



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

**Notice of Public Meeting
Technical Review Committee**

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

Thursday, June 4, 2026
1:00 PM

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. Unnecessary & Undue Hardship Variance No. 26086: 8351 Blind Pass Rd**
Trey Ware for Jonathan Rinkinen and Brittany Pierpont of 8351 BLIND PASS LLC requests to repave the existing concrete and turf block parking lot that contains more parking spaces than required by code with asphalt, where turf block is required for the hardscape parking surface of excess on-site parking (LDC Sec. 23.5.(b)). Zoning of ROR.
- 2. Temporary Use Permit No. 26077: 0 [Parcel #06-32-16-08172-000-0210] Gulf Blvd**
S. Elise Batsel, Esq. c/o Stearns Weaver Miller for Grand Plaza Hotel Owner LLC c/o Gencom Acquisition LLC requests a temporary use permit to utilize a former unimproved off-premise parking lot site for commercial parking for 90 days with up to one 30-day extension. LR zoning, within the Gulf Blvd Redevelopment District of Special Planning Area 1. Subject property is located at the south-west corner of Gulf Blvd and 50th Ave W.

Next Meeting: June 17, 2026

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

Agenda Report

Agenda Title Name: Unnecessary & Undue Hardship Variance No. 26086:
8351 Blind Pass Rd

Action Request:

Strategic Objective:

Date: June 4, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Trey Ware for Jonathan Rinkinen and Brittany Pierpont of 8351 BLIND PASS LLC requests to repave the existing concrete and turf block parking lot that contains more parking spaces than required by code with asphalt, where turf block is required for the hardscape parking surface of excess on-site parking (LDC Sec. 23.5.(b)). Zoning of ROR.

Funding:

Attachments:

1. 26086 - Certificate of Completeness with Submittal Documents



Memo To: Board of Adjustment
From: Brandon Berry, Senior Planner
Date: 5/22/2026
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment and placed on the agenda for **June 29, 2026**.

Variance Case Number: 26086
Application Type: Unnecessary & Undue Hardship Variance
Owner: Jonathan Rinkinen and Brittany Pierpont of 8351 Blind Pass LLC
Applicant/Agent: Trey Ware of Ware & Sliker Construction
Parcel Number: 25-31-15-78102-098-0020
Address: 8351 Blind Pass Rd
Zone: ROR

Submittal Documents:

1. Completed Unnecessary & Undue Hardship Variance package with application form, consisting of seven sheets.
2. Boundary survey prepared by Edward D. Murphy, RLS, dated April 29, 2026, consisting of one sheet.
3. Impervious surface ratio worksheet, dated May 12, 2026, consisting of one sheet.

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

City/Board Professionals:

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Board of Adjustment Attorney <i>via email</i> | <input type="checkbox"/> City Manager |
| <input type="checkbox"/> TRC Committee <i>via email</i> | |

Board Members:

- | | |
|---------------------------------------|-------------------------------------|
| <input type="checkbox"/> Denise Chase | <input type="checkbox"/> Joe Kunzer |
| <input type="checkbox"/> Chris Core | <input type="checkbox"/> Dan Small |
| <input type="checkbox"/> Jim Schmidt | |

Cc: Trey Ware, Agent (trey@waresliker.com)
Jonathan Rinkinen & Brittany Pierpont, Owners (8351blindpass@gmail.com)

CASE #: _____

PARCEL #: 25-31-15-78102-098-0020

SUBMITTAL DATE: _____ AMOUNT DUE: _____ PAYMENT DATE: _____

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following items are to be submitted, along with this application, to be reviewed for completeness:

- Two (2) copies of the property survey, to scale, 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;
- Two (2) copies of a survey or site plan showing the request with dimensions, setbacks and other pertinent information, drawn to scale, of size a maximum of 36"x48" and minimum of 11"x17";
- Two (2) copies of scaled construction plans;
- Completed Impervious Surface Ratio (ISR) worksheet or equivalent;
- Emailed copy of the survey, plans and supplemental documents to planning @stpetebeach.org.
- The application fee and associated mailing fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	8351 Blind Pass LLC (Jonathan Rinkinen Brittany Pierpont)	8351 Blind Pass Rd St. Pete Beach, FL 33706	(248) 249-5595
Applicant/ Agent	Trey Ware (Ware & Sliker Construction)	5185 Lake Valencia Blvd. W. Palm Harbor, FL 34684	(407) 927-8056
Owner Email Address: 8351blindpass@gmail.com		Applicant/Agent Email Address: trey@waresliker.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation ROR - Residential Office Retail	Future Land Use Designation Office	Lot Area 11,500 sf = 0.264 Ac
Legal Description: St Petersburg Beach Replat of Blk 98 Blk 98, Lot 2		
Address: 8351 Blind Pass Rd, St. Pete Beach, FL 33706		
Explanation of Request: _____ <u>The Owner and Applicant request a variance from LDC Section 23.5(b) to permit parking spaces</u> <u>in excess of the minimum required parking to be constructed of asphalt, while remaining fully</u> <u>compliant with the City's Impervious Surface Ratio (ISR) requirements.</u>		

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;

Special conditions and circumstances exist that are unique to the subject property and are not generally applicable to other properties within the same zoning district. Specifically, the combination of:

- a) a relatively large lot size, and
- b) an approved lower-intensity use

creates a condition in which the property cannot reasonably utilize its available area for compliant parking improvements under LDC Section 23.5(b). While the property has sufficient area to accommodate additional parking within ISR limits, the Code restricts the material composition of such parking in a manner that disproportionately affects properties with lower parking demand relative to a lot size. This creates a unique limitation not commonly experienced by other properties in the same zoning district.

For example, the existing 2,900 sf building on the subject property has an approved Use of "Office." To increase the parking lot area to a capacity greater than the minimum parking requirements while maintaining ISR limits, LDC Sec 23.5(b) provides only two options for the Owner & Applicant, both of which are considered an undue and unnecessary hardship:

1. Parking structure - the existing building and lot are far too small to construct a parking garage. A parking garage is not a reasonable use of land on this property.
2. Split the construction of a new parking lot into a combination of impervious materials (asphalt paving) and pervious materials (grass, turf block, or crushed shell) - a downgrade in appearance, construction quality, and safety vs. a fully-paved asphalt parking surface.

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

The special conditions and circumstances of this variance request do not result from the actions of the applicant or a prior owner of the property. This request is simply for a variance in how existing code is applied to the subject property so that the Owner & Applicant can take advantage of the subject property's full development potential - just like all other properties within the City limits.

The hardship arises from the interaction between the City approved Use of the property and the specific requirements of LDC 23.5(b), as applied to the physical characteristics of the site.

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;

A literal interpretation of LDC Section 23.5(b) deprives the Owner and Applicant of rights commonly enjoyed by other properties within the same zoning district and results in an unnecessary and undue hardship.

Other properties are able to develop parking areas using asphalt paving up to the allowable ISR limits. However, due to the subject property's approved use and resulting lower minimum parking requirement, any additional parking must comply with restrictive material requirements that do not apply in the same way to properties with higher parking demands.

As a result, the subject property is effectively prevented from utilizing its allowable impervious area in a manner consistent with other similarly zoned properties.

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

The hardship was not created by any person. The hardship exists with the Owner & Applicant strictly because of how existing Land Development Code is applied to the subject property.

The requested variance:

1. Does not increase density or intensity of use,
2. Does not alter the approved use of the property, and
3. Simply allows reasonable site improvements within existing ISR limitations.

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

The request is not based on achieving greater financial return. In fact, the requested improvement (full asphalt paving) represents a higher-quality and more durable construction method, and is not the least-cost option available. The request is solely based on achieving a reasonable and functional site design consistent with surrounding development patterns.

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;

Granting the variance will provide treatment consistent with that afforded to other properties within the same zoning district.

The variance would allow the subject property to utilize its allowable impervious surface area in a manner similar to other properties, rather than being subject to a disproportionate restriction due to its specific use classification and lot size.

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

The requested variance is the minimum necessary to allow reasonable use of the property. This is a request for variance from only one subsection of the Land Development Code, 23.5(b). All other applicable regulations, including ISR limits, will remain fully in effect.

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

The requested variance is consistent with the intent of the Comprehensive Plan and Land Development Code, and will not be detrimental to the public welfare.

On the other hand, a strict interpretation of LDC 23.5(b) **WOULD NOT** be in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, **WOULD BE** injurious to the neighborhood or otherwise detrimental to the public safety and welfare, **WOULD NOT** be compatible with the neighborhood, and **WILL** substantially diminish or impair property values within the neighborhood. A split parking lot of impervious and pervious construction materials per LDC 23.5(b) is aesthetically unpleasant, not compatible with the neighborhood, a lesser quality product that would impair property values within the neighborhood, and would be unsafe to the public as a result of the introduced trip hazards. The property owner operates a business within the existing building that serves a substantial client base of elderly individuals, many of whom are over the age of 70. As a result, a significant portion of clients rely on mobility aids such as walkers or wheelchairs. Changes in parking surface materials, from asphalt to crushed shell, grass, or turf block, creates inconsistent and less stable conditions that increase the risk for slips, trips, and falls.

Additionally, the proposed parking lot will be graded for proper drainage and have concrete curbs along the perimeter so that there are no stormwater (or any other) impacts to the neighboring properties.

 5/12/26
Signature of Applicant Date

 05/12/2026
Signature of Authorized Agent Date

VARIANCE APPLICATION

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

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

 JR 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.

 JR 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.

 JR 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.

 JR 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.

 JR 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.

 JR 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

 5/12/26

Date

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE Jonathan Rinkinen & Brittany Pierpont (8351 Blind Pass, LLC)
(print name of property owner)

hereby authorize Trey Ware (Ware & Sliker Construction)
(print name of agent)

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

[Signature]
Signature of Owner

[Signature]
Signature of Owner

Brittany Pierpont
Print Name of Owner

Jonathan Rinkinen
Print Name of Owner

The forgoing instrument was acknowledged before me this 12 day of
May 20 26 by Brittany Pierpont and or who is
Jonathan Rinkinen
personally known as _____ produced FL DL as
identification.

[Signature]
(Notary Signature)

5/12/26
(Date)

My Commission Expires 12/04/2026



DEAR APPLICANT:

Staff will post signs in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing for unnecessary and undue hardship or practical difficulty variances or final administrative decision for administrative variances. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, City Manager, or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good legible condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall notify city staff to obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, or City Manager.

A Notary Public is available in City Hall; 155 Corey Avenue.



PUBLIC HEARING SIGN POSTING AFFIDAVIT

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

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

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

Name(print): Jonathan Rinkinen

Address: 8351 Blind Pass Rd, St. Pete Beach, FL 33706

Jonathan Rinkinen Signature 5/12/26 Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 12 day of May, 2026 by: Jonathan Rinkinen who appeared before me, and is personally known to me, or has produced as identification, and did take an oath.

My commission Expires:

NOTARY: Teri Harmon

Print Name: Teri Harmon Notary

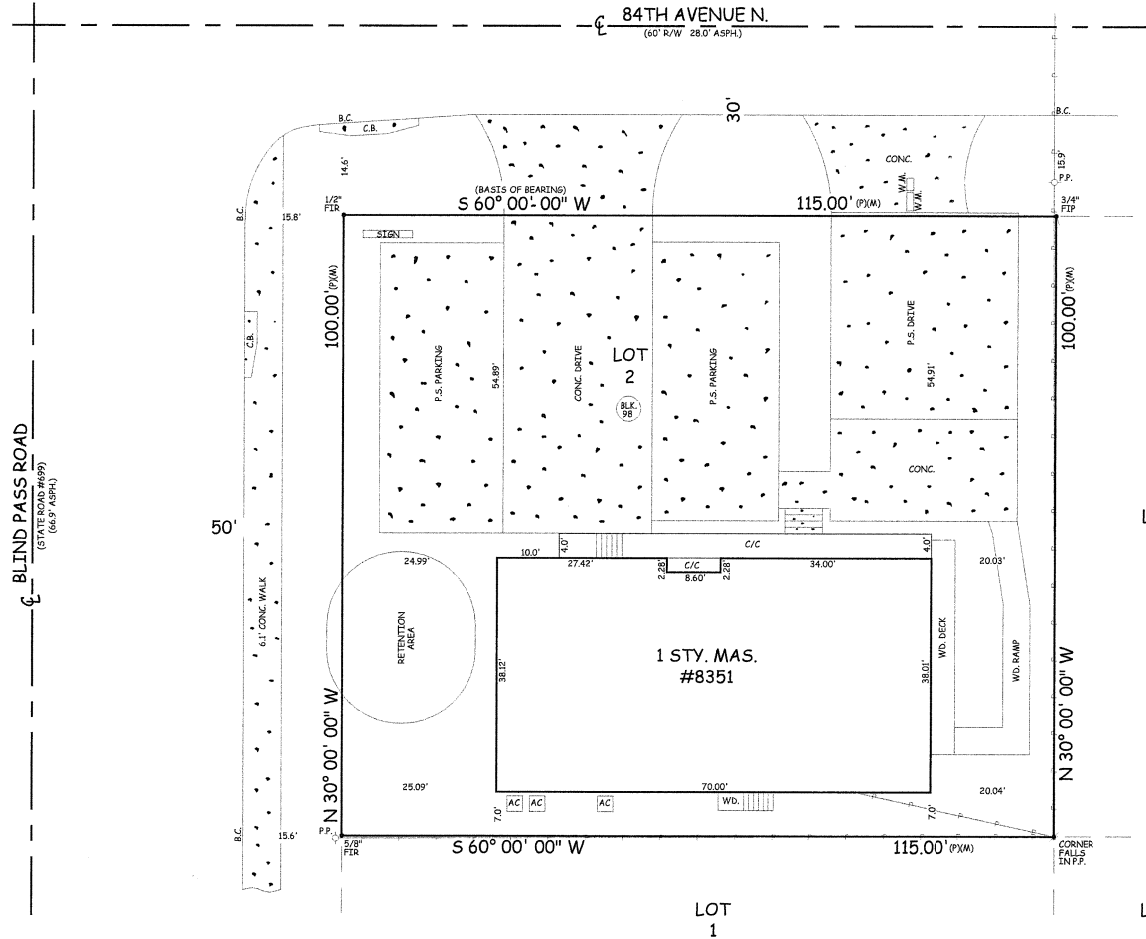
Public, State of Florida

(Notarial Seal)



SCALE: 1" = 20'

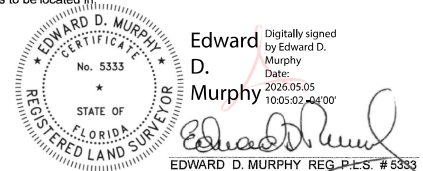
SEC. 25 TWP. 31 S. RGE. 15 E.
SEC. 36 TWP. 31 S. RGE. 15 E.



A BOUNDARY SURVEY OF: Lot 2, Block 98, ST. PETERSBURG BEACH BLOCK 98 REPLAT, as recorded in Plat Book 26, Page 104 of the Public Records of Pinellas County, Florida.

CERTIFIED TO: 8351 Blind Pass LLC

JOB NO.: 26-448		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410	According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in: Flood zone: AE Comm. Panel No.: 125149 (194 H Map Date: 8/24/2021 Base Flood Elev.: 10.0' FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR AN EMBOSSED SURVEYOR'S SEAL AND SIGNATURE. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740	
DATE OF FIELD WORK: 4/29/2026			EMAIL: Murphyslandsurveying@gmail.com	



LEGEND: P.O.L. - POINT ON LINE P.O.C. - POINT OF COMMENCEMENT P.O.B. - POINT OF BEGINNING P.I. - POINT OF INTERSECTION P.C. - POINT OF CURVATURE P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE P.R.M. - PERMANENT REFERENCE MONUMENT FIN. FLR. ELEV. - FINISHED FLOOR ELEVATION N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988 F.D. - FOUND N.A.D. - NAIL AND DISK F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD F.E. - FENCE ADJ. - ADJACENT FENCE F.I./A.I. - ADJACENT FENCE C.L.F. - CHAIN LINK FENCE MTL. - METAL R. - RADIUS A - ARC C - CHORD Δ - DELTA RW - RIGHT OF WAY # - NUMBER MAS. - MASONRY FRM. - FRAME STY. - STORY G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER B.C. - BACK OF CURB W.W. - WING WALL E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK TYP. - TYPICAL O.H. - OVERHANG W.W. - WING WALL G. - GUTTERLINE RW - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST ESMT. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN W.D. - WOOD BLK. - BLOCK SWH. - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE D.B. - DRAIN BASIN GAR. - GARAGE A.G.P. - ABOVE GROUND POOL C.W. - COVERED WOOD C.P.S. - COVERED PATIO STONE C/C - COVERED CONCRETE GARBA - COVERED AREA A/C. - AIR CONDITIONER S.P. - SCREENED PORCH P-P. - OVERHEAD POWER LINES C-C. - OVERHEAD CABLE LINES P.P. - POWER POLE L.P. - LIGHT POLE
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
8351 BLIND PASS, LLC

Filing Information

Document Number	L24000451213
FEI/EIN Number	33-1698687
Date Filed	10/23/2024
Effective Date	10/23/2024
State	FL
Status	ACTIVE

Principal Address

8351 BLIND PASS ROAD
ST. PETE BEACH, FL 33706

Mailing Address

8351 BLIND PASS ROAD
ST. PETE BEACH, FL 33706

Registered Agent Name & Address

PIERPONT, BRITTANY
8351 BLIND PASS ROAD
ST. PETE BEACH, FL 33706

Authorized Person(s) Detail

Name & Address

Title MGR

PIERPONT, BRITTANY
8351 BLIND PASS ROAD
ST. PETE BEACH, FL 33706

Title MGR

RINKINEN, JONATHAN
8351 BLIND PASS ROAD
ST. PETE BEACH, FL 33706

Annual Reports

Report Year	Filed Date
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2025	04/25/2025
2026	04/28/2026

Document Images

[04/28/2026 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/25/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[10/23/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

Jonathan Rinkinen
8351 Blind Pass, LLC
8351 Blind Pass Rd.
St. Pete Beach, FL 33706

Contractor/Applicant Name & Address

Trey Ware
Ware & Sliker Construction
5185 Lake Valencia Blvd. W
Palm Harbor, FL 34684

Phone 248-249-5595

Phone 407-927-8056

Email 407-927-8056

Email trey@waresliker.com

Property Address 8351 Blind Pass Rd. St. Pete Beach, FL 33706

Total Lot Area (sq. ft.) 11,500 sf

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	2,908	sq. ft.
Parking and Driveway:	1,783	sq. ft.
Pool and/or Patio areas:	Inc. in Bldg.	sq. ft.
Walkways:	0	sq. ft.
Other:	0	sq. ft.
TOTAL EXISTING IMPERVIOUS SURFACE:	4,691	sq. ft.

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	2,908	sq. ft.
Parking and Driveway:	4,925	sq. ft.
Pool and/or Patio areas:	Inc. in Bldg.	sq. ft.
Walkways:	247	sq. ft.
Other:	0	sq. ft.
TOTAL PROPOSED IMPERVIOUS SURFACE:	8,080	sq. ft.

4,691 sq. ft.	÷	11,500 sq. ft.	=	40.8%
Total Existing Impervious Surfaces		Lot Area		Existing Impervious Surface Ratio

8,080 sq. ft.	÷	11,500 sq. ft.	=	70.3%
Total Proposed Impervious Surfaces		Lot Area		Proposed Impervious Surface Ratio

Certification:

I, Jonathan Rinkinen 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: *Jonathan Rinkinen* Date: 5/17/26

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

Agenda Report

Agenda Title Name: Temporary Use Permit No. 26077: 0 [Parcel #06-32-16-08172-000-0210] Gulf Blvd

Action Request:

Strategic Objective:

Date: June 4, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: S. Elise Batsel, Esq. c/o Stearns Weaver Miller for Grand Plaza Hotel Owner LLC c/o Gencom Acquisition LLC requests a temporary use permit to utilize a former unimproved off-premise parking lot site for commercial parking for 90 days with up to one 30-day extension. LR zoning, within the Gulf Blvd Redevelopment District of Special Planning Area 1. Subject property is located at the south-west corner of Gulf Blvd and 50th Ave W.

Funding:

Attachments:

1. Application Cover Letter
2. Application
3. Owner Authorization
4. Vesting Deed
5. Narrative and Exhibits
6. Survey

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Nicholas Sanders
401 East Jackson Street, Suite 2100
Post Office Box 3299
Tampa, FL 33601
Direct: (813) 222-5056
Email: nsanders@stearnsweaver.com

May 8, 2026

VIA E-MAIL AND HAND DELIVERY
Brandon Berry (bberry@stpetebeach.org)
155 Corey Avenue
St. Pete Beach, FL 33706

Re: Temporary Use Permit Application: Parcel ID 06-32-16-08172-000-0210

Brandon,

This cover letter accompanies a temporary use permit application for the above-referenced property. Include herewith are the following documents:

1. Temporary Use Application with Legal Description of Property
2. Executed Owner's Authorization Form with Entity Information
3. Special Warranty Deed (O.R. 20377, Page 540)
4. Written Narrative with Details of Request and Exhibits
5. Signed and Sealed Survey of the Subject Property

A check in the amount of \$180.36 is being hand-delivered, alongside physical copies of the above-referenced documents. Please let me know if you have any questions.

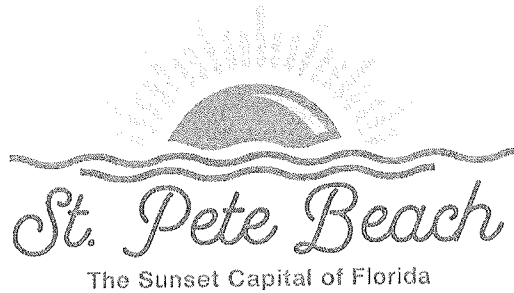
Thank you,



Nick Sanders, Esq.

Enclosures

cc: S. Elise Batsel, Esq. (ebatsel@stearnsweaver.com)
Kevin Reali, Esq. (kreali@stearnsweaver.com)
Suzanne Walker (swalker@stearnsweaver.com)



TEMPORARY USE PERMIT APPLICATION

CASE NUMBER: _____

PROPERTY FOR PROPOSED TEMPORARY USE

Legal Description: See Exhibit "A" attached hereto and incorporated herein

Parcel ID 06-32-16-08172-000-0210

Address W of Gulf Blvd, Vacant Lot between 5000 and 5050 Gulf Blvd.

Current Zoning: LR FLUM Designation: SPA-1 Lot Area: 23,052 SF

Existing Use: Vacant Lot Proposed Use: Parking Lot, Commercial

APPLICANT/AGENT:

Name: S. Elise Batsel, Esq,
c/o Stearns Weaver Miller

Address: 401 E Jackson St, Suite 2100

City: Tampa State: FL

Zip: 33602 Phone: 813-223-4800

Email: ebatsel@stearnsweaver.com
(and nsanders@stearnsweaver.com)

PROPERTY OWNER:

Name: Grand Plaza Hotel Owner LLC
c/o Gencom Acquisition LLC

Address: 2700 Tigertail Ave

City: Miami State: FL

Zip: 33133 Phone: 813-223-4800

Email: ebatsel@stearnsweaver.com
(and nsanders@stearnsweaver.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)

See written narrative submitted alongside this application and incorporated herein

EXHIBIT "A"

Temporary Use Permit Application

Parcel ID No. 06-32-16-08172-000-0210

Lots 20, 21, 22, Unit D, Bennett Beach, a subdivision according to the plat thereof recorded in Plat Book 16, Page 112, in the Public Records of Pinellas County, Florida, less and except that portion conveyed to the State of Florida Department of Florida by Order of Taking recorded in Official Records Book 1533, Page 187, Public Records of Pinellas County, Florida.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
GRAND PLAZA HOTEL OWNER, LLC

Filing Information

Document Number M18000009786
FEI/EIN Number 83-2231759
Date Filed 10/30/2018
State DE
Status ACTIVE
Last Event LC STMNT OF RA/RO CHG
Event Date Filed 03/16/2021
Event Effective Date NONE

Principal Address

2700 TIGERTAIL AVE
MIAMI, FL 33133

Mailing Address

2700 TIGERTAIL AVE
MIAMI, FL 33133

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 03/16/2021

Address Changed: 03/16/2021

Authorized Person(s) Detail

Name & Address

Title VP

Levitt, Julie
2700 TIGERTAIL AVE
MIAMI, FL 33133

Title Authorized Member

St. Pete Holdco Owner LLC
2700 TIGERTAIL AVE
MIAMI, FL 33133

Annual Reports

Report Year	Filed Date
2024	04/03/2024
2025	04/16/2025
2026	02/24/2026

Document Images

02/24/2026 -- ANNUAL REPORT	View image in PDF format
04/16/2025 -- ANNUAL REPORT	View image in PDF format
04/03/2024 -- ANNUAL REPORT	View image in PDF format
04/24/2023 -- ANNUAL REPORT	View image in PDF format
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04/29/2021 -- ANNUAL REPORT	View image in PDF format
03/16/2021 -- CORLCRACHG	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/11/2019 -- ANNUAL REPORT	View image in PDF format
10/30/2018 -- Foreign Limited	View image in PDF format

THIS INSTRUMENT PREPARED BY:

Foley & Lardner LLP
Megan J. Ellis, Esq.
100 North Tampa Street, Suite 2700
Tampa, Florida 33602

AND SHOULD BE RETURNED TO:

Stearns, Weaver Miller Weissler Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, Florida 33130
Attention: Jason Post, Esq.

Parcel ID #s: 06-32-16-00000-320-0500 and 06-32-16-08172-000-0210

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 21st day of December, 2018 between GRAND PLAZA RESORTS, INC., a Florida corporation (the “Grantor”), and GRAND PLAZA HOTEL OWNER, LLC, a Delaware limited liability company (the “Grantee”), whose mailing address is c/o Gencom Acquisition, LLC, 2700 Tigertail Avenue, Miami, Florida 33133.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$ 10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee and Grantee’s successors, heirs and assigns the real property (the “Property”) located in Pinellas County, Florida, and more particularly described in **Exhibit “A”** attached hereto and made a part hereof.

SUBJECT ONLY TO the matters set forth in **Exhibit “B”** attached hereto and made a part hereof, without re-imposing any of the same.

TOGETHER with all the tenements, hereditaments, easements and appurtenances belonging or in any way appertaining to the Property.

TOGETHER with all buildings, fixtures and other improvements as presently located on the Property.

TOGETHER with all of the Grantor’s right, title and interest in and to any existing or proposed streets, roadways, alleys and/or rights of way which are adjacent to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

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

IN WITNESS WHEREOF, Grantor has caused Special Warranty Deed to be executed on the day and year first above written.

WITNESSES:

GRANTOR:

GRAND PLAZA RESORTS, INC., a Florida corporation

Megan J. Ellis
Print: Megan J. Ellis

By: [Signature]
Name: James Kotsopoulos
Title: Chairman

Tara Motley
Print: Tara Motley

(CORPORATE SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 18th day of December, 2018, by James Kotsopoulos, as Chairman of GRAND PLAZA RESORTS, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or presented a valid FL driver's license as identification and did not take an oath.

Notary Stamp/Seal:

Notary Signature: Arlene M. Bryson
Notary Print: Arlene M. Bryson
Notary Public, State of Florida



Commission No.: _____
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

Parcel I

That certain real property located in Section 6, Township 32 South, Range 16 East, Pinellas County, Florida, and described as:

From the intersection of the Westerly boundary of Gulf Boulevard (an 80.00 foot right of way) with the Northerly boundary of BENNETT BEACH UNIT "A", according to the plat thereof recorded in Plat Book 16, Page 106, Public Records of Pinellas County, Florida, as a POINT OF BEGINNING; thence S 57°14'46" W., 524.44 feet, more or less, along said North boundary of BENNETT BEACH UNIT "A", to a point on the approximate Mean High Water Line of the Gulf of Mexico, said point being designated as POINT "A" for convenience; return thence to the POINT OF BEGINNING and thence N. 22°54'18" W, 203.49 feet, along said Westerly boundary of said Gulf Boulevard; thence S. 57°14'46" W., 524.44 feet, more or less, to the said approximate Mean High Water Line; thence Southerly along said approximate Mean High Water Line, 203.49 feet, more or less, to POINT "A".

LESS the North 75 feet thereof and less that part lying within 40 feet of the survey line of State Road No. 699, conveyed to the State of Florida in Official Records Book 1384, Page 274 of the Public Records of Pinellas County, Florida.

TOGETHER WITH:

Lots 7, 8 and 9, BENNETT BEACH UNIT "A", according to the Plat thereof recorded in Plat Book 16, Page 106, Public Records of Pinellas County, Florida, together with that certain alley separating Lot 7 from Lots 8 and 9, which said alley was vacated and Quit-Claimed by the City of St. Petersburg Beach, by instrument dated August 6, 1968, together with any and all lands lying and situated between Lots 8 and 9, as shown on said plat, and the waters of the Gulf of Mexico.

The above described lands being otherwise described as:

From a POINT OF BEGINNING at the intersection of the Westerly right of way line of Gulf Boulevard (an 80.00 foot right of way) with the Northerly boundary of BENNETT BEACH UNIT "A", as recorded in Plat Book 16, Page 106, Public Records of Pinellas County, Florida; thence Northwesterly along said right of way line by the following two courses: 1) by a curve to the left, radius 4257.18 feet, arc 99.13 feet, chord N. 22°14'16" W., 99.13 feet; 2) thence N. 22°54'18" W., 28.45 feet; thence S 57°14'46" W., 678 feet, more or less, to the approximate Mean High Water Line of the Gulf of Mexico to POINT "B" for convenience; return thence to the POINT OF BEGINNING and thence S. 57°14'46" W., 293.28 feet, along said Northerly boundary of BENNETT BEACH UNIT "A", to the most Northerly corner of Lot 7 of said plat; thence S. 33°07'00" E., 100.00 feet to the most Easterly corner of said Lot 7; thence S. 56°53'00" W. along the Southeasterly line of said Lot 7 and the aforementioned Southeasterly vacated alley and the Southeasterly line of Lot 9 of said plat and its Southwesterly extension, the same being the Northwesterly right of way line of 52nd Avenue, 388 feet, more or less, to the approximate Mean High Water Line of the Gulf of Mexico; thence Northwesterly along said approximate Mean High Water Line to the aforementioned POINT "B", and binding therewith.

Parcel II

Lots 20, 21, 22, Unit D, Bennett Beach, a subdivision according to the plat thereof recorded in Plat Book 16, page 112, in the Public Records of Pinellas County, Florida, less and except that portion conveyed to the State of Florida Department of Florida by Order of Taking recorded in Official Records Book 1533, page 187, Public Records of Pinellas County, Florida.

EXHIBIT B**PERMITTED EXCEPTIONS**

(All recording references herein pertain to the Official Records of Pinellas County, Florida.)

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Condition set forth in Warranty Deed recorded in Official Records Book 2907, page 722 as follows: "Alley herewith deeded to remain a part of Lots 7, 8 and 9 and shall not be sold or resubdivided independent or apart from said adjoining lots." and as shown on survey prepared by American Surveying, Inc. dated 8/27/2018 Job No. 08000518. (As to Parcel I)
3. Declaration of Unity of Title recorded November 30, 2015 in Official Records Book 19001, page 1566. (Parcels I and II)
4. Easement 25 feet in width on the rear of Lots 20, 21 and 22 and a perpetual easement in the area shown by dotted lines lying between Lots 11 to 16 inclusive on the North and Lots 17 to 22 on the South as contained on the Plat of Unit D, Bennett Beach, recorded in Plat Book 16, Page 112, of the Public Records of Pinellas County, Florida and as shown on survey prepared by American Surveying, Inc. dated 8/27/2018 Job No. 08000518. (As to Parcel II)
5. Easement granted to Florida Power Corporation recorded in Official Records Book 2009, page 532 and as shown on survey prepared by American Surveying, Inc. dated 8/27/2018 Job No. 08000518. (As to Parcel II)
6. Any claim to any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land, or any lands lying below the mean or ordinary high water mark of any navigable or tidally influenced waters.
7. 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.
8. 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.
9. Rights or claims of non-transient hotel guests, as hotel guests only, in the normal course of business.
10. Matters as shown on survey prepared by American Surveying, Inc dated 8/27/2018 last revised 12/13/2018, Job No. 08000518 as follows:
 - a. Encroachment of security gate lifts over the East boundary line (Parcel I);
 - b. Encroachment of 6 foot wood fence, gate control box, parking spaces, asphalt and curbs over the South boundary line (Parcel I);
 - c. Encroachment of adjacent 20.2 foot building over the North boundary line 0.1 feet and 0.8 feet onto captioned premises (Parcel I); and
 - d. Encroachment of concrete wall over the South and West boundary lines (Parcel I).

As background, the Property has been operating as a surface parking lot for at least 12 years. Historic aerials reveal that the Property has been used for parking since as early as 2014, and on January 1, 2015, the City approved Temporary Use Permit # 2015-0005, which allowed the Property to operate as an “Overflow Parking Lot” for the “Grand Plaza Resort.” *See Exhibit A.* Like many other local businesses and residences, the Bellwether was devastated by the 2024 hurricane season, with significant water damage forcing its closure. Now, over 1.5 years later, the Bellwether is still undergoing repairs and analysis to determine whether the local landmark can be safely reopened. This application would allow a longstanding use on the nearby Property to continue while the owners navigate a path forward during a different economic situation.

As you know, the City has a parking problem. On March 24, 2026, the City Commission passed Resolution 2026-07, which approved parking fee rate hikes with the goal of increasing turnover and freeing up spaces during high-demand periods. In addition to raising rates, community outreach that resulted in the City’s 2025 parking study identified parking supply increases as one of the City’s priorities. *See Exhibit B.* Moreover, the City’s Parking Action Plan (**Exhibit C**) recommends working with private property owners “to allow public parking on vacant private lots.” This application would further the goals of the City with respect to parking availability.

In summary, this application seeks a continuation of an existing use on an interim basis. The Property is otherwise vacant; approving this application would activate an idle parcel, assist a struggling hotelier, and provide more parking options for the public.

EXHIBIT A



TEMPORARY USE PERMIT # 2015-0005

Applicant/Agent: James Kotsopoulos

Applicant Address: 5250 Gulf Blvd, St. Pete Beach, 33706

Applicant Telephone Number: 727-946-8330

Temporary Use Address: 5030 Gulf Boulevard

Temporary Use Requested: Overflow Parking Lot

Pursuant to Sections 2 and 6.11 of the City of St. Pete Beach Land Development Code, the application for temporary use permit is hereby **APPROVED** with an expiration date of **May 28th, 2015**. The lot shall only be used for overflow parking for the Grand Plaza Resort and shall be subject to conditions placed on the previous temporary use permit approved on April 5th, 2012, which are as follows:

- 1) The applicant and operator maintain liability insurance in the amount of no less than \$1,000,000 per incident and name the City of St. Pete Beach as an additional insured. Said insurance shall be maintained until the permit expires. A copy of the proof of insurance certificate is due to the City within 30 days from the date of this letter.
- 2) Vehicular access shall not be from Gulf Boulevard. Vehicular access shall be maintained from 50th Avenue.
- 3) No structures shall be placed or constructed on the property with the exception of a fence.
- 4) The property shall be fenced. The applicant shall apply for a fence permit within 30 days of issuance of this temporary use permit and shall construct the fence within 60 days. The fence shall be no taller than 4 feet in the front and no taller than 8 feet on the sides and rear of the property. The fence fronting Gulf Blvd. shall be white picket in style and may be made of either wood or PVC. No chain link shall be permitted anywhere on the property.
- 5) The temporary parking lot does not have to be paved, but shall be sodded and kept in good condition in order to protect the aesthetics of the City as well as reduce dust, silt, and stormwater run-off.

- 6) The perimeter of the property shall be landscaped in accordance with Section 22.7 b. of the Land Development Code, as follows:

Vehicular use areas.

“Except along the boundary of a vehicular use area that is landscaped in accordance with paragraph (a) preceding, other vehicular use areas, where such areas will not be entirely screened visually by an intervening building or structure from any abutting property line there shall be provided landscaping between such areas and such property lines as follows:

(1) Planting area. A strip of land at least six feet in depth, located between the property line and the vehicular use area shall be landscaped.

(2) Minimum number of trees. The minimum number of trees is one tree for each 30 linear feet or fraction thereof.

(3) Minimum size of landscaped areas. Except for driveways crossing property lines, the entire boundary of the vehicle use area shall be landscaped.

(4) Hedge required. Unless otherwise approved during the site plan review process, a hedge in accordance with section 22.4 of at least two feet in height shall be placed along the entire length of such landscaped area.

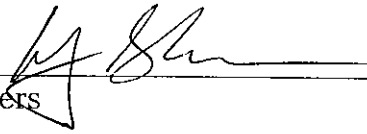
(5) Other materials. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other approved landscaping treatment.”

- 7) The applicant and operator acknowledge that the properties to the north, south, and west of the subject property are private property and should not be trespassed upon by the applicant/operator, his employees, or customers.

The applicant and owner should be aware that in the event he/she redevelops the property further, a 10 foot easement for undergrounding utilities and pedestrian facilities shall be dedicated to the City.

If any of the above conditions above are violated, the City reserves the right to revoke and terminate this permit immediately.

This permit does not relieve the applicant of his responsibility to obtain any other permits or licenses required by the City, Pinellas County, State of Florida, or the United States Federal Government.


Wayne Saunders
City Manager
City of St. Pete Beach

11/30/15
Date

EXHIBIT B

Parking Management Study

City Commission Presentation
November 3, 2025

DIXON
Resources Unlimited

Key Themes from Outreach

- Businesses prefer no changes to Corey Ave
- More parking supply, shared parking agreements
- Clearer parking rules and signage
- Better management during peak seasons/times
- 50% support a fee on resident permits if resident benefit added

EXHIBIT C

St. Pete Beach Parking Action Plan Summary

The Parking Action Plan includes a comprehensive list of recommendations, from administrative processes to policies and operations. The following summary focuses on a subset of proposed changes that would directly impact the community. All recommendations suggest that the City adjust policies based on parking utilization data collected over time.

Topic	Proposed Changes
Signage	1. Automated parking availability sign
	2. More frequent and clear signage
Parking Supply	3. Open private lots for public use
	4. More golf cart parking
	5. Potential parking garage
Permits	6. 100% virtual permits
	7. Adjust resident parking permit program
	8. Quarterly renewal and pricing for employee permits
	9. Relocate Pass-a-Grille employee parking
Policies	10. Seasonal and sunset paid parking pricing
	11. Promote more efficient use of Corey Avenue
Other	12. Parking ambassador in Pass-a-Grille

#1 - Automated parking availability sign

- Placed along the Pinellas Bayway (westbound)
- Real-time traffic data discourages visitors from turning left into Pass-a-Grille during peak congestion.

#2 - More frequent and clear signage

- Add more permit parking signs on residential streets.
- Add arrows on signs to clarify where regulations apply (Figure 2).
- Adjust sign placement for better visibility.

#3 - Open private lots for public use

- Allow public parking at underutilized lots (e.g., Post Office, Public Library) for Sunday Market activities.
- Work with private property owners to allow public parking on vacant private lots.

Figure 1. Sample Sign



Figure 2. Signage with Arrows



#4 - More golf cart parking

- Increase beach parking spaces for locals by beaches:
 - Upham Beach: in spaces too narrow for cars.
 - Pass-a-Grille: replace 2 paid parking spaces (Figure 3).
- Restripe existing golf cart spaces on Gulf Way between 9th and 10th Ave to align with traffic flow and golf cart dimensions (Figure 4).

#5 - Potential parking garage

- Several options for locations being considered.
- Costly and requires looking at funding options.

#6 - 100% virtual permits

- Eliminate paper hangtags for guest, contractor, and hotel permits.
- Reduces opportunities for fraud, theft, or permits getting lost.

#7 - Adjust resident parking permit program

- Introduce a low annual permit fee to cover costs of the program.
- Consider dedicated, residential permit-only spaces near beaches.

#8 - Quarterly renewal and pricing for employee permits

- More flexible than the annual renewal.
- Saves employees money if employment changes.

#9 - Relocate Pass-a-Grille employee parking

- Ensure premium beach parking spaces are for beachgoers.
- Designate employee parking spaces farther out and encourage use of 15th and 16th Ave.

#10 - Seasonal and sunset paid parking pricing

- Set prices to be higher during peak season, and lower otherwise.
- Increase pricing during sunset in Pass-a-Grille during peak season to discourage traffic.

#11 - Optimize parking policies in Corey Avenue commercial area

- If occupancy is too high, implement time limits on Corey Avenue to encourage turnover and availability for customers.
- Encourage long-term users and employees to park at nearby lots.

#12 - Parking ambassador in Pass-a-Grille

- Establish a friendly community ambassador to remind people of the rules and represent the community. Present only during seasonal peaks.

Figure 3. Potential Golf Cart Spaces



Figure 4. Reconfigure Golf Cart Spaces

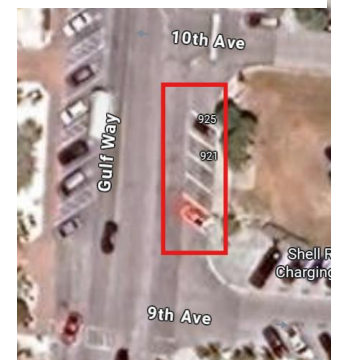


Figure 5. Parking Ambassador



1 TITLE COMMITMENT

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT #10359342, DATED 04/18/2022 AT: 5:00 P.M.

2 LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS IN EXHIBIT "A" PARCEL 1: THAT CERTAIN REAL PROPERTY LOCATED IN SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND DESCRIBED AS:

LESS THE NORTH 75 FEET THEREOF AND LESS THAT PART LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD NO. 699, CONVEYED TO THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA IN OFFICIAL RECORDS BOOK 1834, PAGE 274, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH: LOTS 7, 8 AND 9, BENNETT BEACH UNIT "A", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 106, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN ALLEY SEPARATING LOT 7 FROM LOTS 8 AND 9, WHICH SAID ALLEY WAS DEDICATED AND OBTAINED BY THE CITY OF ST. PETERSBURG BEACH, BY INSTRUMENT DATED AUGUST 6, 1968, TOGETHER WITH ANY AND ALL LANDS LYING AND SITUATED BETWEEN LOTS 8 AND 9, AS SHOWN ON SAID PLAT, AND THE WATERS OF THE GULF OF MEXICO.

THE ABOVE DESCRIBED LANDS BEING OTHERWISE DESCRIBED AS: FROM A POINT OF BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF GULF BOULEVARD (AN 80.00 FOOT RIGHT OF WAY) WITH THE NORTHERLY BOUNDARY OF BENNETT BEACH UNIT "A", AS RECORDED IN PLAT BOOK 16, PAGE 106, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE BY THE FOLLOWING TWO COURSES: 1) BY A CURVE TO THE LEFT, RADIUS 4257.18 FEET, ARC 99.13 FEET, CHORD N. 22°14'16" W., 99.13 FEET; 2) THENCE N. 22°14'16" W., 28.45 FEET; THENCE S. 57°14'46" W., 678.00 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE OF THE GULF OF MEXICO TO POINT "B" FOR CONVENIENCE; RETURN THENCE TO THE POINT OF BEGINNING AND THENCE S. 57°14'46" W., 293.28 FEET, ALONG SAID NORTHERLY BOUNDARY OF BENNETT BEACH UNIT "A", TO THE MOST NORTHERLY CORNER OF LOT 7 OF SAID PLAT; THENCE S. 33°07'00" E., 100.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 7; THENCE S. 56°53'00" W. ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7 AND THE AFOREMENTIONED SOUTHEASTERLY VACATED ALLEY AND THE SOUTHEASTERLY LINE OF LOT 9 OF SAID PLAT AND ITS SOUTHWESTERLY EXTENSION, TO THE SAME BEARING, THE NORTHWESTERLY RIGHT OF WAY LINE OF 52ND AVENUE, 388 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE TO THE AFOREMENTIONED POINT "B", AND BINDING THEREWITH.

PARCEL 2: LOTS 20, 21, 22, UNIT D, BENNETT BEACH, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 112, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE ROAD DEPARTMENT OF FLORIDA BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 187, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 2, LYING BETWEEN LOTS 11 TO 16 ON THE NORTH AND LOTS 17 TO 22 ON THE SOUTH OF SAID UNIT D, BENNETT BEACH, RECORDED IN PLAT BOOK 16, PAGE 112, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS THAT REFERENCED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT #10359342, DATED 04/18/2022 AT: 5:00 P.M.

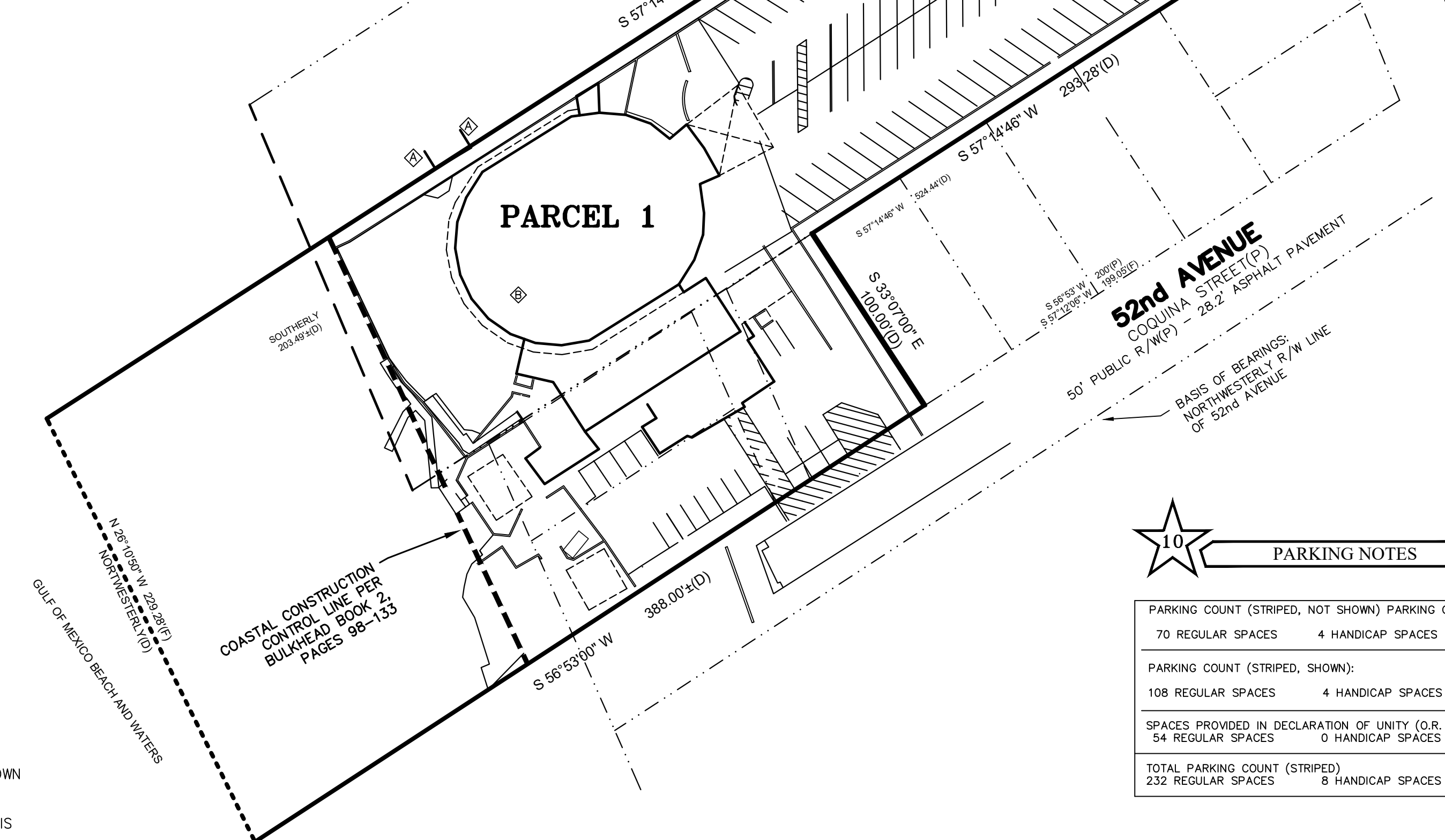
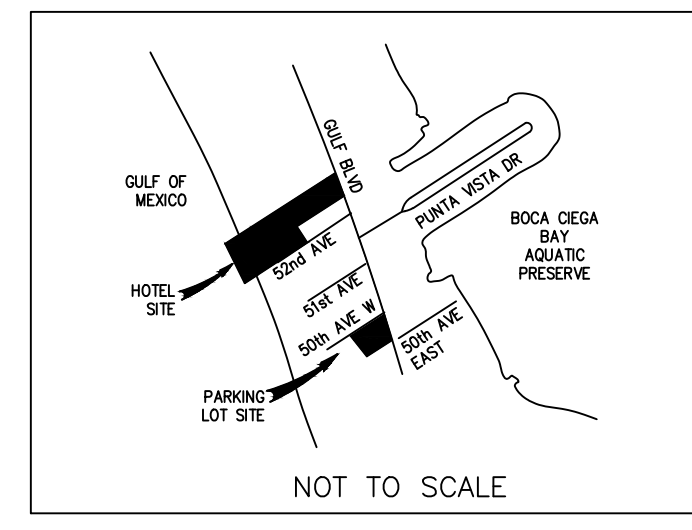
4 SURVEYOR'S NOTES

- 1. UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS, LOCATED AS A PART OF THIS SURVEY, ARE SHOWN ONLY BY OBSERVED EVIDENCE AND NO REQUEST WAS SUBMITTED TO ANY UTILITY COMPANY, 811 UTILITY LOCATION, OR SIMILAR AUTHORITY.
2. OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.
3. THIS SURVEY SHOWS ONLY DEDICATIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE ABOVE-MENTIONED TITLE COMMITMENT AND PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE OTHER RECORDED INSTRUMENTS, WHICH MAY AFFECT THIS PROPERTY.
4. BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.
5. THIS SURVEY WAS PREPARED EXPRESSLY FOR THE ENTITIES NAMED, NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF AMERICAN SURVEYING, INC.
6. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
7. THE ZONING INFORMATION SHOWN HEREON WAS OBTAINED BY THIS SURVEYOR FROM THE PLANNING & ZONING RESOURCE COMPANY, DATE: FINAL - 4/21/2022, REVISED FINAL - 4/21/2022, REVISED FINAL - 5/3/2022, REVISED FINAL - 5/4/2022, PZR SITE NUMBER: 157329-1. THIS REPORT WAS PREPARED BY DAVID OSTIGUY. QUESTIONS MAY BE DIRECTED TO STEPHANIE DAVIS AT 405.840.4344, EXTENSION 3312 OR BY EMAIL TO STEPHANIE.DAVIS@PZR.COM.
8. THE WORD "ENCROACHMENT" SHOWN ON THE FACE OF THE SURVEY OR NOTED IN THE SURVEYOR'S CERTIFICATION DOES NOT IMPLY THAT THIS SURVEYOR IS EXPRESSING A LEGAL OPINION, BUT MERELY NOTING THAT THE CONDITIONS EXIST THAT COULD BE CONSIDERED A POSSIBLE ENCROACHMENT BY THOSE AUTHORIZED TO MAKE SAID LEGAL OPINION.
9. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
10. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. THE PROPERTY HAS DIRECT ACCESS TO GULF BOULEVARD, A DEDICATED PUBLIC STREET OR HIGHWAY.
12. PARCEL 1 AND PARCEL 2 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITHOUT ANY GAPS, GORES OR OVERLAPS.
13. NO JURISDICTIONAL WETLAND REPORT WAS PROVIDED TO THE SURVEYOR AND THERE WERE NO OBSERVABLE EVIDENCE OF ANY WETLAND MARKERS ONSITE AT TIME OF SURVEY.
14. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
15. THERE WERE NO OBSERVABLE EVIDENCE OF OFFSITE EASEMENTS OR SERVITUDES NOR WERE ANY DISCLOSED IN THE TITLE DOCUMENTS PROVIDED TO THE SURVEYOR AT TIME OF SURVEY.
16. THERE WERE NO PARTY WALLS OBSERVED AT TIME OF SURVEY NOR WERE ANY SHOWN TO THE SURVEYOR BY THE CLIENT. NO BUILDING WALL ADJOINS ANY PROPERTY LINE AT TIME OF SURVEY.

5 INFORMATION BOX

AMERICAN SURVEYING INC. L.B. #7168 4847 NORTH FLORIDA AVENUE TAMPA, FLORIDA 33603 TELEPHONE (813)234-0103 FAX (813)234-0108
ALTA/NSPS LAND TITLE SURVEY
Section 6 Township 32S Range 16E County, State PINELLAS COUNTY, FLORIDA
Project Name GRAND PLAZA HOTEL & PARKING Project Address 5250 GULF BOULEVARD AND 5030 GULF BOULEVARD Project Location ST. PETERSBURG BEACH, FLORIDA

17 VICINITY MAP



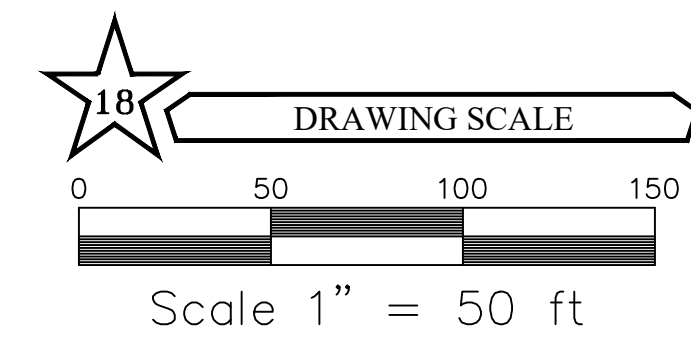
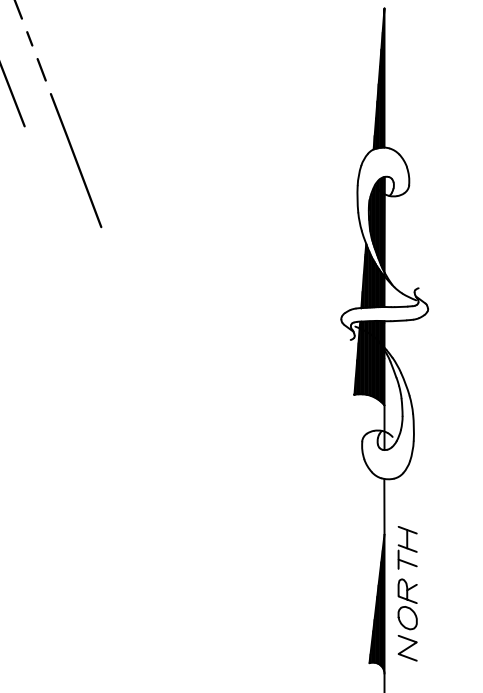
CURVE TABLE with columns: CURVE, ARC, RADIUS, DELTA, CHORD, CHORD BEARING. Row 1: C1, 99.13, 4257.18, 01°20'03", 99.13, N 22° 14' 16" W

8 ZONING INFORMATION

"SEE SURVEYOR'S NOTE #7" THE ZONING INFORMATION SHOWN HEREON WAS OBTAINED BY THIS SURVEYOR FROM THE PLANNING & ZONING RESOURCE COMPANY, DATE: FINAL - 4/21/2022, REVISED FINAL - 4/21/2022, REVISED FINAL - 5/3/2022, REVISED FINAL - 5/4/2022, PZR SITE NUMBER: 157329-1.

EXISTING ZONING DESIGNATION: "LR" LARGE RESORT DISTRICT PROPERTY SPECIFICATION "P" PRESERVATION DISTRICT

Table with columns: 1. BUILDING SET-BACK LINES, 2. BUILDING SIZE, 3. DENSITY, 4. PARKING. Rows include front, side, rear setbacks and building height/area requirements.



10 PARKING NOTES

PARKING COUNT (STRIPED, NOT SHOWN) PARKING GARAGE: 70 REGULAR SPACES 4 HANDICAP SPACES. PARKING COUNT (STRIPED, SHOWN): 108 REGULAR SPACES 4 HANDICAP SPACES. SPACES PROVIDED IN DECLARATION OF UNITY (O.R. 19001, PG. 1566): 54 REGULAR SPACES 0 HANDICAP SPACES = 54 TOTAL SPACES. TOTAL PARKING COUNT (STRIPED): 232 REGULAR SPACES 8 HANDICAP SPACES = 240 TOTAL SPACES

±7.54' = EXISTING ELEVATION ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK AG0012, NAVD-88 (ELEVATION=4.70') ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988

3 SCHEDULE 'B-I' ITEMS

- 6 EASEMENT 25 FEET IN WIDTH ON THE REAR OF LOTS 20, 21 AND 22 AND A PERPETUAL EASEMENT IN THE AREA SHOWN BY DOTTED LINES LYING BETWEEN LOTS 11 TO 16 INCLUSIVE ON THE NORTH AND LOTS 17 TO 22 ON THE SOUTH AS CONTAINED ON THE PLAT OF UNIT D, BENNETT BEACH, AS RECORDED IN PLAT BOOK 16, PAGE 112, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. NOTE: NO EXCEPTION IS BEING TAKEN FOR THE RESTRICTION OF PARKING VEHICLES OVER THE ENTIRETY OF PARCEL 2. (AS TO PARCEL 2) PLOTTED HEREON.
10 EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED SEPTEMBER 25, 1964 IN OFFICIAL RECORDS BOOK 2009, PAGE 532. (AS TO PARCEL 2) PLOTTED HEREON.
12 CONDITION SET FORTH IN WARRANTY DEED RECORDED SEPTEMBER 12, 1968 IN OFFICIAL RECORDS BOOK 2907, PAGE 722 AS FOLLOWS:
17 DECLARATION OF UNITY OF TITLE RECORDED NOVEMBER 30, 2015 IN OFFICIAL RECORDS BOOK 19001, PAGE 1566. (PARCELS 1 AND 2) BLANKET IN NATURE FOR PARCEL 2, AS SHOWN ON SHEET 2.
19 UTILITY EASEMENT IN FAVOR OF THE CITY OF ST. PETE BEACH, A FLORIDA MUNICIPAL CORPORATION RECORDED JULY 9, 2020 IN OFFICIAL RECORDS BOOK 21073, PAGE 489. (AS TO PARCEL 2) PLOTTED HEREON.

7 CEMETERY NOTE

NO VISIBLE EVIDENCE OF HUMAN CEMETERIES OR BURIAL GROUNDS WAS FOUND ON SITE AT TIME OF SURVEY.

6 FLOOD ZONE INFORMATION

PARCEL 1: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "AE" (BASE FLOOD ELEVATION = 11.0') AND ZONE "AE" (BASE FLOOD ELEVATION = 10.0') OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12103C 0276H, WHICH BEARS AN EFFECTIVE DATE OF 08/24/2021. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
PARCEL 2: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12103C 0276H, WHICH BEARS AN EFFECTIVE DATE OF 08/24/2021. BASE FLOOD ELEVATION IS EL=10.0'. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

- 14 BUILDING HEIGHT BUILDING HEIGHT = 156'±
13 BUILDING AREA BUILDING AREA = 15,506 SQ. FT.(FOOTPRINT)
12 BEARING BASIS BEARINGS ARE BASED ON THE NORTHWESTERLY R/W LINE OF 52nd AVENUE, WHICH BEARS S 56°53' W, PER TITLE COMMITMENT.

11 SURVEYOR'S CERTIFICATION

CERTIFIED TO: GRAND PLAZA HOTEL LESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AAREAL CAPITAL CORPORATION, A DELAWARE CORPORATION, AS AGENT FOR ITSELF AND THE OTHER CO-LENDERS, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; GRAND PLAZA HOTEL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; DENTONS US, LLP; EPR ST. PETES TRS, INC., A DELAWARE CORPORATION; EPR LODGING, LLC, A DELAWARE LIMITED LIABILITY COMPANY; EPR PROPERTIES, A MARYLAND REAL ESTATE INVESTMENT TRUST; ST. PETE HOLDCO LESSEE, LLC (A DELAWARE LIMITED LIABILITY COMPANY); ST. PETE HOLDCO OWNER, LLC (A DELAWARE LIMITED LIABILITY COMPANY)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/13/2023.

DATE OF PLAT OR MAP: 07/17/2023

JOHN W. STRACHAN PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION # 6312 JSTRACHAN@AMERICANSURVEYING.COM NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR ITS ELECTRONIC EQUIVALENT

ALTA SURVEY KEY with icons for Title Commitment, Legal Description, Schedule B-I Items, Surveyors Notes, Information Box, Flood Zone Information, Cemetery Note, Zoning Information, Possible Encroachment, Parking Notes, Surveyors Certification, Bearing Basis, Building Area, Building Height, Property Area, Legend, Vicinity Map, Drawing Scale.

15 PROPERTY AREA PARCEL 1 = 123,217± SQUARE FEET OR 2.8287± ACRES PARCEL 2 = 24,038± SQUARE FEET OR 0.5518± ACRES TOTAL AREA = 147,255± SQUARE FEET OR 3.3805± ACRES

9 POSSIBLE ENCROACHMENTS

- ENCROACHMENT 0.1' & 0.8' SOUTH OF NORTH PROPERTY LINE, AS SHOWN.
ENCROACHMENT 40.4' INTO REAR SETBACK LINE, AS SHOWN.

SEE SHEET 2 OF 2 FOR DETAILS

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INFORMATION BOX ALTA/NSPS LAND TITLE SURVEY

AMERICAN SURVEYING INC.
ASI L.B. #7168
 4847 NORTH FLORIDA AVENUE
 TAMPA, FLORIDA 33603
 TELEPHONE (813)234-0103 • FAX (813)234-0108

FIELD DATE	07/13/2023
CREW CHIEF	JWS
DWN. BY	LCN
APRVD. BY	JWS
DWG. NO.	08000518-23B
SCALE	1"=30'
DATE	REVISIONS
05/05	CLIENT'S COMMENTS
5/10	TITLE & CERTIFIED PARTIES
5/11	MORE CERTIFIED PARTIES
3/21/23	CCCL LINE
6/27/23	TREES & ADOT'L TOPO

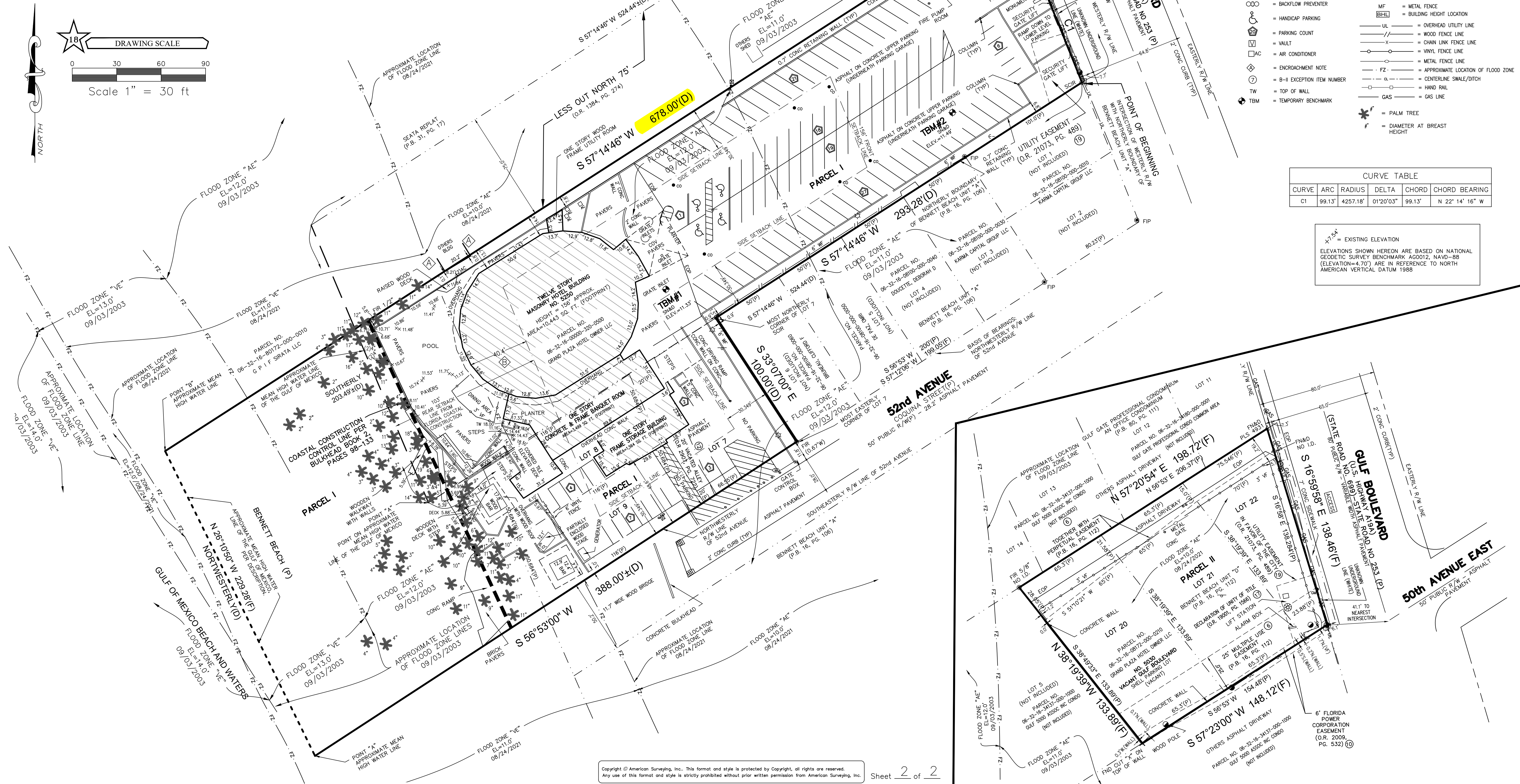
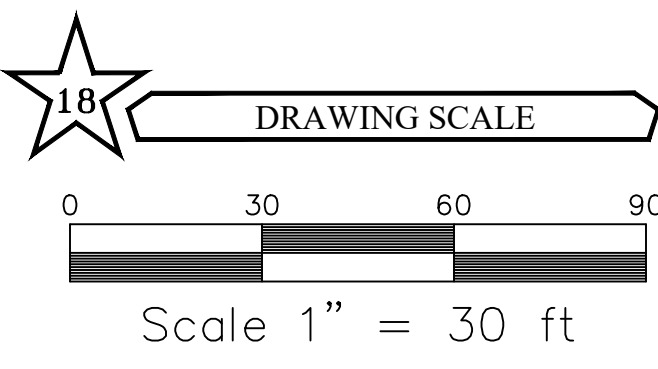
Section	Township	Range	County, State
6	32S	16E	PINELLAS COUNTY, FLORIDA
Prepared For:	Project Name		
AAREAL CAPITAL CORPORATION	GRAND PLAZA HOTEL & PARKING		
	Project Address		
	5250 GULF BOULEVARD AND 5030 GULF BOULEVARD		
Job Order Number	Project Location		
08000518-23B	ST. PETERSBURG BEACH, FLORIDA		

ALTA SURVEY KEY

- ★ TITLE COMMITMENT
- ★ LEGAL DESCRIPTION
- ★ SCHEDULE B-TI ITEMS
- ★ SURVEYORS NOTES
- ★ INFORMATION BOX
- ★ FLOOD ZONE INFORMATION
- ★ CEMETERY NOTE
- ★ ZONING INFORMATION
- ★ POSSIBLE ENCROACHMENT
- ★ PARKING NOTES
- ★ SURVEYORS CERTIFICATION
- ★ BEARING BASIS
- ★ BUILDING AREA
- ★ BUILDING HEIGHT
- ★ PROPERTY AREA
- ★ LEGEND
- ★ VICINITY MAP
- ★ DRAWING SCALE

LEGEND

- ⊙ = SANITARY SEWER MANHOLE
- ⊕ = DRAINAGE MANHOLE
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = GAS VALVE
- ⊕ = GAS METER
- ⊕ = TELECOMMUNICATIONS RISER
- ⊕ = GRATE TOP INLET
- ⊕ = TRAFFIC SIGN
- ⊕ = UTILITY POLE
- ⊕ = GUY WIRE
- ⊕ = LIGHT POLE
- ⊕ = FIRE HYDRANT
- ⊕ = ELECTRIC SWITCH BOX
- ⊕ = SEWER CLEAN OUT
- ⊕ = FIRE DEPARTMENT CONNECTION
- ⊕ = ELECTRIC METER
- ⊕ = TRAFFIC SIGNAL BOX
- ⊕ = BOLLARD
- ⊕ = GAS MARKER
- ⊕ = ELECTRIC TRANSFORMER
- ⊕ = BACKFLOW PREVENTER
- ⊕ = HANDICAP PARKING
- ⊕ = PARKING COUNT
- ⊕ = VAULT
- ⊕ = AIR CONDITIONER
- ⊕ = ENCROACHMENT NOTE
- ⊕ = B-II EXCEPTION ITEM NUMBER
- ⊕ = TOP OF WALL
- ⊕ = TEMPORARY BENCHMARK
- ⊕ = CORNER, AS DESCRIBED
- ⊕ = NAIL, AS DESCRIBED
- SCIR = SET 5/8" IRON ROD LB 7168
- FIR = FOUND IRON ROD
- FIP = FOUND IRON PIPE
- SN&D = SET NAIL AND DISK LB 7168
- FN&D = FOUND NAIL AND DISK (TYP)
- COV = COVERED
- BLDG = BUILDING
- (D) = DEED DIMENSION
- (P) = PLAT DIMENSION
- (F) = FIELD MEASUREMENT
- O.R. = OFFICIAL RECORDS BOOK
- D.B. = DEED BOOK
- R/W = RIGHT OF WAY
- CONC = CONCRETE
- P.B. = PLAT BOOK
- PG. = PAGE
- SQ. FT. = SQUARE FEET
- EOP = EDGE OF PAVEMENT
- WF = WOOD FENCE
- CLF = CHAIN LINK FENCE
- VF = VINYL FENCE
- MF = METAL FENCE
- [BLH] = BUILDING HEIGHT LOCATION
- UL = OVERHEAD UTILITY LINE
- WF = WOOD FENCE LINE
- X- = CHAIN LINK FENCE LINE
- O- = VINYL FENCE LINE
- M- = METAL FENCE LINE
- FZ- = APPROXIMATE LOCATION OF FLOOD ZONE
- α- = CENTERLINE SWALE/DITCH
- TW- = HAND RAIL
- GAS- = GAS LINE
- ★ = PALM TREE
- ⊕ = DIAMETER AT BREAST HEIGHT



CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	99.13'	4257.18'	01°20'03"	99.13'	N 2° 14' 16" W

⊕ = EXISTING ELEVATION
 ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK AG0012, NAVD-88 (ELEVATION=4.70') ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1985