
7			
8			
9			
10			

INITIALS	DATE
CREW CHIEF	SP/M 3/15/22
DRAWN	GMK 3/15/22
CHECKED	CM 3/15/22
FIELD BOOK	22-001
FIELD DATE	3/15/22

PREPARED FOR:

PLASENCIA GROUP

PARCEL ID#
06-32-16-00000-330-1100
PINELLAS COUNTY
ATTN: PARK DEPT
O.R. 6006, PAGE 450



George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LBD1 WWW.GEORGEFYOUNG.COM
CIVIL & TRANSPORTATION ENGINEERING IECOLOGY I GIS I LANDSCAPE ARCHITECTURE
PLANNING I SURVEYING I SUBSURFACE UTILITY ENGINEERING
GAINESVILLE I LAKEWOOD RANCH I ORLANDO I ST. PETERSBURG I TAMPA

SEE SHEET ONE
FOR SIGNATURE,
SEAL, DESCRIPTION,
LEGEND AND NOTES

SEABREEZE
ALTA/NSPS BOUNDARY SURVEY
SECTION 6, TOWNSHIP 32S., RANGE 16E.

JOB NO.
22001200SS
SHEET NO.
2 OF 2

Brandon Berry

From: Deborah Martohue <dmartohuelaw@outlook.com>
Sent: Wednesday, May 17, 2023 4:23 PM
To: Brandon Berry; Joanne Boland
Subject: RE: Dolphin Beach Resort Cabana Service and Vehicle on the Beach Permit Applications
Attachments: Dolphin Beach Final Survey Copy 052322.pdf

CAUTION: This message has originated from **Outside of the Organization**. **Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Good afternoon Brandon & Joanne:

In response to your requests re the captioned applications:

1. Certificate of Liability Ins naming St. Pete Beach as additional insured has been requested and is pending receipt;
2. Dimensions of cabanas and loungers are as follows:
 - a. Loungers are 79" x 26"
 - b. Cabanas are 87" x 65" when opened
 - c. Collapsed cabanas 87", sits 59" tall, and 10" wide;
3. Quantities of cabanas and loungers are noted in the Project Description;
4. Description of how the Service/Event Area will be staked is as follows: Dolphin Beach Resort will place sandwich signs around the Service Area along with flag markers; and
5. Survey is attached.

Let me know if you have any questions.

Best regards,

Deborah L. Martohue, Esq. AICP
Martohue Land Use Law PA
Office: 727.256.1211
Mobile: 727.460.8431
Email: dmartohuelaw@outlook.com

Please consider the environment before you print this email. Thank you.

From: Brandon Berry <bberry@stpetebeach.org>
Sent: Thursday, May 11, 2023 2:06 PM
To: Deborah Martohue <dmartohuelaw@outlook.com>; Joanne Boland <jboland@stpetebeach.org>
Subject: RE: Dolphin Beach Resort Cabana Service and Vehicle on the Beach Permit Applications

Thank you Deborah. Yes, approximate dimensions for the equipment would be appreciated. I'll await the survey.

Sincerely,
Brandon

From: Deborah Martohue <dmartohuelaw@outlook.com>
Sent: Thursday, May 11, 2023 10:35 AM

To: Brandon Berry <bberry@stpetebeach.org>; Joanne Boland <jboland@stpetebeach.org>
Subject: RE: Dolphin Beach Resort Cabana Service and Vehicle on the Beach Permit Applications

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I will request survey from the client. I listed the quantity of loungers and cabanas is the project description. They are rentals from a vender. If you need more than that, I will have to ask the client.

Deborah L. Martohue, Esq. AICP
Martohue Land Use Law PA
Office: 727.256.1211
Mobile: 727.460.8431
Email: dmartohuelaw@outlook.com

Please consider the environment before you print this email. Thank you.

From: Brandon Berry <bberry@stpetebeach.org>
Sent: Thursday, May 11, 2023 9:02 AM
To: Deborah Martohue <dmartohuelaw@outlook.com>; Joanne Boland <jboland@stpetebeach.org>
Subject: RE: Dolphin Beach Resort Cabana Service and Vehicle on the Beach Permit Applications

Thank you Deborah.

Do you have an original PDF of the survey? It appears very blurry when zoomed in.

I will schedule the case for the 6/7 TRC meeting.

While these items are not required under our existing ordinance, I request the following additional information to avoid needing to return to the TRC if the new beach ordinance is passed.

- 1) A description of how the service area limits are to be staked, if not via standard 4x4 wood posts;
- 2) Dimensions and total number of the following to be placed in the cabana service area (exact locations do not need to be shown):
 - a. Cabanas
 - b. Chairs
 - c. Chaise lounges
 - d. Umbrellas

Sincerely,
Brandon

From: Deborah Martohue <dmartohuelaw@outlook.com>
Sent: Wednesday, May 10, 2023 9:57 PM
To: Joanne Boland <jboland@stpetebeach.org>
Cc: Brandon Berry <bberry@stpetebeach.org>
Subject: Dolphin Beach Resort Cabana Service and Vehicle on the Beach Permit Applications

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Dear Ms. Boland:

Please accept the attached caption applications and supporting documents for filing. I will stop in tomorrow morning with the fee check for the Vehicle on the Beach permit application. Let me know if you have any questions or need additional information.

Best regards,

Deborah L. Martohue Esq., AICP
Martohue Land Use Law PA
1036 23rd Avenue N.
St. Petersburg, FL 33704
Office: 727.256.1211
Mobile: 727.460.8431
Email: dmartohuelaw@outlook.com

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All government correspondence is subject to the public records laws.

Product
Template

ACTUAL SIZE



T-SS12 - CLEAR
12/14 oz Soft Sided Clear Plastic Cup - wrap/2-sided

QUANTITY		Ink/PMS NUMBER				
----------	----------------------	----------------	----------------------	----------------------	----------------------	----------------------



IMAGE ABOVE IS ACTUAL SIZE

**Ink/PMS NUMBER**

--	--	--	--	--



DOLPHIN BEACH RESPORT PROPOSED
BEACH VEHICLE FOR CABANA SERVICE AREA



Fantastic Club Car Carryall Beverage Golf Cart

\$9,495.00

☆☆☆☆☆ (0 customer reviews)

We are featuring a very nice gas-powered Club Car Cafe Express Carryall 500 beverage unit in our Sandy location. These vehicles are in high demand, and it's difficult to find a used one in such good condition and price.

We have a variety of these beverage units in stock.

Call us at (801) 255-8828 for more information.

1

ADD TO CART

CATEGORIES: [Carryall & Turf](#), [Customized](#), [Gas Powered](#), [Hospitality Units](#), [Pre-Owned Vehicles](#), [Sandy \(Salt Lake\) UT](#), [Snack/Beverage Units](#), [Utility Vehicles](#)

18

STREETROD BEVERAGE CAR



Refresh your golf course guests with our Traditional Beverage Car.
Cart information:
Can Capacity = 100 12 oz. cans
Consumable Ice Capacity = 20 lbs.
Beverage dispensers (2) = 2.5 gallons each
Multiple shelves for Snacks, etc.



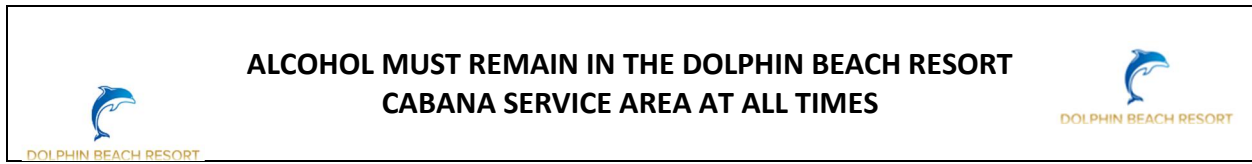
STANDARD FEATURES

* New Modified Aluminum I-Beam Commercial/ Industrial Chassis with 8" Frame Stretch and 800 lb. Payload * Custom Hand Built to Scale Fiberglass Bodies- completely Blocked, Sanded and Primered * PPG Professional Automotive Paint Finishes in choice of Domestic or Import Mono-Tone or Two-Tone Colors * PPG Professional Finish Painted Color Matched Hardtops and Functioning Hoods * Integrated in Body Under Hood Insulated Cooler with Electric Release and Removable Drain Plug * Premium Polished 10" Aluminum Alloy Wheels with Combo Premium Turf/Street Tires * Premium Marine Grade Upholstered Seat in your Choice of available Fabrics and Colors * Clear Vision Removable Side Curtains with Storage Pouches * Split Folding Front Windshield with Polished Stainless Steel Windshield Posts and Integrated Side View Mirrors * Polished Stainless Steel Front and Rear Bumpers * Polished Stainless Steel/ Polished Metal on All Metal Surfaces * Polished Stainless Steel Automotive Style Steering Column with Tilt Steering and Auto Cancelling Turn Signals * Automotive Style Front Halogen Headlamps with Integrated Turn Signals and High Beam/Low Beam Feature * DOT Approved Rear Taillights with Blue DOT Feature and Integrated Turn Signals and Brake Lights * Parking Lights * Hazard Lights * Rear Plate Light * Horn * 12 Volt Power Outlet * Cup Holders * Cigarette Lighter * Ashtray * Streetrod LED Lighted Stainless Steel Radio Visor in available Colors * AM/FM/CD/USB Bluetooth Stereo Radio with Remote Control and Two Speakers * Rear Integrated Receiver Hitch with Removable Golf Club Bag Holder with Integrated Sand Bottles with Bottle Holders
* Electric Golf Cars Feature PowerDrive Plus™ 48-volt Motor Electric Operating System with On-Board Computer, Solid-State Speed Controller, 8 Volt-220 Amp-110 Minute Batteries and PowerDrive 48 Volt Charger
* Gasoline Golf Cars Feature a Subaru 4 Cycle, 404 CC, 14HP Overhead Valve Engine with Continuously Variable Transmission, Capacitive Discharge Ignition, High Speed Gears, and 5.5 Gallon Fuel Tank

OPTIONAL FEATURES

Seat Belts – Front Retractable (Set of 2)
Seat Belts – Front Lap (Set of 2)
Speedometer LED Digital Polished Stainless Steel with Odometer & Trip Odometer
Under Body LED Lights
Under Dash LED Lights
Hood Ornament
Carpet Mat
Headlight Visors (select Models)
Billet Aluminum Shifter
Rear View Mirror
Oogah Horn
Wolf Whistle Horn
Storage Drawer Lockable Under Dash
Tailpipe Simulators
Weld 10" Forged Wheels with Wheel Towers and Wheel Spinners w/ Streetrod Logo
Battery Fill System for Electric Cars
Custom Paint Upgrades

DOLPHIN BEACH RESORT WRISTBAND PROTOTYPE IMAGE





STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011

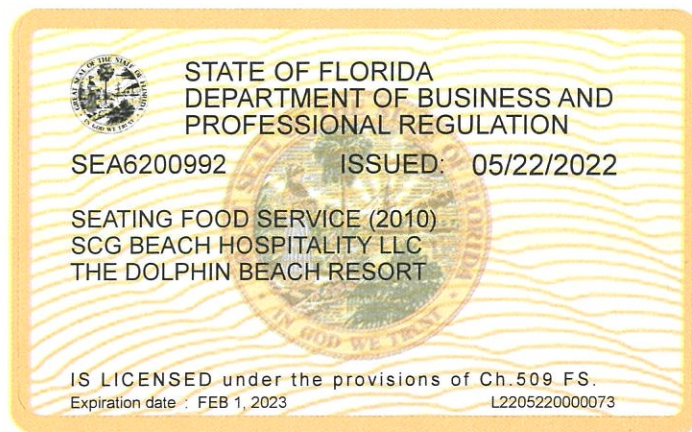
850-487-1395

SCG BEACH HOSPITALITY LLC
THE DOLPHIN BEACH RESORT
4900 GULF BLVD
ST. PETE BEACH FL 33706

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RON DESANTIS, GOVERNOR

MELANIE S. GRIFFIN, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

LICENSE NUMBER	
SEA6200992	NBR. OF SEATS: 310

The SEATING FOOD SERVICE (2010)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: FEB 1, 2023

SCG BEACH HOSPITALITY LLC
THE DOLPHIN BEACH RESORT
4900 GULF BLVD
ST. PETE BEACH FL 33706



NON-
TRANSFERABLE





STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011

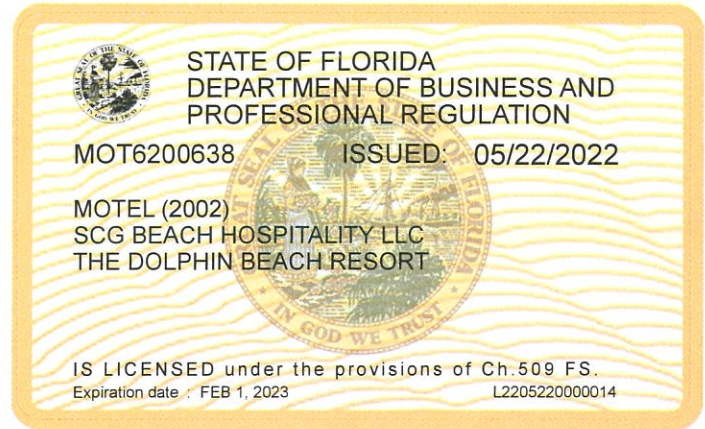
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RON DESANTIS, GOVERNOR

MELANIE S. GRIFFIN, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

LICENSE NUMBER	
MOT6200638	NBR. OF UNITS: 173

The MOTEL (2002)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: FEB 1, 2023

SCG BEACH HOSPITALITY LLC
THE DOLPHIN BEACH RESORT
4900 GULF BLVD
ST. PETERSBURG FL 33706



NON-
TRANSFERABLE



ART APPROVAL FORM

Client: C&D Printing
Invoice #: 68217



**ALCOHOL MUST REMAIN IN THE DOLPHIN BEACH RESORT
CABANA SERVICE AREA AT ALL TIMES**



Imprint Area

Band Color: Yellow, Blue, Green, Red

Imprint Color: Black

ITEM

DESCRIPTION

IMPRINT TYPE

P7-TY-34

Printed Custom Tyvek Wristbands

BLACK INK ONLY

Art Guidelines

Positive Imprint – 6 pt Minimum.....

Sample

Negative Imprint – 8 pt Minimum.....



Serif & Italic Types – 10 pt Minimum.....

Sample *Sample*

Line Weight, Positive Lines – .5 pt Minimum

Line Weight, Negative Lines – .75 pt Minimum



Registered or Trademark Symbols – 8 pt Width Minimum

®
™

Ornate and display type faces
will be printed on a case-by-case
basis.

Registration marks and trademarks
will be enlarged to ensure
minimal size when printed.

Color & Size Variance

- This PDF file is being viewed on an RGB monitor therefore there will be a variance between the color on your screen and the color of the actual finished product.
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- This proof should be used to inspect the layout, spelling, grammar, color selection and color appearance of your order
- Colors printed on different mediums (ie: caps/leash and label) will not be an exact match.
- This proof is not an exact match of the finished product color or quality of the printed piece.



1" WIDE



PREPARED BY AND RETURN TO:

Jeffrey Drew Butt, Esquire
SQUIRE PATTON BOGGS (US) LLP
201 N. Franklin Street, Suite 2100
Tampa, FL 33603

Tax Folio No. 06-32-16-00000-330-0400

THIS SPECIAL WARRANTY DEED made effective the 24th day of May 2022, by **DOLPHIN HOLDINGS LIMITED, INC., a Florida corporation**, f/k/a Dolphin Holdings Limited, Inc., a British Virgin Islands corporation (the "Grantor"), whose mailing address is c/o Dolphin Beach Hotel Attn: Nizar Lakhani, 4900 Gulf Boulevard, 4th Floor Penthouse, St. Pete Beach, FL 33706, to **SCG BEACH HOSPITALITY, LLC, a Delaware limited liability company** (the "Grantee"), whose mailing address is 3302 West Dr. Martin Luther King Jr. Blvd., Tampa, Florida 33607, Attn: Bryan Glazer (wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain real property together with the building, fixtures and improvements thereon located in Pinellas County, Florida, the legal description of which is contained in **Exhibit "A"** attached hereto and made a part hereof (the "Land").

TOGETHER WITH all improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property (all of the foregoing being hereinafter referred to as the "Subject Property");

TO HAVE AND TO HOLD the Subject Property in fee simple forever; and the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

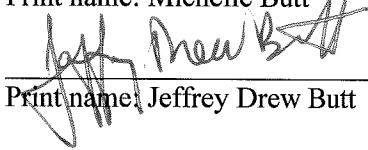
The conveyance made herein, however, is expressly made SUBJECT TO those encumbrances, easements, restrictions and other matters specifically identified and listed on **Exhibit "B"** attached hereto and incorporated herein by reference (collectively, "Permitted Exceptions").

IN WITNESS WHEREOF, the Grantor has caused the deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered
in the presence of:



Print name: Michelle Butt



Print name: Jeffrey Drew Butt

DOLPHIN HOLDINGS LIMITED, INC.,
a Florida corporation

By: 

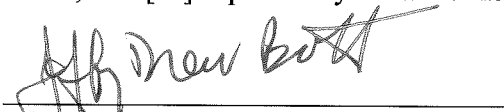
Name: Nizar Lakhani

Its: President

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of May, 2022, by Nizar Lakhani as President of Dolphin Holdings Limited, Inc., a Florida corporation, on behalf of the corporation, who ☒ is personally known to me.



Print name: Jeffrey Drew Butt

Notary Public, State of Florida

My Commission expires: _____

[AFFIX NOTARY SEAL]



JEFFREY DREW BUTT
Notary Public
State of Florida
Comm# HH207674
Expires 1/24/2026

EXHIBIT "A" to SPECIAL WARRANTY DEED

Description of the Land

That part of Government Lot 2, SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, Pinellas County, Florida, described as follows: Commence at the intersection of the centerline of State Road #699 and the South line of said Section 6, run thence West along said South line 19.18 feet; thence North 18 deg. 23'40" West, 743.85 feet along the West boundary of said State Road #699, for a Point of Beginning; run thence South 55 deg. 25'40" West, 436 feet more or less to a Point of intersection with the Mean High Water Line of the Gulf of Mexico, for reference called Point "A", return to the Point of Beginning and continue thence North 18 deg. 23'40" West, 402.77 feet; thence South 55 deg. 23'40" West, 434 feet more or less to said Mean High Water Line; thence meander Southeasterly along said Mean High Water Line to said Point "A". LESS that portion lying within 40 feet of the survey line of State Road #699, heretofore deeded to the State of Florida.

EXHIBIT "B" to SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years;
2. Easement in favor of Florida Power Corporation recorded in Official Records Book 2365, Page 75;
3. Terms and conditions set forth in that certain CATV Service Agreement recorded in Official Records Book 5035, Page 1147;
4. Any claim that any portion of the Subject Property is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land;
5. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas;
6. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the Subject Property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area; and
7. Rights of others to any of the Subject Property lying below the mean or ordinary high water line of any navigable or tidally influenced waters.

All recording references herein shall refer to the public records of Pinellas County, Florida.

Exhibit C

**JOINT ACTIONS OF THE SOLE DIRECTOR AND SOLE SHAREHOLDER OF
DOLPHIN HOLDINGS LIMITED, INC. TO SELL SUBSTANTIALLY ALL OF THE ASSETS
OF DOLPHIN HOLDINGS LIMITED, INC.**

Pursuant to Sections 607.0704, 607.0821 and 607.1202, Florida Statutes, the undersigned, being the sole member (the "Sole Director") of the Board of Directors of DOLPHIN HOLDINGS LIMITED, INC., a Florida corporation (the "Company") and the sole shareholder of the Company (the "Sole Shareholder"), hereby consent to and approve the following resolutions and direct that this written consent to such actions be filed with the minutes of the Company.

WHEREAS, the Company is the sole owner of the Dolphin Beach Resort located at 4900 Gulf Blvd., St. Pete Beach, Florida (the "Hotel");

WHEREAS, the Company is the seller (hereinafter, the "Seller"), of the Hotel in that certain Hotel Purchase and Sale Agreement (The Dolphin Beach Resort St. Pete Beach) by and among the Company and SCG BEACH HOSPITALITY LLC, a Delaware limited liability company (the "Buyer"), dated February 22, 2022 and (as amended from time to time, the "PSA"); and

WHEREAS, the Sole Director and the Sole Shareholder believe that the sale of the Hotel to Buyer on terms substantially in accordance with the PSA will be in the best interests of the Company; and

WHEREAS, as the sale of the Hotel is a sale of substantially all of the assets of the Company, the Sole Director hereby approves the sale of the Hotel on terms substantially in accordance with the PSA and recommends to the Sole Shareholder that the Sole Shareholder approve the sale of substantially all of the assets of the Company; and

WHEREAS, the Sole Shareholder of the Company hereby agrees with the recommendation of the Sole Director and hereby agrees to the sale of the Hotel on terms substantially in accordance with the PSA with the knowledge that such sale is a sale of substantially all of the assets of the Company; and

WHEREAS, the Sole Director desires to take all steps to consummate the sale and conveyance of the Hotel to Buyer as the officers of the Company deem necessary in their sole discretion.

NOW THEREFORE, BE IT

RESOLVED, that the Sole Director hereby approves the sale of the Hotel (as substantially all of the assets of the Company) to Buyer for the amount set forth in the PSA and recommends to the Sole Shareholder that the Sole Shareholder approve the sale of the Hotel (as substantially all of the assets of the Company) to Buyer on terms substantially in accordance with the PSA; and

RESOLVED, that the Sole Shareholder approves the sale of the Hotel (as substantially all of the assets of the Company) to Buyer on terms substantially in accordance with the PSA; and

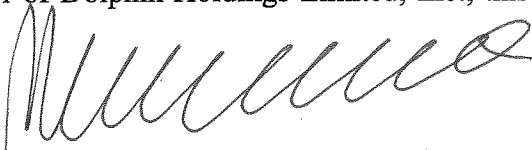
RESOLVED, that Nizar Lakhani, as the President of the Company, be and hereby is authorized directed and empowered, without the consent of any other person, to take any and all actions and to execute, acknowledge, amend, modify, and deliver, on behalf of the Company any and all instruments which said officer, in his sole discretion, deems to be necessary, desirable and/or appropriate in order for the Company to sell and convey the Hotel in accordance with the terms of the PSA. Such instruments may include, but are not limited to, deeds, bills of sale, agreements, closing statements, affidavits, certificates, assignments, and all other documents required by the PSA or the title insurance company providing the title insurance with respect to such sale, and.

RESOLVED, that the taking of each and every action, and the execution, acknowledgement, delivery, amendment and modification of each and every instrument and document pursuant to the foregoing Joint Actions Of The Sole Director And Sole Shareholder Of Dolphin Holdings Limited, Inc. To Sell Substantially All Of The Assets Of Dolphin Holdings Limited, Inc. (i) shall be binding upon the Company for all intents and purposes whatsoever, and (ii) shall be conclusive evidence that the same has been fully authorized by this Joint Actions Of The Sole Director And Sole Shareholder Of Dolphin Holdings Limited, Inc. To Sell Substantially All Of The Assets Of Dolphin Holdings Limited, Inc.; and

RESOLVED, that any and all actions by said President previously taken on behalf of the Company relating to the sale of the Hotel is hereby ratified and approved.

[Signatures on next page]

WITNESS the consent of the Sole Director of Dolphin Holdings Limited, Inc., this 21st
day of May, 2022.



Nizar Lakhani
Sole Director

WITNESS the consent of the Sole Shareholder of Dolphin Holdings Limited, Inc., this 21st
day of May, 2022.

AKHI HOLDINGS, INC., a Florida
corporation


Nizar Lakhani
President

DOLPHIN BEACH RESPORT TIKI HUT – NON-PERMANENT



Tiki Hut will be moved on and off the beach every night by the proposed golf cart.



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

850.487.1395

SCG BEACH HOSPITALITY LLC
THE DOLPHIN BEACH RESORT
3302 W DR MARTIN LUTHER KING BLVD
TAMPA FL 33607

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Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RON DESANTIS, GOVERNOR

MELANIE S. GRIFFIN, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

LICENSE NUMBER	SERIES	TYPE	TOBACCO
BEV6200984	4COP	S	DUAL LICENSE

The RETAILER OF ALCOHOLIC BEVERAGES
Named below IS LICENSED
Under the provisions of Chapter 561 FS.
Expiration date: SEP 30, 2023

SCG BEACH HOSPITALITY LLC
THE DOLPHIN BEACH RESORT
4900 GULF BLVD
ST.PETE BEACH FL 33707



CANNOT MOVE FROM
THIS LOCATION



ISSUED: 09/21/2022

DISPLAY AS REQUIRED BY LAW

SEQ # L2209210000537 Page 35 of 49

2023 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M22000006577

Entity Name: SCG BEACH HOSPITALITY LLC

Current Principal Place of Business:

1 BUCCANCER PL
TAMPA, FL 33607

Current Mailing Address:

1 BUCCANCER PL
TAMPA, FL 33607 US

FEI Number: 88-0826620

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name GLAZER, BRYAN
Address 1 BUCCANEER PLACE
City-State-Zip: TAMPA FL 33607

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: BRYAN GLAZER

MANAGER

03/07/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: June 7, 2023

Prepared By: Kristin Coman, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests installation of a paver driveway 25' in width at property line where a maximum of 20' is permitted (LDC 23.11(b)(2)).

Funding:

Attachments:

1. 23039 - 6502 Gulf Winds Dr - Certificate of Completeness with Submittal Documents



Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Re: **CERTIFICATE OF COMPLETENESS**
Date: 5/15/2023

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment agenda on the next available hearing of **June 28, 2023**.

Variance Case Number: 23039
Application Type: Hardship Variance
Owner: KAJE Properties, LLC
Applicant/Agent: Kelly Strom
Parcel Number: 36-31-15-34776-005-0050
Address: 6502 Gulf Winds Dr., St. Pete Beach, FL 33706
Zone: CC-2

Submittal Documents:

1. Completed Unnecessary and Undue Hardship Variance application form.
2. Completed Impervious Surface Ratio (ISR) worksheet.
3. Boundary Survey prepared by Target Surveying, LLC dated 5/11/2022, consisting of 2 sheets.
4. Boundary Survey prepared by Target Surveying, LLC dated 5/11/2022, consisting of 2 sheets showing existing improvements including location and dimensions of proposed driveways, walkways, and patio with dimensions.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|--|---|
| ☒ Board of Adjustment Attorney <i>via email</i> | ☒ TRC Committee <i>via email</i> |
| ☒ Code Enforcement Manager <i>via email</i> | ☐ City Manager |

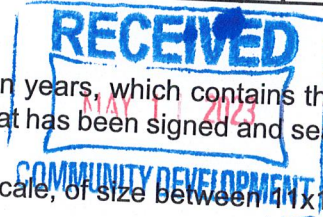
Board Members:

- | | |
|---|--|
| ☒ Paul Skipper, Chair | ☒ Denise Chase |
| ☒ Michael Bomar, Vice Chair | ☒ Dan Small |
| ☒ BJ Lawson | |

Cc: Kelly Strom, KAJE Properties, LLC, Owner/Applicant ***via email*** (kjstrom@hotmail.com)

CASE #: 23039PARCEL #: 36-31-15-34776
005-0050SUBMITTAL DATE: 5/11/23 AMOUNT DUE: \$534.86PAYMENT DATE: 5/11/23**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	KASE	500 Treasure Island	407-212-
	Properties, LLC	Causeway # 105	5358
Applicant/ Agent	Kelly Strom,	Treasure Island, FL	407-212-
	Manager	33706	5358
Owner Email Address:		Applicant/Agent Email Address:	
Kjstrom@hotmail.com		Kjstrom@hotmail.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
CC-2	CC-2	8,925
Legal Description: Gulfwinds Sub Blk 5, Lot 5		
Address: 6502 Gulf Winds Dr. St. Pete Beh		
Explanation of Request: Enlarge driveway 33706 to allow for more parking. Request an expansion of the southern driveway by a width of 5 feet where 20 feet is permitted.		

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;

See attached

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

See attached

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;

See attached

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;

See attached

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

See attached

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;

See attached

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

See attached

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.

See attached

Kelly Strom 5/4/23

Signature of Applicant

Date

Signature of Authorized Agent

Date

Request for Undue and Unnecessary Hardship Variance

6502 Gulf Winds Dr.

1. This property has a total of 3 bedrooms; however, they are each separate dwelling units instead of one single family residence. The norm is two people staying in each unit, usually two working adults, and in the vast majority of situations, both persons have a vehicle. While 3 parking spaces is likely plenty for a 3 bedroom, single family residence, 3 separate dwellings oftentimes need up to 6 parking places for the reason stated above. Additionally, there is a need for guest parking, parking for repair and maintenance vehicles, parking for owner visits, etc. Providing only 3 spaces has become increasingly difficult, as there is no street parking on Gulf Winds Dr, and vehicles are often ticketed if protruding onto the sidewalk. On several occasions, prospective renters have decided NOT to stay strictly based on availability of parking. In looking at the other multi-family properties along Gulf Winds and elsewhere, most offer extra parking for these reasons.
2. These special conditions are unique to multi-family dwellings and are an inherent need based on the type of property (single family vs. multi-family). No change or action of current or prior owner necessitated this request.
3. Other properties allow enough parking such that full occupancy can be achieved. This property has difficulty being used to it's full capacity because of parking constraints.
4. The use of the structure will remain the same. More parking simply allows 2 guests to stay in each unit comfortably. While some guests may come with only one car, many working couples do require two vehicles or space for visitor parking. The expansion is not an effort to fit more people into each unit but to allow occupants to live comfortable.
5. The hardship limits use of property to it's full potential.
6. Most other multi-family structures on Gulf Winds and elsewhere have expanded parking. The bedroom count rule is not sufficient in these cases either.
7. The requested variance still leaves the property with limited parking. It simply adds 1 extra space. Much more is needed in actuality, but this owner is committed to maintaining curb appeal and preserving the mature trees and green spaces also. We

feel this request is a reasonable compromise for all involved. In looking up and down the street, many properties of this type have a full front yard of pavers which is not what we are requesting or desire.

8. The plan is truly a beautification project, as the old asphalt was crumbling and unsightly, not to mention a trip-and-fall hazard. Further, the existing St Augustine grass had developed a disease making it brown and sparse for most of the Fall and winter months. As part of this project, we have replaced the sod with a more hearty variety and added trees, flowers, etc. In totality, this project will serve to elevate the aesthetics on Gulf Winds and increase property values of adjacent dwellings.



Impervious Surface Ratio (ISR) Worksheet

Impervious surface means any material that prevents absorption of storm water into the ground.

Impervious surface ratio (ISR) means a measurement of the intensity of hard-surfaced development on a site. An impervious surface ratio is the relationship between the total area covered by impervious surfaces on a site and the gross land area of the zoning lot, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line. The impervious surface ratio is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line.

Owner Name & Address

Contractor/Applicant Name & Address

Kelly Strom
500 Treasure Island Lany #105
Treasure Island FL 33706

Phone 407-818-5358

Phone _____

Email k.jstrom@hotmail.com

Email _____

Property Address 6502 Gulf Wind Dr St Pete Beach FL 33706

Total Lot Area (sq. ft.) 8925

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	1458	sq. ft.
Parking and Driveway:	874	sq. ft.
Pool and/or Patio areas:	675	sq. ft.
Walkways:	120	sq. ft.
Other: shed	120	sq. ft.
TOTAL EXISTING IMPERVIOUS SURFACE:	3349	sq. ft.

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	1458	sq. ft.
Parking and Driveway:	1,085	sq. ft.
Pool and/or Patio areas:	819	sq. ft.
Walkways:	434	sq. ft.
Other:	120	sq. ft.
TOTAL PROPOSED IMPERVIOUS SURFACE:	3916	sq. ft.

3349 sq. ft.	÷	8925 sq. ft.	=	37.52%
Total Existing Impervious Surfaces		Lot Area		Existing Impervious Surface Ratio

3916 sq. ft.	÷	8925 sq. ft.	=	43.78%
Total Proposed Impervious Surfaces		Lot Area		Proposed Impervious Surface Ratio

Certification:

I, Kelly Strom certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete. The square footage of all existing structures and improvements are accounted for and the square footage of all proposed structures and improvements are included in the calculations below.

Applicant Signature: Kelly Strom Date: 5/10/23

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.

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

KS 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.

KS 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.

KS 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.

KS 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.

KS 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.

KS 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.

Kelly Struom, Mgr. 5/4/23
Signature of Applicant Date
RASE Properties, LLC

LEGAL DESCRIPTION AND CERTIFICATION

LOT 5, BLOCK 5, GULF WINDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Community Number: 125149 Panel: 12103C0276 Suffix: H F.I.R.M. Date: 8/24/2021 Flood Zone: AE Field Work: 5/5/2022

Certified To:

KAJE PROPERTIES, LLC; VERITAS TITLE, INC.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; KIAVI FUNDING, INC.

Property Address:

6502 GULF WINDS DRIVE
ST PETE BEACH, FL 33706

Survey Number: 540589

Client File Number: 22-594136

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
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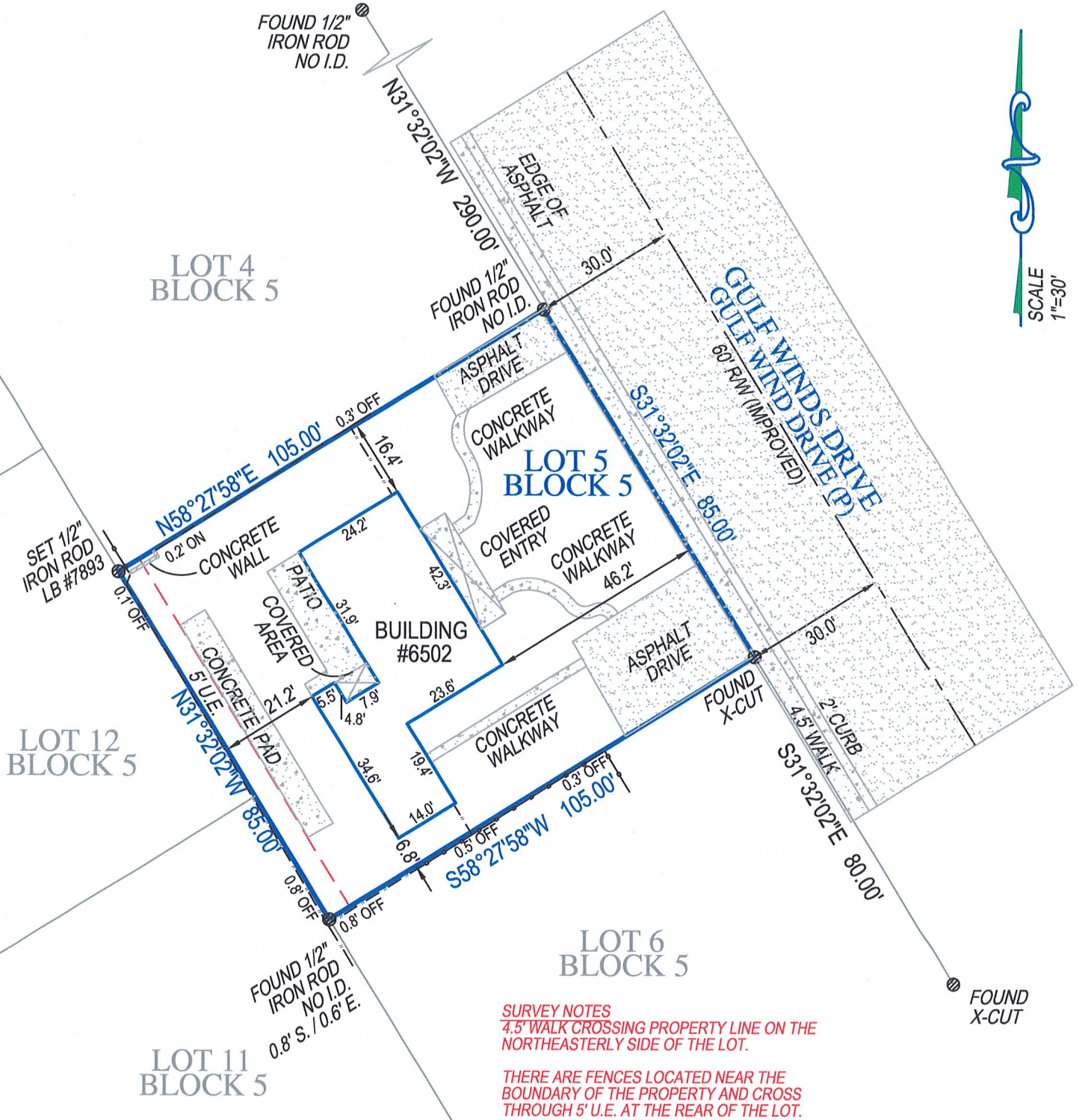
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WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY



SCALE
1"=30'

SURVEY NOTES
4.5' WALK CROSSING PROPERTY LINE ON THE NORTHEASTERLY SIDE OF THE LOT.

THERE ARE FENCES LOCATED NEAR THE BOUNDARY OF THE PROPERTY AND CROSS THROUGH 5' U.E. AT THE REAR OF THE LOT.



(SIGNED) *Kenneth J. Osborne*
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH OSBORNE
Digitally signed by KENNETH OSBORNE
Date: 2022.05.11 16:08:37 -04'00'

PAGE 2 OF 2 PAGES
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TARGET SURVEYING, LLC

LB #7893

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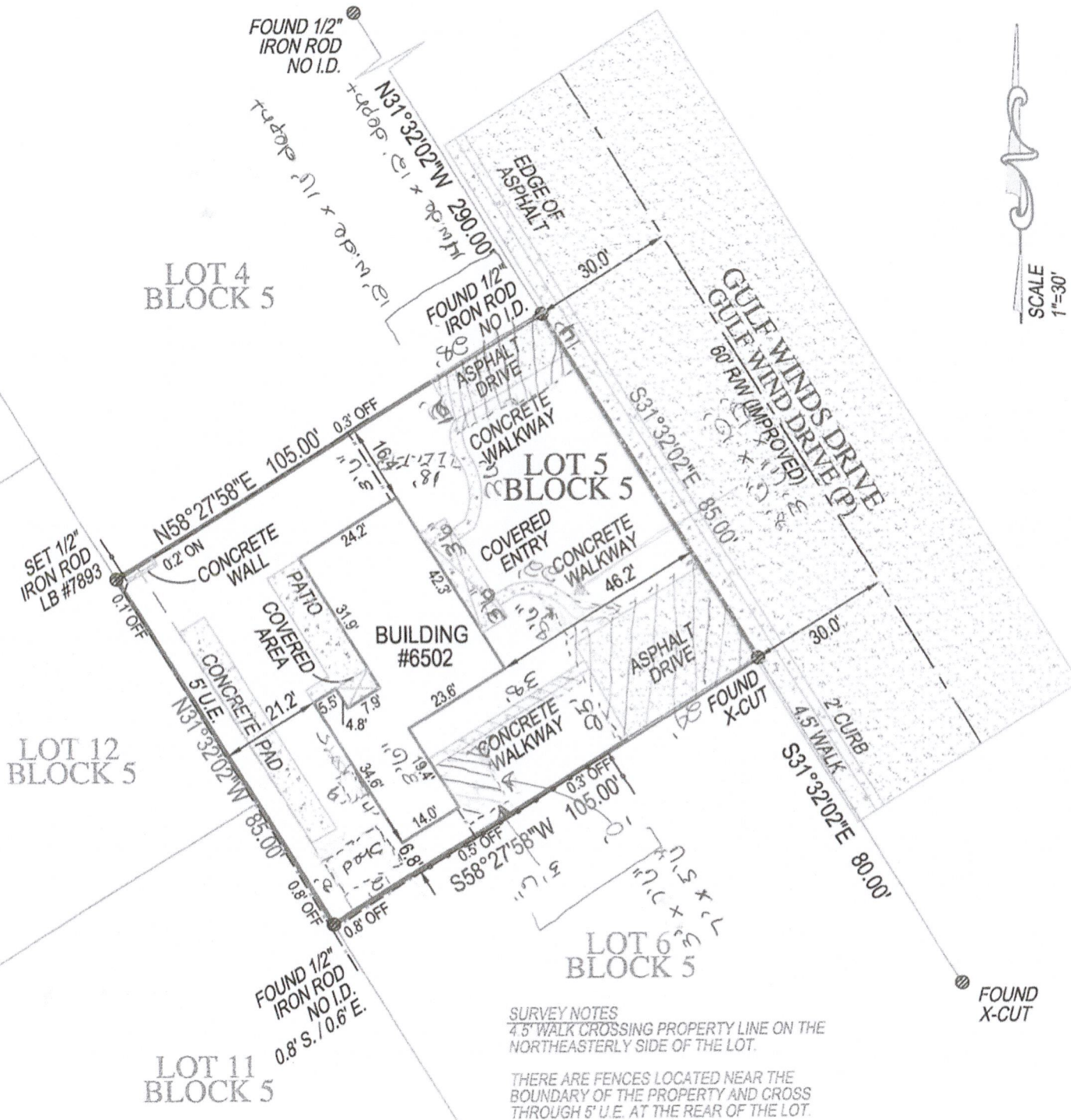
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KENNETH OSBORNE

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 Date: 2022.05.11
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(SIGNED)

KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

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