



**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, February 12, 2025
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. Temporary Use Permit No. 25013: 4945 Gulf Blvd

Jennifer Iavarone for EE Blvd Properties LLC requests a temporary use permit to operate 42 parking spaces of commercial beach parking at the subject property, with the remaining 36 spaces reserved for the restaurant.

2. Courtesy Conceptual Site Plan Review: 9555 Blind Pass Rd (Blind Pass Marina)

Mike Keller of Frazee Design requests a courtesy conceptual site plan discussion pertaining to a proposed redevelopment of the restaurant at Blind Pass Marina (9555 Blind Pass Rd). This item is for discussion only and will return to Technical Review Committee for complete review once formal site plan submission is made.

3. Courtesy Development Concept Review: 400 Corey Avenue

Joseph McEntegart requests a review of a phased commercial and office concept for redevelopment of the former Wells Fargo building at 400 Corey Avenue.

Next Meeting: February 26, 2025

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

Agenda Report

Agenda Title Name: Temporary Use Permit No. 25013: 4945 Gulf Blvd

Action Request:

Strategic Objective:

Date: February 12, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The applicant proposes to operate commercial parking on weekends and holidays only, similar to the previous temporary use approval issued to a prior operator (Case No. 23055).

Funding:

Attachments:

1. Application and Supporting Documents
2. Parking Layout - 4945 Gulf Blvd



TEMPORARY USE PERMIT APPLICATION

CASE NUMBER: 25013

PROPERTY FOR PROPOSED TEMPORARY USE

Legal Description:

Parcel ID

06-32-16-00000-330-0200

Address

4945 Gulf Blvd St Pete Bch, FL 33706

Current Zoning:

A

FLUM

Designation:

Lot

Area:

Existing Use:

Restaurant parking

Proposed Use:

Beach parking

APPLICANT/AGENT:

Name:

Jennifer Lavanone

Address:

510 Beach Uega Isle Dr

City:

St. Pete Bch

State:

FL

Zip:

33706

Phone:

813 534 458

Email:

jen@maliosprime.com

PROPERTY OWNER:

Name:

EE Blvd Properties LLC

Address:

P.O. Box 218

City:

Adison

State:

TX

Zip:

75001

Phone:

Email:

efonville@efhold.com

DETAILS OF THE REQUEST: Include length of time requested and hour of the day the use will be utilized (Add additional sheets if necessary)

Beach parking
78 total spaces - 36 reserved for Restaurant
Beach parking 10am - 8pm weekends & holidays.



Owner's Authorization for Agent

I/WE

25 BOULEVARD PROPERTIES - EARL R. FONVILLE
(print name of property owner)

hereby authorize

Jennifer Laraine
(print name of agent)

to represent me/us in an application for

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


Signature of Owner

EARL R FONVILLE, V.P.
Print Name of Owner

Signature of Owner

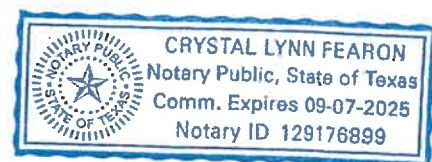
Print Name of Owner

The forgoing instrument was acknowledged before me this 3RD day of JANUARY
2025 by EARL FONVILLE who is personally known ✓
or produced _____ as identification.

Crystal Lynn Fearon
(Notary Signature)

1/3/2025
(Date)

My Commission Expires: 9/7/2025





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/16/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brown & Brown Insurance Services, Inc. 140 Fountain Parkway N Suite 600 St. Petersburg FL 33716	CONTACT NAME: Reilly Ferguson PHONE (A/C, No, Ext): (727) 461-6044 E-MAIL ADDRESS: Reilly.Ferguson@bbrown.com FAX (A/C, No): (727) 442-7695																					
INSURED Rivergate Steakhouse Company Malios Beach Club LLC dba Malios Beach House 400 N Ashley Dr Ste 410 & 100 Tampa FL 33602-4355	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A :</td><td>Southern-Owners Insurance Company</td><td>10190</td></tr><tr><td>INSURER B :</td><td></td><td></td></tr><tr><td>INSURER C :</td><td></td><td></td></tr><tr><td>INSURER D :</td><td></td><td></td></tr><tr><td>INSURER E :</td><td></td><td></td></tr><tr><td>INSURER F :</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	Southern-Owners Insurance Company	10190	INSURER B :			INSURER C :			INSURER D :			INSURER E :			INSURER F :		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A :	Southern-Owners Insurance Company	10190																				
INSURER B :																						
INSURER C :																						
INSURER D :																						
INSURER E :																						
INSURER F :																						

COVERAGES**CERTIFICATE NUMBER:** CL24121612971**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			20387506	05/29/2024	05/29/2025	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000				
			MED EXP (Any one person) \$ 10,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			5405202500	05/29/2024	05/29/2025	GENERAL AGGREGATE \$ 2,000,000
			PRODUCTS - COMP/OP AGG \$ 2,000,000				
			Liquor Liability \$ 1,000,000				
			COMBINED SINGLE LIMIT (Ea accident) \$				
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			BODILY INJURY (Per person) \$
			BODILY INJURY (Per accident) \$				
			PROPERTY DAMAGE (Per accident) \$				
			\$				
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			EACH OCCURRENCE \$ 5,000,000
			AGGREGATE \$ 5,000,000				
			\$				
			PER STATUTE ☐ OTH-ER ☐				
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			E.L. EACH ACCIDENT \$
			E.L. DISEASE - EA EMPLOYEE \$				
			E.L. DISEASE - POLICY LIMIT \$				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)Location:
4945 Gulf Blvd., St.Pete, Fl 33706

EE Boulevard Properties, LLC is Additional insured in regards to General Liability and Umbrella Liability if required by written contract

CERTIFICATE HOLDER**CANCELLATION**

INFORMATION ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

Additional Named Insureds

Other Named Insureds

DBA Malio's Prime Steakhouse	Limited Liability Company, Doing Business As
DBA Malios Beach House	



Parcel Summary (as of 06-Jan-2025)

Parcel Number

06-32-16-00000-330-0200

Owner Name

E E BOULEVARD PROPERTIES LLC

Property Use

2125 Restaurant, Cafeteria

Site Address

4945 GULF BLVD

ST PETE BEACH, FL 33706

Mailing Address

ATTN: REGINA FRICK

PO BOX 218

ADDISON, TX 75001-0218

Legal Description

PT GOVT LOT 2 DESC AS FROM C/L OF GULF
BLVD & SO SEC LINE RUN NW'LY ALG C/L 1080
FT(S) TH NE'LY 40 FT FOR POB TH NW'LY 202.12
FT TH N55DE 278 FT TH SE

Current Tax District

ST PETE BEACH (SPB)

Year Built

1977

Heated SF	Gross SF	Living Units	Buildings
5,096	6,668	0	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
18540/1703	Find Comps	280.05	A	Current FEMA Maps	Check for EC	Zoning Map	/

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$3,200,000	\$2,728,550	\$2,728,550	\$3,200,000	\$2,728,550

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$3,100,000	\$2,480,500	\$2,480,500	\$3,100,000	\$2,480,500
2022	N	\$2,255,000	\$2,255,000	\$2,255,000	\$2,255,000	\$2,255,000
2021	N	\$2,160,000	\$2,160,000	\$2,160,000	\$2,160,000	\$2,160,000
2020	N	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000
2019	N	\$2,255,000	\$2,255,000	\$2,255,000	\$2,255,000	\$2,255,000

2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.4202	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
26-Sep-2014	\$100	U	I	EE REALTY INC	EE BOULEVARD PROPERTIES LLC	18540/1703
13-Jun-2013	\$2,500,000	Q	I	BEACH ZONE SPB LLC	EE REALTY INC	18055/1126
01-Jun-2012	\$1,795,000	Q	I	SUMAN MARTIN	BEACH ZONE SPB LLC	17615/1660
19-Dec-2003	\$1,475,000	U	I	CNL FUNDING 2001-A LP	SUMAN, MARTIN TRE	13263/1261
01-Jul-2003	\$1,113,500	Q	I	VICORP RESTAURANTS INC	C N L FUNDING 2001-A	12862/1879

2024 Land Information

Land Area: ≈ 53,439 sf | ≈ 1.22 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Restaurants/Cafe	202.12x278	\$65	56,189	SF	1.0000	\$3,652,285

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	5,096	5,096
Floor System	Slab On Grade	Open Porch (OPF)	0	1,572
Exterior Walls	Concrete Blk/Stucco	Total Area SF	5,096	6,668
Unit Stories	1	Building 1		
Roof Frame	Bar Joint/Rigid Frame			
Living Units	0			
Roof Cover	Blt Up Metal/Gypsum			
Year Built	1977			
Building Type	Restaurant / Lounge/Drive-In Rest.			
Quality	Above Average			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	Heat & Cooling Pkg			
Fixtures	24			
Effective Age	24			

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$4.00	28,500.0	\$114,000	\$114,000	0
FENCE	\$28.00	50.0	\$1,400	\$784	1992
PATIO/DECK	\$44.00	1,550.0	\$68,200	\$50,468	2015

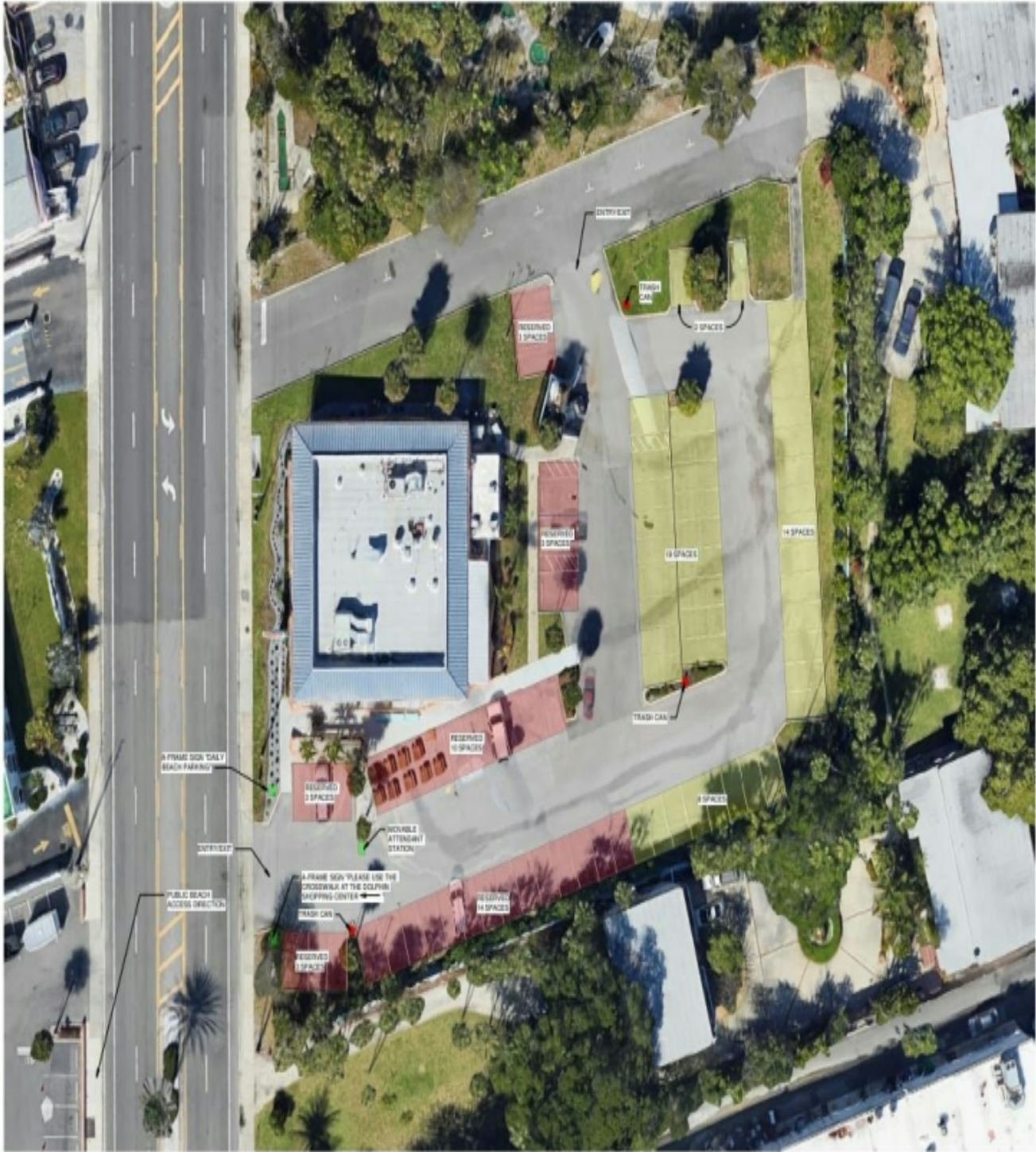
Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2300351	TPP USE	02/21/2023	\$20,000
2202606	ADDITION/REMODEL/RENOVATION	12/16/2022	\$15,000
BLD17-01229	TPP USE	04/09/2018	\$2,450
20151056	FIRESPRINK	07/27/2015	\$2,250
20150484	ADDITION/REMODEL/RENOVATION	03/26/2015	\$320,000
20150395	ROOF	03/12/2015	\$22,000
20150351	MISCELLANEOUS	03/11/2015	\$35,000
20141245	MISCELLANEOUS	10/21/2014	\$23,500

20100853	HEAT/AIR	08/02/2010	\$13,082
20060683	DAMAGE FIRE/FLOOD/VEHICLE	05/23/2006	\$11,000

PARKING COUNTS:	
STANDARD PARKING SPACES	74
ADA PARKING SPACES	4
TOTAL	78
<u>36 SPACES RESERVED FOR BUSINESS</u>	<u>36</u>
TOTAL SPACES AVAILABLE FOR BEACH PARKING	42



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

Agenda Report

Agenda Title Name: Courtesy Conceptual Site Plan Review: 9555 Blind Pass Rd (Blind Pass Marina)

Action Request:

Strategic Objective:

Date: February 12, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: This is a courtesy review by staff to discuss a conceptual site plan designed by the applicant. This is not a formal site plan review and is not associated with a formal site plan submission. The applicant must, at a minimum, submit a site plan application prior to submitting for building permits, and may require Land Development Code relief as has not yet been identified.

Funding: N/A

Attachments: 1. Conceptual Plans

BOUNDARY SURVEY

LEGAL DESCRIPTION:

PARCEL 1: (FEE)

A PORTION OF TRACT "A", BLIND PASS MARINA, AS RECORDED IN PLAT BOOK 51, PAGE 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEGIN FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT "A", BLIND PASS MARINA, AS RECORDED IN PLAT BOOK 51, PAGE 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 13, BEING A PART OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.28 FEET, ARC 154.62 FEET, CHORD 153.86 FEET, CHORD BEARING NORTH 62°11'21" WEST, THENCE NORTH 08°28'57" WEST, 175.14 FEET; THENCE SOUTH 81°31'03" WEST, 110.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°28'57" EAST, 136.85 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.28 FEET, ARC 92.642 FEET, CHORD 92.27 FEET, CHORD BEARING SOUTH 87°23'52" WEST, THENCE CONTINUE ALONG SAID BOUNDARY SOUTH 81°31'03" WEST, 203.23 FEET; THENCE NORTH 08°28'57" WEST, 309.10 FEET; THENCE NORTH 81°31'03" EAST, 295.01 FEET; THENCE SOUTH 08°28'57" EAST, 181.85 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE STIPULATED FINAL JUDGMENT AND ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 8992, PAGE 1028, AS AMENDED BY THE AMENDED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 9004, PAGE 97 AND THE AMENDED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 9005, PAGE 692, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:(LEASEHOLD)

TOGETHER WITH: LEASEHOLD ESTATE AS SET FORTH IN THAT SOVEREIGNTY SUBMERGED LANDS LEASE BY AND BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, LESSOR, AND ROBERT MANDERSCHIED, LESSEE, RECORDED FEBRUARY 1, 1990 IN OFFICIAL RECORDS BOOK 7188, PAGE 1299; AS AFFECTED BY MODIFIED SOVEREIGNTY SUBMERGED LANDS LEASES BY AND BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, LESSOR, AND BLIND PASS MARINA, INC., A FLORIDA CORPORATION, LESSEE, RECORDED SEPTEMBER 7, 1990 IN OFFICIAL RECORDS BOOK 7372, PAGE 1140, AND RECORDED MARCH 18, 1991 IN OFFICIAL RECORDS BOOK 7517, PAGE 1924; SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO REFLECT CHANGE IN OWNERSHIP BY AND BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, LESSOR, AND BLIND PASS MARINA ENTERPRISES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 21, 2001 IN OFFICIAL RECORDS BOOK 11588, PAGE 857; SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL AND MODIFICATION TO REFLECT CURRENT SURVEY AND SPECIAL LEASE CONDITIONS RECORDED AUGUST 30, 2021 IN OFFICIAL RECORDS BOOK 21692, PAGE 1665; AND SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO REFLECT CHANGE IN OWNERSHIP BY AND BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, LESSOR, AND WILLIAM F. KARNS JR. AND JEFF BEGINS, LESSEE, RECORDED _____ IN OFFICIAL RECORDS BOOK _____, PAGE _____, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, OVER THOSE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF SUBMERGED LAND IN BOCA CIEGA BAY LYING AND BEING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CORNER OF TRACT "A", BLIND PASS MARINA, AS RECORDED IN PLAT BOOK 51, PAGE 13, OF THE PUBLIC RECORDS OF PINELLA S COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11170, PAGE 2051, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING THREE COURSES, SOUTH 08°28'57" EAST, 136.85 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.28 FEET, ARC 92.42 FEET, CHORD 92.27 FEET, CHORD BEARING SOUTH 87°23'52" WEST, THENCE SOUTH 81°31'03" WEST, 203.23 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A" AND THE POINT OF BEGINNING; THENCE SOUTH 81°31'03" WEST, 38.64 FEET; THENCE NORTH 08°28'57" WEST, 2.00 FEET; THENCE SOUTH 81°31'03" WEST, 276.36 FEET; THENCE NORTH 08°28'57" WEST, 106.00 FEET; THENCE SOUTH 81°31'03" WEST, 8.00 FEET; THENCE NORTH 08°28'57" WEST, 94.60 FEET; THENCE NORTH 81°31'03" EAST, 8.00 FEET; THENCE NORTH 08°28'57" WEST, 56.50 FEET; THENCE SOUTH 81°31'03" WEST, 7.00 FEET; THENCE NORTH 08°28'57" WEST, 50.00 FEET; THENCE NORTH 81°31'03" EAST, 322.00 FEET TO A POINT ON THE WEST BOUNDARY OF SAID TRACT "A"; THENCE ALONG SAID BOUNDARY SOUTH 08°28'57" EAST, 309.10 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (FEE)

A PORTION OF THE GRANTOR'S TRACT, AS RECORDED IN DEED BOOK 1189, PAGE 579, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLIND PASS MARINA SUBDIVISION, AS RECORDED IN PLAT BOOK 51, PAGE 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, RUN NORTH 81°31'03" EAST, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION, THE SAME BEING 33 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF GULF BOULEVARD, FOR A DISTANCE OF 203.23 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTWARDLY, 92.44 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 443.28 FEET, THROUGH A CENTRAL ANGLE OF 11°56'57", A CHORD BEARING NORTH 87°29'29" EAST, 92.28 FEET TO THE SOUTHWEST CORNER OF SAID GRANTOR'S TRACT; THENCE NORTH 08°28'57" WEST, ALONG THE WEST LINE OF SAID GRANTOR'S TRACT, FOR A DISTANCE OF 14.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 08°28'57" WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 129.70 FEET TO THE NORTHWEST CORNER OF SAID GRANTOR'S TRACT; THENCE NORTH 81°31'03" EAST, ALONG THE NORTH LINE OF SAID GRANTOR'S TRACT, FOR A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF THE GRANTOR'S TRACT; THENCE SOUTH 08°28'57" EAST, ALONG THE EAST LINE OF SAID GRANTOR'S TRACT, FOR A DISTANCE OF 167.32 FEET TO A POINT ON CURVE, A RADIAL TO SAID POINT BEING NORTH 17°42'06" EAST; THENCE NORTHWESTWARDLY, 116.57 FEET ALONG THE ARC OF A CURVE, SAID CURVE BEING 47.00 FEET NORTH OF AND PARALLEL WITH AFORESAID CENTERLINE OF GULF BOULEVARD AND 14.00 FEET NORTH OF THE SOUTH BOUNDARY OF AFORESAID GRANTOR'S TRACT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 457.28 FEET, THROUGH A CENTRAL ANGLE OF 14°36'22", A CHORD BEARING NORTH 79°36'05" WEST, 116.26 FEET, TO THE POINT OF BEGINNING.

CERTIFIED TO:

PING PONG PARTNERS, LLC, A
SOUTH DAKOTA LIMITED LIABILITY
COMPANY; CHARLES J. BRUCK, KYLE
J. BRUCK, STEVE GIANFILIPPO,
BLAKE WHITNEY THOMPSON,
MICHAEL MINCBERG; VALLEY
NATIONAL BANK, NA, A NATIONAL
BANKING ASSOCIATION; FIDELITY
NATIONAL TITLE INSURANCE
COMPANY; FISHER & WILSEY, P.A.

COMMUNITY NUMBER: 125149

PANEL: 12103C0194

SUFFIX: H

F.I.R.M. DATE: 8/24/2021

FLOOD ZONE: AE

FIELD WORK: 9/20/2021

PROPERTY ADDRESS:

9555 BLIND PASS ROAD
ST PETE BEACH, FL 33706

SURVEY NUMBER: 501922

SYMBOL DESCRIPTIONS:

= CATCH BASIN
 = CENTERLINE ROAD
 = COVERED AREA
 = EXISTING ELEVATION
 = HYDRANT
 = MANHOLE
 = METAL FENCE
 = MISC. FENCE
 = PROPERTY CORNER
 = UTILITY BOX
 = UTILITY POLE
 = WATER METER
 = WELL
 = WOOD FENCE

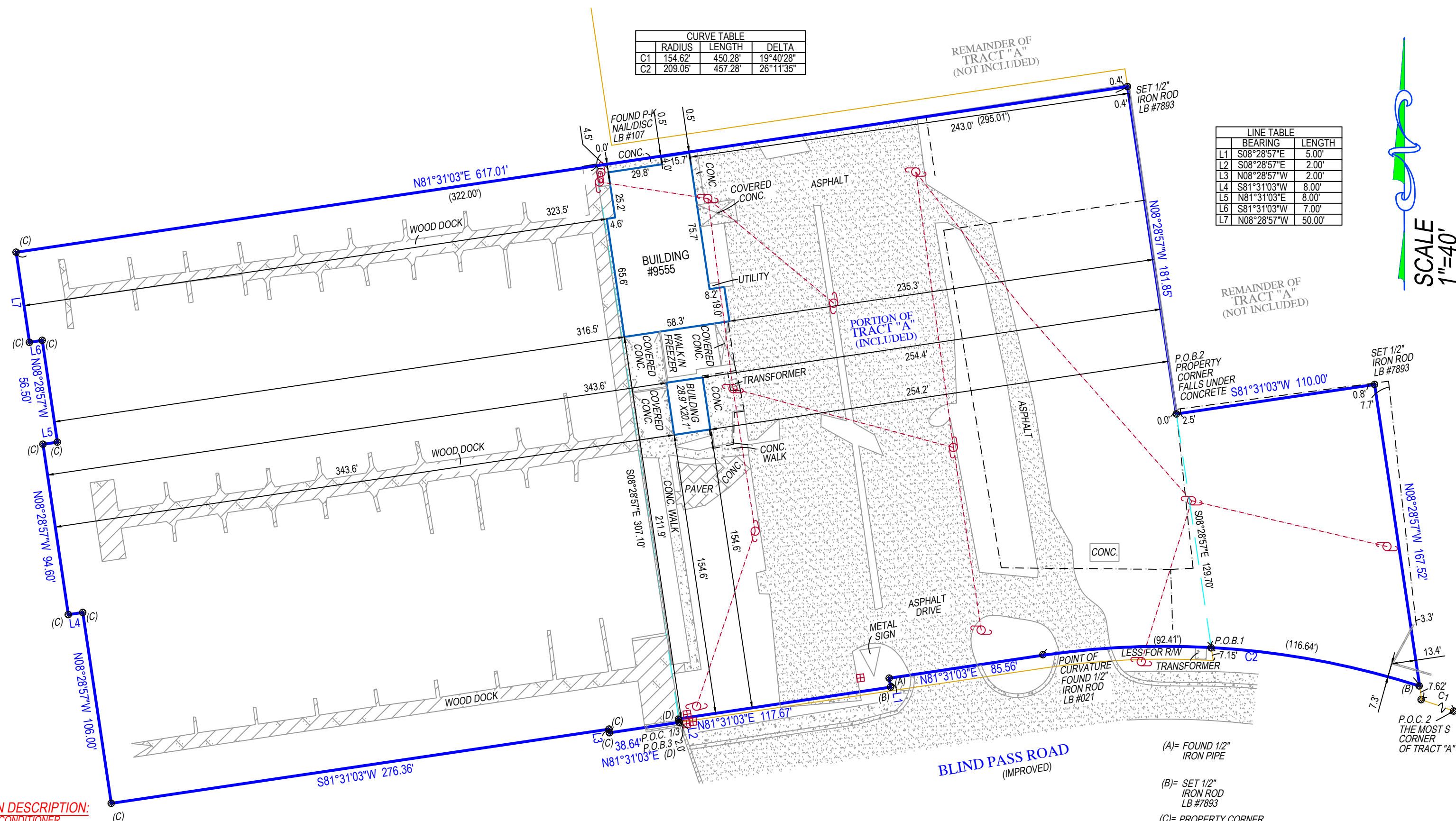


GRAPHIC SCALE (In Feet)
1 inch = 40 ft.

ABBREVIATION DESCRIPTION:

A/C AIR CONDITIONER
 C/C CENTERLINE
 Δ/C DELTA ANGLE
 I.D. IDENTIFICATION
 L LENGTH
 LB LICENSED BUSINESS
 N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 O.H. OVERHEAD UTILITIES
 P.C. POINT OF CURVATURE
 P.C.C. POINT OF COMPOUND CURVE
 P-K PARKER KYLON NAIL
 P.R.C. POINT OF REVERSE CURVE
 PSM PROFESSIONAL SURVEYOR MAPPER
 P.T. POINT OF TANGENCY
 R RADIAL / RADIUS
 R/W RIGHT OF WAY

REVISIONS:



SURVEY NOTES
ASPHALT DRIVE CROSSES THE PROPERTY
LINE ON SOUTHERLY SIDE OF LOT.

**WALL CROSSES THE PROPERTY LINE ON
NORTHERLY AND EASTERLY SIDES OF LOT.**

**THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.**

(A)= FOUND 1/2"
IRON PIPE
 (B)= SET 1/2"
IRON ROD
LB #7893
 (C)= PROPERTY CORNER
FALLS IN WATER
 (D)= PROPERTY CORNER
FALLS UNDER CONCRETE

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 A RAISED
EMBOSSED SEAL AND SIGNATURE.

(SIGNED) _____
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- THE LANDS DESCRIBED ARE EXTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCUMBRANCES LOCATED.

LB #7893
 SERVING FLORIDA
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>

TARGET
SURVEYING, LLC

- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.



SITE PLANNING
FILE LOCATION: D:\DOVETAIL PROJECT\24005- BLIND PASS MARINA\Mapas\24005- BLIND PASS MARINA 3.01.dwg
SAVED: 9/4/2024 4:58:19 PM

1 NEW SITE PLAN - ENLARGED
1/16" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

BLIND PASS MARINA

9555 BLIND PASS RD, ST PETE BEACH, FL 33706

CLIENT:



REVISIONS

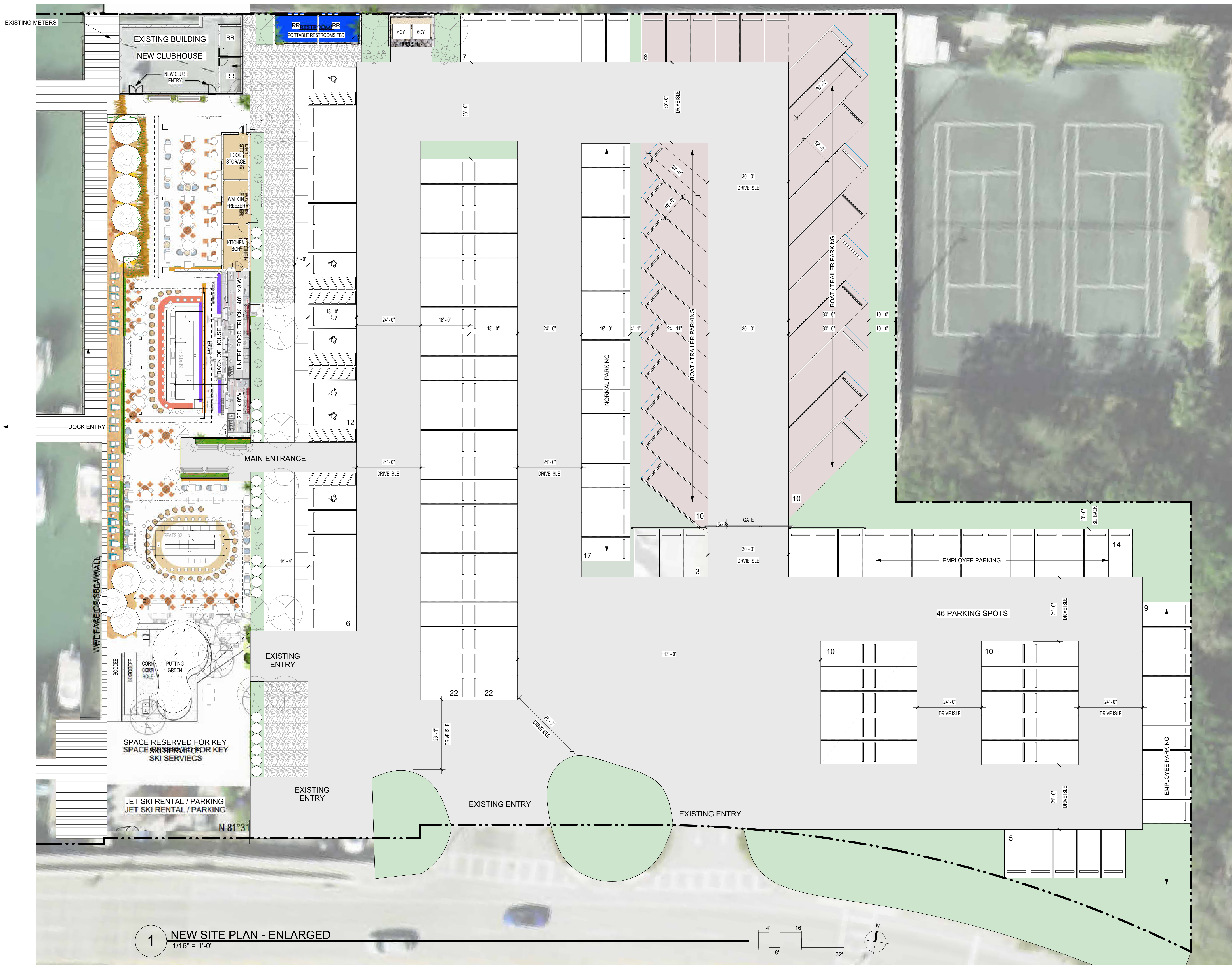
NO.	DATE:	DESCRIPTION

PROJECT NO: 24005
DRAWN BY: FLM
CHECKED BY: ASH
ISSUED FOR: SITE PLANNING
DATE: 09/03/24
SCALE: 1/16" = 1'-0"

AS-101

NEW SITE PLAN

SITE PLANNING
FILE LOCATION: D:\DOVETAIL PROJECT\24005- BLIND PASS MARINA\24005- BLIND PASS MARINA 3.01.dwg
SAVED: 9/4/2024 4:57:55 PM



1 NEW SITE PLAN - ENLARGED
1/16" = 1'-0"

BLIND PASS MARINA

9555 BLIND PASS RD, ST PETE BEACH, FL 33706

CLIENT:



REVISIONS

NO.	DATE:	DESCRIPTION

PROJECT NO: 24005
DRAWN BY: FLM
CHECKED BY: ASH
ISSUED FOR: SITE PLANNING
DATE: 09/03/24
SCALE: 1/16" = 1'-0"

AS-101

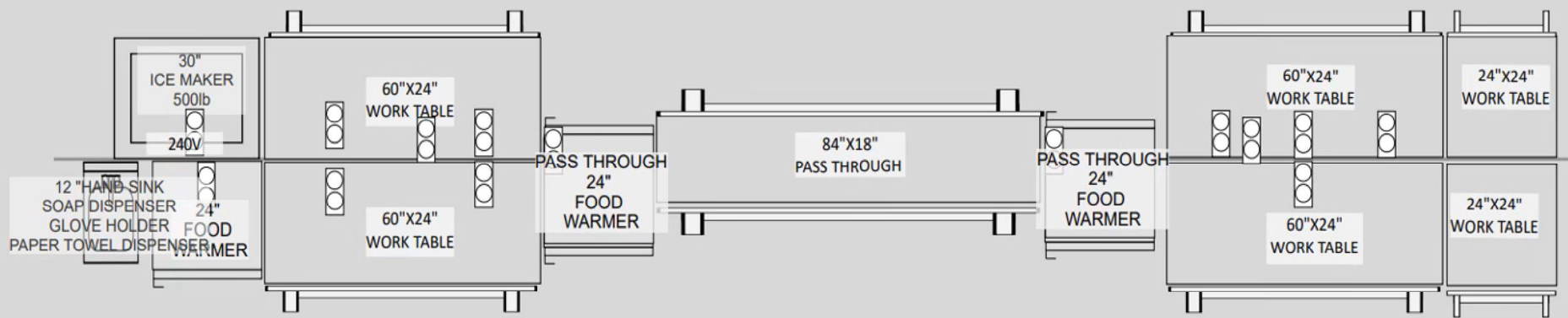
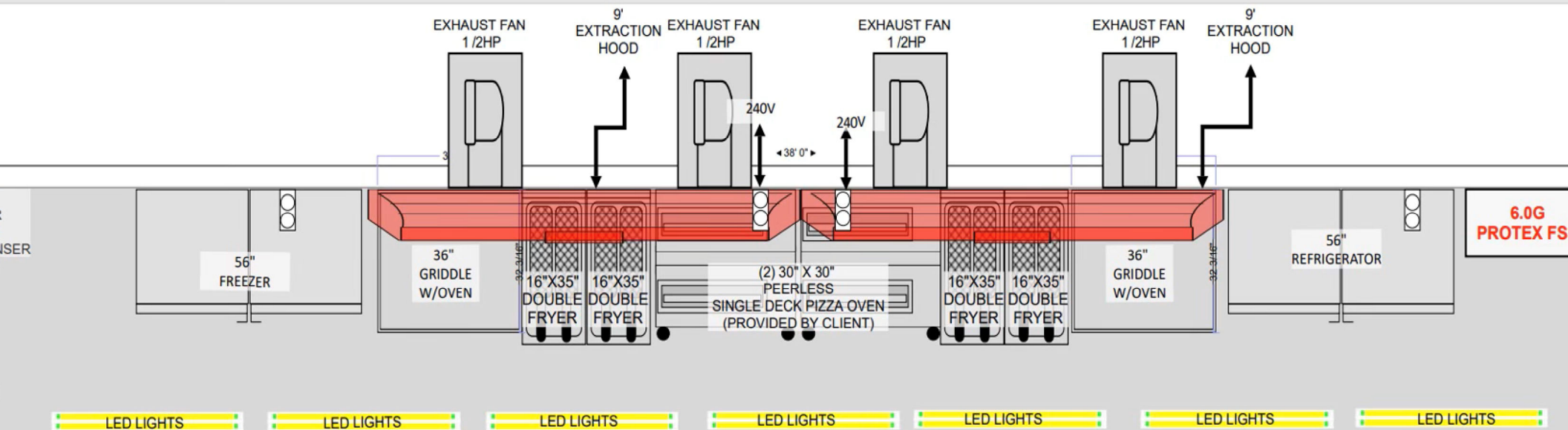
NEW SITE PLAN

SITE PLANNING
FILE LOCATION: D:\DOVETAIL PROJECT\24005- BLIND PASS MARINA\24005- BLIND PASS MARINA 3.0.rvt
SAVED: 9/4/2024 4:55:18 PM



1 NEW SITE PLAN - ENLARGED
1/16" = 1'-0"

NO.	DATE:	DESCRIPTION



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

Agenda Report

Agenda Title Name: Courtesy Development Concept Review: 400 Corey Avenue

Action Request:

Strategic Objective:

Date: February 12, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: This is a courtesy review to discuss a concept proposed by the applicant for utilization of the former Wells Fargo building at 400 Corey Avenue. This is not associated with an active site plan application or conditional use permit request (if necessary), which must be approved prior to issuance of an occupational license or building permit as relevant.

Funding:

Attachments:

1. Executive Summary for Technical Review Meeting
- From applicant
2. Survey scan (no date)
3. Record detail
4. Floor plan

Executive Summary

JKM Solutions Inc. – Business Plan for 400 Corey Avenue, St. Pete Beach, FL

Background

JKM Solutions Inc., led by Joe McEntegart, is under contract to purchase the vacant property at 400 Corey Avenue, formerly used as a bank. The building has been unoccupied for over three years. The City's Planning Department has agreed to review this summary and business plan at the upcoming Technical Review meeting on February 12, 2025, to provide input on occupancy requirements.

Joe McEntegart recently completed his career as a CPA and former CFO of Iron EagleX Inc., a Tampa-based defense contractor sold to General Dynamics in September 2024. He is now establishing a family office and evaluating retail business opportunities in St. Pete Beach.

Short-Term Plan (2025)

- **Use of Property:** The first floor will serve as office space for Joe McEntegart, his wife Sheri, and his son Stephen while business planning is underway.
- **Market Testing:** Retail product viability will be tested primarily on weekends during Q2 and Q3 of 2025, with corporate planning conducted Monday through Friday.
- **Structural Consideration:** A key decision will be whether to renovate the existing building or demolish it for a new, smaller structure.

Property Utilization

- **First-Floor Occupancy Only:** The initial plan limits use to the first floor. The second story and elevator will not be utilized.
- **Outdoor Display Area:** The parking areas and street frontage will be used for displaying potential retail products.
- **Future Development:** Long-term plans will be determined based on business performance and city requirements.

Target Retail Products (Planning Stage)

- Apparel
- Footwear
- Artwork
- Kayaks
- Paddleboards
- Professional Fishing Gear
- E-Bikes

- Golf Carts

City Review Objectives

JKM Solutions Inc. seeks feedback from the Planning Department on:

1. **Zoning and Permitted Uses:** Confirmation of retail and office use compliance with city regulations.
2. **Occupancy Requirements:** Necessary modifications or improvements for legal occupancy.
3. **Demolition and Redevelopment Guidelines:** City input on feasibility and permitting for building modification or demolition.
4. **Outdoor Display Compliance:** Requirements for temporary and permanent outdoor displays.

This plan is an early-stage business evaluation, and JKM Solutions Inc. aims to align its approach with city planning objectives.

Survey

E COREY AVENUE,

TWO STORY
MASONRY
BLDG

E BLIND PASS ROAD?

E 73 RD AVENUE,



Parcel Summary (as of 24-Dec-2024)				Parcel Map
Parcel Number				
36-31-15-77994-055-0080				
Owner Name				
OCHSNER CLINIC FOUNDATION				
Property Use				
2331 Financial Institution				
Site Address				
400 COREY AVE ST PETE BEACH, FL 33706				
Mailing Address				
1514 JEFFERSON HWY STE 543 NEW ORLEANS, LA 70121-2429				
Legal Description				
ST PETERSBURG BEACH REPLAT BLK 55, LOTS 8 THRU 16				
Current Tax District				
ST PETE BEACH (SPB)				
Year Built				
1963				
Heated SF	Gross SF	Living Units	Buildings	
11,655	12,495	0	1	

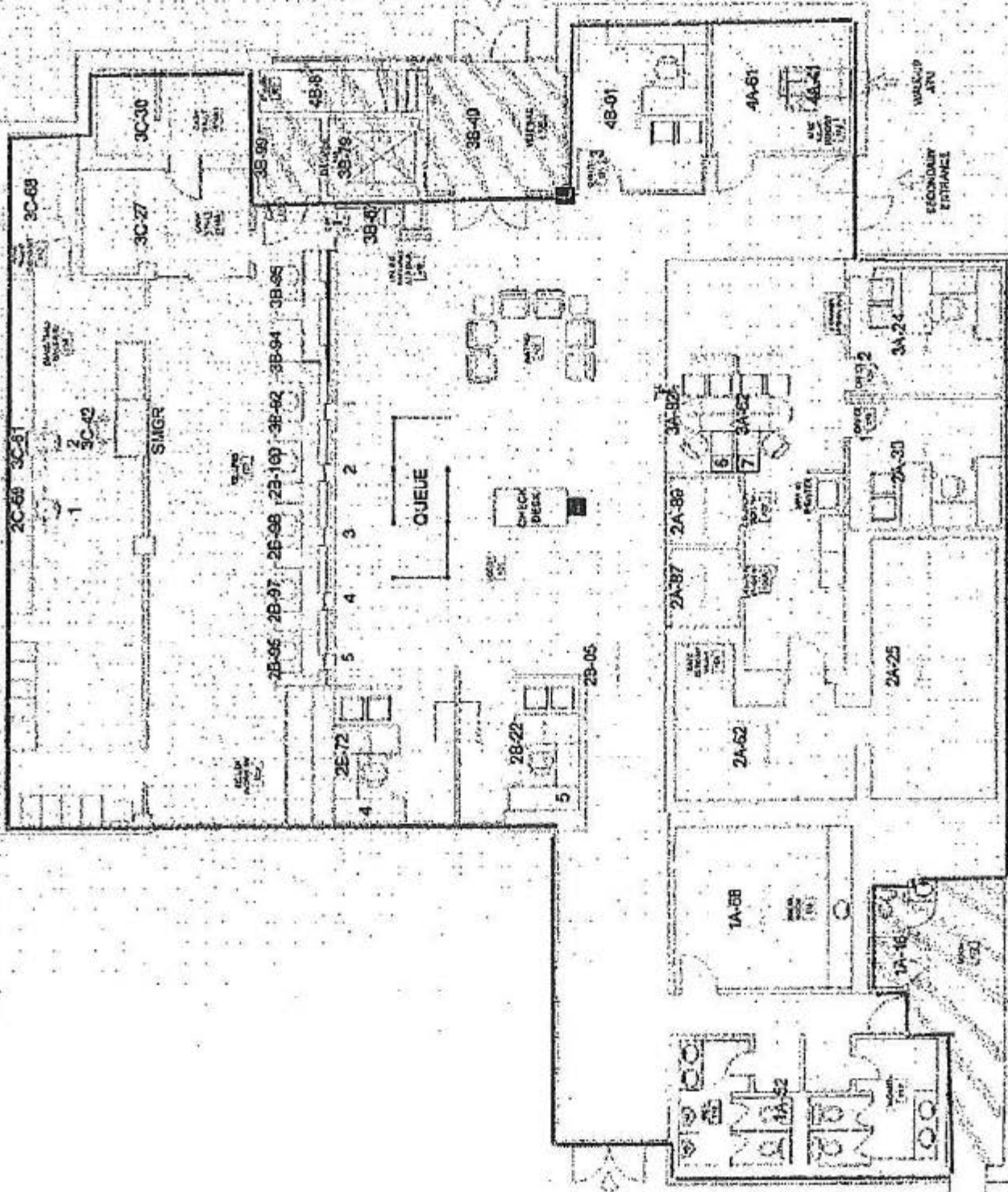
Exemptions				Property Exemptions & Classifications
Year	Homestead	Use %	Status	
2026	No	0%		
2025	No	0%		
2024	No	0%		
				No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

2D-10 3D-01 3D-02

2D-10 3D-01 3D-02

2D-10 3D-01 3D-02

2C-90 04-01



140775-01FF00A

Interior Court Area
6287
Exterior Court Area
6655