



**HISTORIC PRESERVATION BOARD MEETING  
CITY OF ST. PETE BEACH  
COMMISSION CHAMBERS**

155 Corey Avenue  
St. Pete Beach, FL 33706

Tuesday, January 27, 2026  
9:00 AM

Call to Order  
Pledge of Allegiance  
Roll Call

---

**SPECIAL MEETING**

1. **Approval of the Agenda**  
**Action Request: Motion to approve the 1/27/26 agenda.**
  
2. **Audience Comments**  
*If you wish to speak, please complete and submit a speaker's card to the City Clerk. When called, approach the podium and state your name and address for the record. Comments are limited to 3 minutes for both general and agenda items. Public comment on agenda items will be taken when that item is called. Any presentation intended as part of public comment must be provided to the City Clerk at least 24 hours before the meeting.*
  
3. **Action Items**
  - a. **Recommendation on Board of Adjustment Case No. 25142 for 702 Pass A Grille Way**  
As authorized at the January 13, 2026 regular meeting of the City Commission, Staff requests a recommendation from the Historic Preservation Board to the Board of Adjustment regarding Unnecessary & Undue Hardship Variance Case No. 25142 for 702 Pass A Grille Way.
  
4. **Next Meeting: February 5, 2026**
  
5. **Adjournment**

**APPEAL:** In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**AMERICANS WITH DISABILITIES ACT (ADA):** In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

**The public is cordially invited to attend this meeting.  
All agenda material is available for review at City Hall or [www.stpetebeach.org](http://www.stpetebeach.org).**

**HISTORIC PRESERVATION BOARD MEETING  
CITY OF ST. PETE BEACH  
COMMISSION CHAMBERS**

**Agenda Report**

**Agenda Title Name:** Recommendation on Board of Adjustment Case No. 25142: 702 Pass A Grille Way

**Action Request:** Motion to recommend [approval/approval with conditions/denial] of Unnecessary and Undue Hardship Variance Case 25142 for 702 Pass A Grille Way to the Board of Adjustment.

**Strategic Objective:**

**Date:** January 27, 2026

**Prepared By:** Brandon Berry, Senior Planner

**Through:** Laura Canary, Community Development Director

**Summary of Issue:** The subject variance request is associated with the proposed temporary lodging redevelopment site plan for 702 Pass A Grille Way, which was shared with the Historic Preservation Board in mid-2025. The applicant has submitted the subject variance request to maintain and expand an existing driveway connection from the property to Pass A Grille Way following redevelopment of the property. Retention and expansion of this driveway necessitates a variance pursuant to Land Development Code Sec. 40.11., which does not permit driveway access from the main thoroughfare when the parcel abuts an alley.

Staff will prepare a written recommendation from the Historic Preservation Board to the Board of Adjustment during or following this meeting, based on Board input. Staff requests limiting the recommendation to the subject variance.

**Funding:** N/A

**Attachments:**

1. Application
2. Site Plan Set
3. Survey



CASE #: 25142

PARCEL #: 19-32-16-58932-006-0170

SUBMITTAL DATE: 11/18/25 AMOUNT DUE: \$570.50 PAYMENT DATE: \_\_\_\_\_

**UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION**

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

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



**OWNER/AGENT INFORMATION:**

Identification	Name	Address	Phone #
Owner	702 PAG WAY LLC	702 Pass A Grille Way St Pete Beach, FL 33706	727-265-6269
Applicant/ Agent			
Owner Email Address: brandon@techtravel.com		Applicant/Agent Email Address:	

**PROPERTY FOR PROPOSED VARIANCE:**

Zoning Designation	Future Land Use Designation	Lot Area
CR-DEA		15,133 sq ft
Legal Description: <u>Morey Beach BIK 6, Lot 17</u>		
Address: <u>702 Pass A Grille Way St Pete Beach, FL 33706</u>		
Explanation of Request: <u>see attachment for answers</u>		
<u>40.11 LDC</u>		



5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
  
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;
  
7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
  
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.

  
Signature of Applicant

11/10/2005  
Date

\_\_\_\_\_  
Signature of Authorized Agent

\_\_\_\_\_  
Date

## Variance Narrative – 702 Pass-A-Grille Way

### Explanation of Request

We are requesting a variance to allow continued vehicle and property access via the existing and long-established driveway on Pass-A-Grille Way. The City is requiring that access be taken from the rear alley; however, the alley is extremely narrow, only allows movement of one vehicle at a time, and does not provide enough width for standard vehicles to safely maneuver without risking damage to vehicles or adjacent structures. The alley is also not passable for firetrucks, ambulances, or other emergency vehicles. The driveway on Pass-A-Grille Way has existed since approximately the 1920s, long before the ordinance was enacted in 2013. The variance is necessary to maintain safe, functional, and historically established access to the property.

### Findings

#### 1. Special conditions and circumstances exist which are peculiar to this property.

The rear alley is unusually narrow and only supports one vehicle at a time, making it physically unsuitable for regular access. Larger service vehicles and emergency vehicles cannot access the property through the alley without risk of damage or obstruction. These conditions are specific to this parcel. The existing access from the front of the property via Pass-A-Grille Way has been in continuous use since the 1920s and is part of the property's established functional layout.

#### 2. The special conditions and circumstances do not result from actions of the applicant.

The driveway and access arrangement predate current ownership and the City's 2013 ordinance. No action taken by the current or prior owners created this condition.

#### 3. Literal interpretation of the Code results in unnecessary and undue hardship.

Requiring alley-only access effectively prevents the property from being accessed in a safe and usable manner. Additionally, the literal interpretation of the ordinance functionally negates the property's ability to be used for its allowed commercial zoning purposes, because commercial use requires reliable vehicle access, service access, and emergency access.

#### 4. The hardship has not been knowingly created to circumvent regulations.

No new construction or changes to access have been made. The existing access from the front of the property via Pass-A-Grille Way has been in continuous lawful use for nearly a century. The request simply seeks to continue what has always existed.

#### 5. Financial return is not the reason for this request.

This request is required to maintain the property's lawful ability to function as permitted under its zoning, including commercial use. Without this variance, the property cannot be reasonably used as-zoned.

**6. Granting the variance provides equal treatment.**

Allowing continued use of the existing driveway permits the property to maintain the same reasonable access enjoyed by other similarly zoned properties.

**7. This is the minimum variance necessary.**

No additional changes, enlargement, or intensification are requested. Only continuation of the existing access point is being sought.


**8. The variance aligns with the intent of the Comprehensive Plan and is not detrimental.**


Maintaining established access ensures safe circulation, preserves emergency vehicle route availability, and maintains neighborhood consistency. It will not negatively impact the public welfare, property values, or neighborhood character.





## 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.**


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

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

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

 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.

 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.

 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.

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

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

  
Signature of Applicant

  
Date



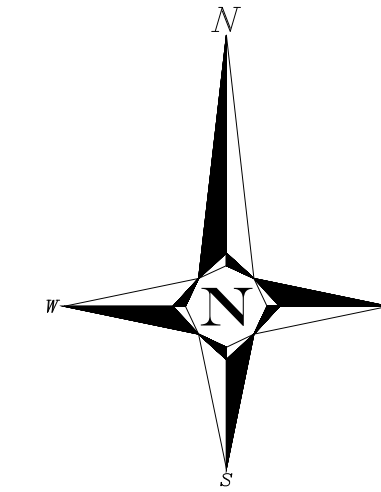




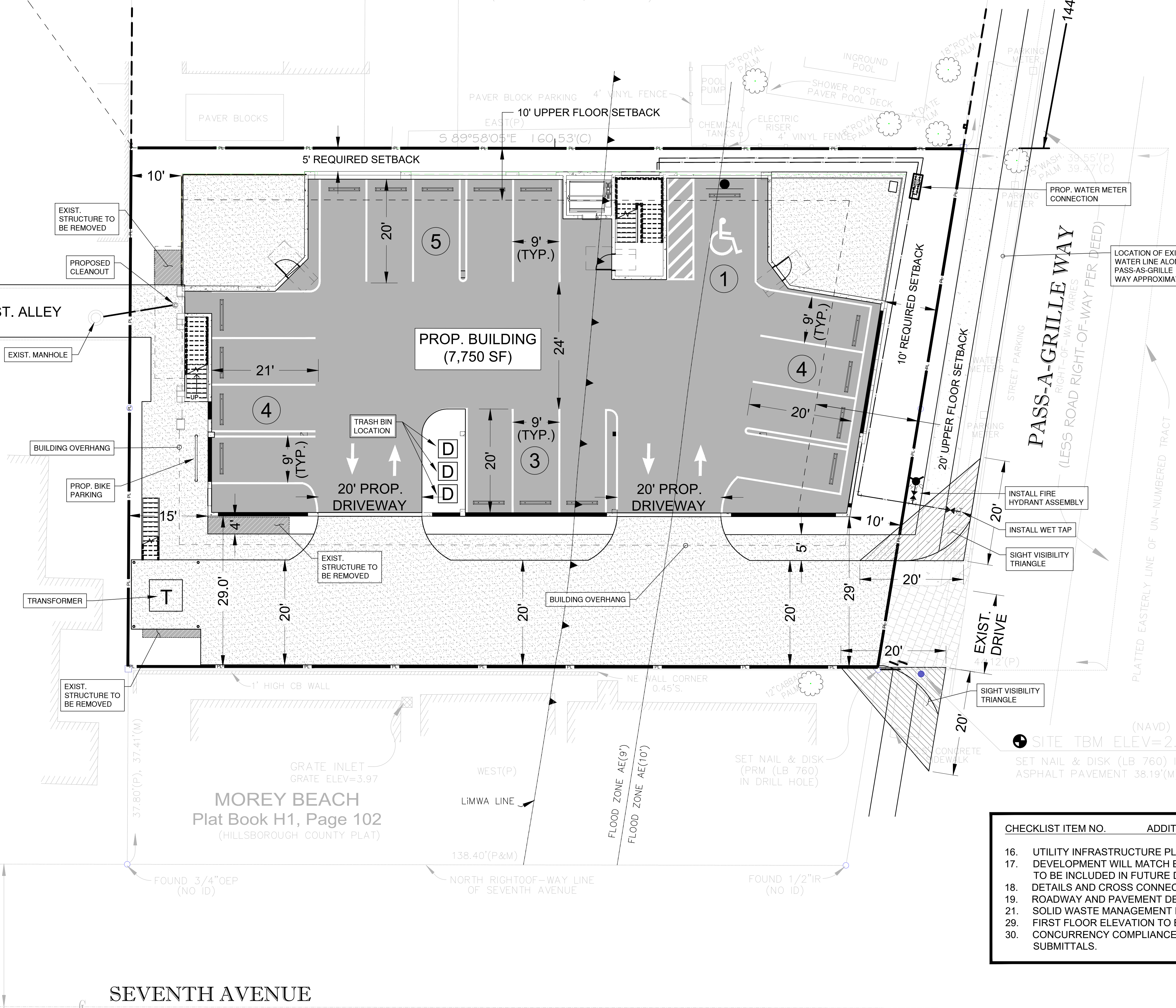
MOREY BEACH  
Plat Book H1, Page 102  
(HILLSBOROUGH COUNTY PLAT)

18' ALLEY PER PLAT  
VACATED PER CITY OF ST. PETE  
BEACH ORDINANCE NO. 2008-16  
PUBLIC UTILITY EASEMENT RESERVED  
BY SAME DOCUMENT  
(O.R. BOOK 16279, PAGE 2383)

EXIST.  
HYDRANT



SCALE: 1" = 10'



SITE SUMMARY		
<b>SITE AREA</b>	15,345 S.F. ~ 0.352 ACRES	
<b>EXIST. IMPERVIOUS AREA</b>		
BUILDINGS	1,386 S.F.	0.032 AC.
CONCRETE	150 S.F.	0.003 AC.
PAVER BLOCK	3,717 S.F.	0.086 AC.
<b>TOTAL EX. IMPERVIOUS AREA</b>	<b>5,253 S.F.</b>	<b>0.121 AC. (34%)</b>
<b>EXIST. PERVIOUS AREA</b>		
NATURAL/LANDSCAPED	10,092 S.F.	0.232 AC.
<b>TOTAL EX. PERVIOUS AREA</b>	<b>10,092 S.F.</b>	<b>0.232 AC. (0.66%)</b>
<b>PROP. IMPERVIOUS AREA</b>		
BUILDINGS	7,678 S.F.	0.176 AC.
CONCRETE	5,405 S.F.	0.124 AC.
<b>TOTAL PROP. IMPERVIOUS AREA</b>	<b>13,083 S.F.</b>	<b>0.300 AC. (85%)</b>
<b>PROP. PERVIOUS AREA</b>		
NATURAL/LANDSCAPED	2,262 S.F.	0.052 AC.
<b>TOTAL PROP. PERVIOUS AREA</b>	<b>2,262 S.F.</b>	<b>0.052 AC. (15%)</b>

LEGEND	
	PROP. ASPHALT PAVEMENT AREA
	PROP. CONCRETE PAVEMENT AREA
	EXIST. PAVER AREA
	EXIST. STRUCTURE TO BE REMOVED
	SIGHT VISIBILITY TRIANGLE
	PROPERTY LINE
	PROP. TRANSFORMER
	PROP. DUMPSTER
	PROP. TRAFFIC SIGN
	PROP. WHEEL STOP

- CHECKLIST ITEM NO.      ADDITIONAL QUALIFICATION NOTES:
- UTILITY INFRASTRUCTURE PLANS TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
  - DEVELOPMENT WILL MATCH EXISTING GRADES ALONG PROPERTY LINES. INTERNAL SITE GRADES TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
  - DETAILS AND CROSS CONNECTION CONTROL TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
  - ROADWAY AND PAVEMENT DESIGN TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
  - SOLID WASTE MANAGEMENT PLAN TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
  - FIRST FLOOR ELEVATION TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
  - CONCURRENCY COMPLIANCE AND APPLICATION TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON D. KINNEY, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

132 Mirror Lake Drive N., Suite 202  
St. Petersburg, FL 33701  
Telephone No. (727) 894-0404  
Registry No. 30184

**VES**  
**VICKSTROM**  
ENGINEERING SERVICES, INC.

HELIOS - PROPOSED TRANSIENT STAY

702 PASS-A-GRILLE WAY  
ST. PETERSBURG, FL. 33706

CLIENT

702 PAG WAY LLC.  
3112 PASS-A-GRILLE WAY  
ST. PETERSBURG, FL. 33706  
PHONE: 727 - 592 - 2286

REVISIONS:  
SPR TRC  
SUBMISSION 7.21.25

Jason D. Kinney, P.E.  
P.E. No. 62547  
State of Florida

DATE: 7-17-25  
SCALE: 1"=10'  
DRN. BY: S.KH  
CHK'D. BY: JDK

PROJ. No.  
Sheet C1

C:\Users\Sasankhujaraj\OneDrive\Engineering Services\In\Projects\702 Pass-A-Grille Beach Hotel\1 - CIVIL\CAD\Conceptual\DRG Site Plan\_7-16-2025.dwg, Layout: 7/17/2025 4:09:28 PM, Sasankhujaraj

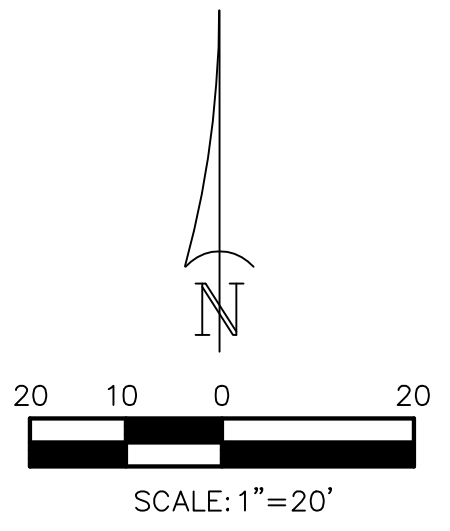
LOT 17, BLOCK 6, MOREY BEACH SUBDIVISION, OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.  
LESS AND EXCEPT ROAD RIGHT OF WAY FOR PASS A GRILLE WAY CONTAINING 0.354 ACRES, MORE OR LESS.

NOTES

- BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF PASS-A-GRILLE WAY, BEING ASSUMED AS S09°17'43"W.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLAS AND VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE ALSO FIELD MEASURED UNLESS NOTED.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- THE SITE APPEARS TO BE IN FLOOD ZONE AE (EL 9 FEET), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 125149, MAP NUMBER 12103C288H, EFFECTIVE DATE 8/24/2021 (MAP INDEX NUMBER 12103C02C, MAP REVISED DATE 8/24/2021). POLARIS ASSOCIATES, INC. AND THE SIGNING SURVEYOR HEREBY ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
- ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESENTED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK, DESIGNATION 872 6442 TIDAL 2, HAVING AN ELEVATION OF 5.22, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
- TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER. BREAST-HIGH, SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
- THIS SURVEY IS BASED ON U.S. FEET.

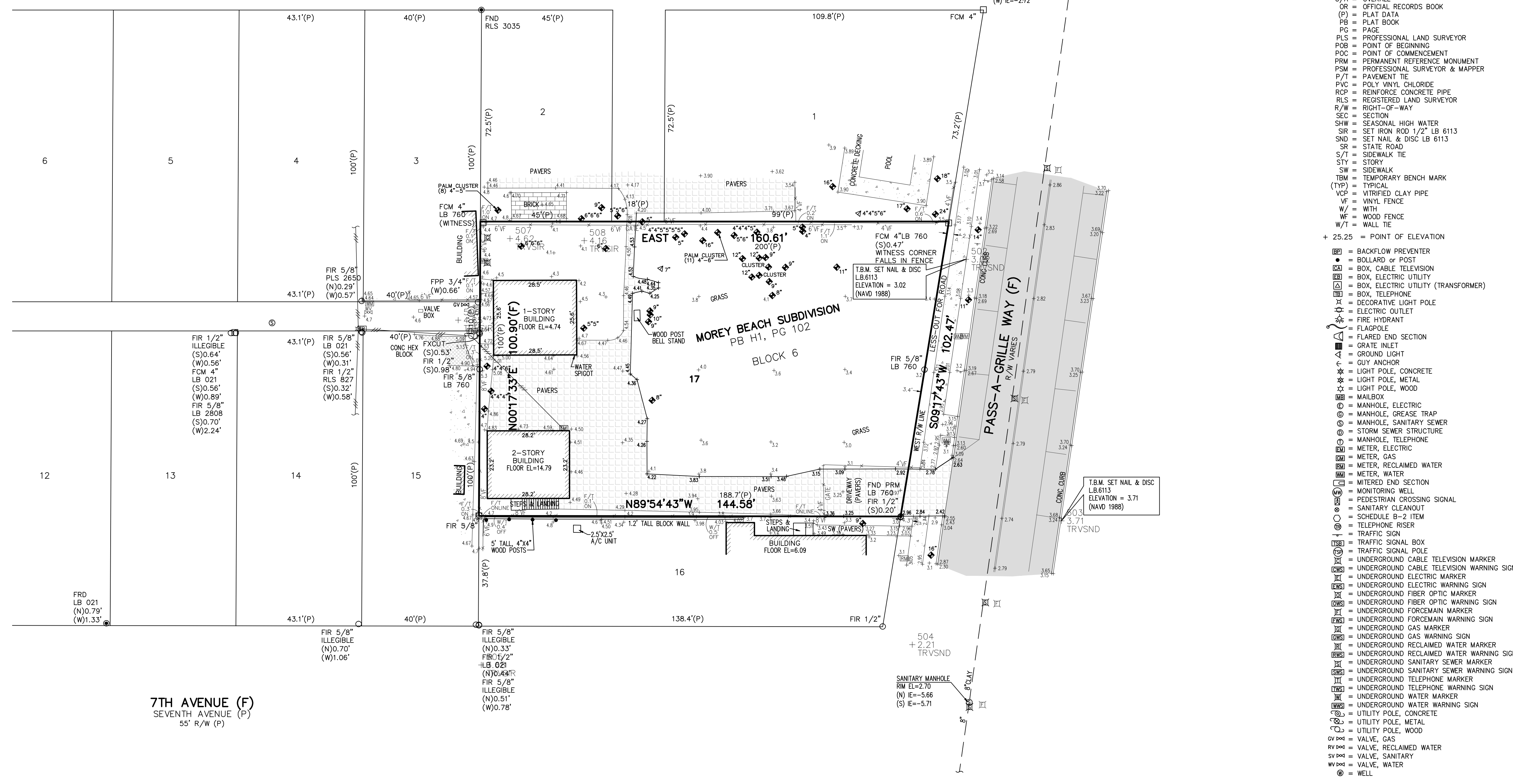
LEGEND

- A/C = AIR CONDITIONER UNIT
- BLDG = BUILDING
- (C) = CALCULATED DATA
- CCR = CERTIFIED CORNER RECORD
- CLF = CHAIN LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- COR = CORNER
- CPB = CONDOMINIUM PLAT BOOK
- C/T = CURB TIE
- (D) = DEED DATA
- DB = DEED BOOK
- DIP = DUCTILE IRON PIPE
- ECMP = ELLIPTICAL CORRUGATED METAL PIPE
- EL = ELEVATION
- EP = EDGE OF PAVEMENT
- ERCP = ELLIPTICAL REINFORCE CONCRETE PIPE
- (F) = FIELD DATA
- FCM = FOUND CONCRETE MONUMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FIR = FOUND IRON ROD
- FND = FOUND NAIL & DISC
- FOP = FOUND OPEN PIPE
- FPP = FOUND PINCHED PIPE
- FRRS = FOUND RAILROAD SPIKE
- F/T = FENCE TIE
- FXC = FOUND X-CUT
- GR = GRATE ELEVATION
- IE = INVERT ELEVATION
- (L) = LEGAL DESCRIPTION DATA
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- MAS = MASONRY
- MHW = MEAN HIGH WATER
- NP = NORMAL POOL
- O/A = OVERALL
- OR = OFFICIAL RECORDS BOOK
- (P) = PLAT DATA
- PB = PLAT BOOK
- PG = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR
- POB = POINT OF BEGINNING
- PCC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- P/T = PAVEMENT TIE
- PVC = POLY VINYL CHLORIDE
- ROP = REINFORCE CONCRETE PIPE
- RLS = REGISTERED LAND SURVEYOR
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- SHW = SEASONAL HIGH WATER
- SIR = SET IRON ROD 1/2" LB 6113
- SND = SET NAIL & DISC LB 6113
- SR = STATE ROAD
- S/T = SIDEWALK TIE
- STY = STORY
- SW = SIDEWALK
- TBM = TEMPORARY BENCH MARK
- (TYP) = TYPICAL
- VCP = VITRIFIED CLAY PIPE
- VF = VINYL FENCE
- W/ = WITH
- WF = WOOD FENCE
- W/T = WALL TIE
- + 25.25 = POINT OF ELEVATION
- ☐ = BACKFLOW PREVENTER
- = BOLLARD or POST
- ⊠ = BOX, CABLE TELEVISION
- ⊞ = BOX, ELECTRIC UTILITY
- ⊞ = BOX, ELECTRIC UTILITY (TRANSFORMER)
- ⊞ = BOX, TELEPHONE
- ⊞ = DECORATIVE LIGHT POLE
- ⊞ = ELECTRIC OUTLET
- ⊞ = FIRE HYDRANT
- ⊞ = FLAGPOLE
- ⊞ = FLARED END SECTION
- ⊞ = GRATE INLET
- ⊞ = GROUND LIGHT
- ⊞ = GUY ANCHOR
- ⊞ = LIGHT POLE, CONCRETE
- ⊞ = LIGHT POLE, METAL
- ⊞ = LIGHT POLE, WOOD
- ⊞ = MAILBOX
- ⊞ = MANHOLE, ELECTRIC
- ⊞ = MANHOLE, GREASE TRAP
- ⊞ = MANHOLE, SANITARY SEWER
- ⊞ = STORM SEWER STRUCTURE
- ⊞ = MANHOLE, TELEPHONE
- ⊞ = METER, ELECTRIC
- ⊞ = METER, GAS
- ⊞ = METER, RECLAIMED WATER
- ⊞ = METER, WATER
- ⊞ = MITERED END SECTION
- ⊞ = MONITORING WELL
- ⊞ = PEDESTRIAN CROSSING SIGNAL
- ⊞ = SANITARY CLEANOUT
- ⊞ = SCHEDULE B-2 ITEM
- ⊞ = TELEPHONE RISER
- ⊞ = TRAFFIC SIGN
- ⊞ = TRAFFIC SIGNAL BOX
- ⊞ = TRAFFIC SIGNAL POLE
- ⊞ = UNDERGROUND CABLE TELEVISION MARKER
- ⊞ = UNDERGROUND CABLE TELEVISION WARNING SIGN
- ⊞ = UNDERGROUND ELECTRIC MARKER
- ⊞ = UNDERGROUND ELECTRIC WARNING SIGN
- ⊞ = UNDERGROUND FIBER OPTIC MARKER
- ⊞ = UNDERGROUND FIBER OPTIC WARNING SIGN
- ⊞ = UNDERGROUND FORECMAIN MARKER
- ⊞ = UNDERGROUND FORECMAIN WARNING SIGN
- ⊞ = UNDERGROUND GAS MARKER
- ⊞ = UNDERGROUND GAS WARNING SIGN
- ⊞ = UNDERGROUND RECLAIMED WATER MARKER
- ⊞ = UNDERGROUND RECLAIMED WATER WARNING SIGN
- ⊞ = UNDERGROUND SANITARY SEWER MARKER
- ⊞ = UNDERGROUND SANITARY SEWER WARNING SIGN
- ⊞ = UNDERGROUND TELEPHONE MARKER
- ⊞ = UNDERGROUND TELEPHONE WARNING SIGN
- ⊞ = UNDERGROUND WATER MARKER
- ⊞ = UNDERGROUND WATER WARNING SIGN
- ⊞ = UTILITY POLE, CONCRETE
- ⊞ = UTILITY POLE, METAL
- ⊞ = UTILITY POLE, WOOD
- ⊞ = VALVE, GAS
- ⊞ = VALVE, RECLAIMED WATER
- ⊞ = VALVE, SANITARY
- ⊞ = VALVE, WATER
- ⊞ = WELL



8TH AVENUE (F)  
SIXTH AVENUE (P)  
55' R/W (P)

7TH AVENUE (F)  
SEVENTH AVENUE (P)  
55' R/W (P)



TREE LEGEND

- ⊕ = BAY TREE
- ⊕ = BOTTLE BRUSH TREE
- ⊕ = CAMPHOR TREE
- ⊕ = CEDAR
- ⊕ = CHINABERRY TREE
- ⊕ = CITRUS TREE
- ⊕ = CYPRESS TREE
- ⊕ = ELM TREE
- ⊕ = EUCALYPTUS TREE
- ⊕ = MAGNOLIA TREE
- ⊕ = MAPLE TREE
- ⊕ = MULBERRY TREE
- ⊕ = OAK TREE
- ⊕ = OTHER SPECIES
- ⊕ = PALM TREE
- ⊕ = PECAN TREE
- ⊕ = PERSIMMON TREE
- ⊕ = PINE TREE
- ⊕ = SYCAMORE TREE
- ⊕ = WAX MYRTLE TREE
- ⊕ = WILLOW TREE

- — — — — = TOP OF BANK
- — — — — = TOE OF SLOPE or CENTER LINE OF DITCH
- — — — — = 6" CHAIN LINK FENCE UNLESS OTHERWISE NOTED
- — — — — = OVERHEAD UTILITY LINES
- — — — — = APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- — — — — = APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- — — — — = APPROXIMATE LOCATION OF UNDERGROUND FORECMAIN
- — — — — = APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE
- — — — — = APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
- — — — — = APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE

DATE	NUMBER	REVISIONS	BY

CERTIFICATION

CERTIFIED TO: FUSCO, SHAFFER & PAPPAS, INC.  
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.  
JULY 29, 2025  
DATE OF SURVEY  
DAN H. RIZZUTO  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER LS 5227  
STATE OF FLORIDA

PROJECT: 702 PASS-A-GRILLE WAY, ST PETE BEACH, FL  
TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY  
PREPARED FOR: FUSCO, SHAFFER & PAPPAS, INC.

**POLARIS ASSOCIATES INC.**  
PROFESSIONAL SURVEYING LB 6113  
2165 SUNNYDALE BOULEVARD, SUITE D  
CLEARWATER, FLORIDA 33765  
(727) 461-6113

CHECKED BY:	SCALE:	DRAWN BY:	JOB NO.	DRAWING PATH:	SHEET
DHR	1" = 20'	JT	5646-01	H:\N\5646\DWG\5646B1.DWG	1 OF 1