



**BEACH STEWARDSHIP COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, August 19, 2026
9:00 AM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Welcome -
 - a. **Introduction New Member Julia Sanders**
2. Approval of the Agenda -

Action Request: Motion to approve the August 19, 2026 agenda.
3. 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.
4. Action Items -
 - a. **Approval of Minutes May 20, 2026**
 - b. **Election of Vice Chair**
Due to Vice Chair Thompson's appointment to the Finance and Budget Review Committee, the election of a new Vice Chair is required to fill the vacancy.

Requested Action:
Motion to appoint _____ as the Committee Vice Chair for 2026-27.
5. Presentations -
 - a. **Beach Report - Q2 2026**
6. Items for Discussion -
 - a. **Temporary Construction Easement Dredging and Sand Placement**
7. 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.

**BEACH STEWARDSHIP COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Introduction and welcome of new member Julia Sanders

Action Request: N/A

Date: August 19, 2026

Prepared By: Camden Mills, Public Services Director

Through: Frances Robustelli, City Manager

Summary of Issue: Julia Sanders has volunteered, and been selected, to join the Beach Stewardship Committee. Her application and resume are attached.

Funding: N/A

Attachments:



City St. Pete Beach
Advisory Board/Committee Application
155 Corey Avenue
St. Pete Beach, FL 33706
727.363.2735
www.stpetebeach.org

I, Julia Sanders, wish to apply for ☒ appointment or ☐ reappointment
[check one] to the following Board/Committee:

- | | |
|---|--|
| ☒ Beach Stewardship Committee | ☐ Historic Preservation Board |
| ☐ Board of Adjustment | ☐ Planning Board |
| ☐ Finance and Budget Review Committee | ☐ Parks and Recreation Advisory Committee |
| ☐ Fire Pension Board* | ☐ Police Pension Board* |
| ☐ General Pension Board* | |

Residential Address: 8449 Boca Circa Dr
How long have you resided in the City of St. Pete Beach? 17 yrs
Telephone Number: 847 612 1259 E-mail: JuliaTSanders@gmail.com

Professional Qualifications (please include resume* or summary of experience– may attach additional sheet(s)):

ATTACHED

What municipal board(s) do you currently serve on or have served on in the past – please include all boards including those not within the City of St. Pete Beach:

0

Other comments or additional information:

Julia Sanders
8449 Boca Ciega Drive
847/612-1259
JuliaTSanders@gmail.com

All Volunteer: (all in Illinois)

Served 8 years, (4 of which as co-chair) on the Caucus for the Village of Northfield, IL.

Co-created NSSRA, NorthShore Special Recreational Association, which raises money for special needs children (both physical and mental) allowing them to participate in regular park district activities.

Served on the Board of Directors of Family Services of Wilmette and later the Board of Directors of Family Services of Winnetka.

Helped to create The Village Follies, a theatre group that raises money for our local Community Center in Winnetka.

Became the first female to serve as Commander of the local Power Squadron (took 50 years).

Taught Boating Safety Classes to both adults and children.

Helped with Children's Theatre, taught Sunday School, and was a Den Mom.

Member Winnetka Women's Club.

Education:

BA, University of Alabama in Birmingham
100 Ton Master's Captain License

General Information

Sunshine Law/Public Records Law/Ethics:

All City Boards/Committees are governed by and subject to the Florida Sunshine Law – Chapter 286 F.S., Public Records Law – Chapter 119 F.S. and Ethics – Chapter 112 F.S. and Chapter 2, City Code of Ordinances. As such, all members of these boards are required to attend the annual, in-person training, held by the City Attorney and City Clerk. Failure to attend the training may result in removal from the Board/Committee.

Form 1:

All elected state and local public officers are required to file a financial disclosure form and many appointed Board Members also must file. There are certain state and local employees who are also subject to the disclosure filing requirement because of the position they hold or because they have purchasing authority that exceeds \$35,000. [See Sections 112.3144 and 112.3145, Florida Statutes]. Volunteers serving on the Board of Adjustment, Planning Board, and all three Pension Boards must file a Form 1, annually.

Lobbyist Reporting:

Board members who are required to file a Form 1, must also file a quarterly lobbyist contact report with the City Clerk. The City Clerk's Office will send out information regarding any lobbyists who have registered and remind board members of their requirement to report any contact in compliance with Section 2-71 of the City's Code of Ordinances. Please contact the City Clerk/City Attorney if you have any questions.

Reporting requirements and prohibited receipt of gifts:

Certain instances require disclosure of gifts, donations, and Honoria. For full details, please review the GIFT LAW as identified in Florida Statutes or contact the City Attorney/City Clerk.

Special Note: Forms that may be required to be filed by a Board/Committee Member are referenced in the Florida Commission on Ethics "Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees" booklet, as published annually and on file in the Office of the City Clerk or online at the Florida Commission on Ethics at www.ethics.state.fl.us under the tab entitled Public Information click on Publications.

Applicant Signature: _____

Date: 7-22-26

Submit Completed Application To:

Office of the City Clerk
155 Corey Avenue
St. Pete Beach, FL 33706
cityclerk@stpetebeach.org

DRAFT BEACH STEWARDSHIP COMMITTEE MEETING MINUTES

May 20, 2026 - 9:00 A.M.

PRESENT: Jon Stevens, Chair
John Kurzman, Vice Chair
Natalie Looney, Member
Dan Rothenberger, Member
Bill Thompson, Member

STAFF PRESENT: Gina Messenger, Management Analyst, Public Services; Ralf Brookes, City Attorney; Ginny Bodkin, Deputy City Clerk

Chair Stevens called the meeting to order at 9:00 AM.

1. Approval of the Agenda -

Vice Chair Kurzman requested additional elements be added to discussion items 5a, b and c and asked to add items on the beach ordinance next steps, dune fencing, beach revenue, adding items to the agenda, how the Committee gets informed of events, and requesting beach maintenance ride-alongs.

Motion: Vice Chair Kurzman moved to approve the May 20, 2026 agenda as amended. The motion died for lack of a second.

Motion: Member Thompson moved to add a discussion item regarding beach equipment clearing and evacuation prior to a storm and Member Rothenberger seconded.

Member Looney requested to add an item to discuss status of the beach ordinance.

Motion: Member Thompson amended his motion to include beach ordinance and general comment items to the agenda. Member Looney seconded and the motion carried 5-0.

2. Audience Comments - No one came forward to comment.

3. Action Items -

a. Approval of Minutes – February 25, 2025

Vice Chair Kurzman clarified that item 4e should state a lack of markings and slats as a potential alternative to ropes.

Motion: Member Thompson moved and Member Rothenberger seconded to approve the February 25, 2026 minutes as amended. The motion carried 5-0.

b. Election of Committee Officers 2026-27

Motion: Member Rothenberger moved and Member Thompson seconded to retain Jon Stevens as Committee Chair for 2026-27; the motion carried 5-0.

Motion: Member Rothenberger moved and Vice Chair Kurzman seconded to appoint Bill Thompson as Committee Vice Chair for 2026-27; the motion carried 5-0.

4. Presentations -

Public Services Management Analyst Gina messenger introduced herself; she was attending for Public Services Director Camden Mills who was unable to attend.

a. Beach Capital Improvement Projects (CIP) Update

Ms. Messenger reported that following an inspection and recommendation by Pinellas County, a project for the Upham Beach south jetty has been added to the CIP and the City will be applying for grants. She can supply copies of the County's report upon request. Warning signs for hazards have been installed at the jetty.

The dune walkover project is nearly complete; work is being finalized at the 52nd Avenue walkover and should be done in a few weeks with FDEP guidance. Ms. Messenger also advised the members that maintenance ride-alongs could be accommodated by contacting Mr. Mills.

b. Beach Activity Report 2026 Quarter 1

Ms. Messenger reviewed highlights of the report including the Sunshine State Outdoor Volleyball Association tournament and the MindTravel Silent Concert series.

5. Items for Discussion –

a. Events on the Beach

Chair Stevens asked that this item be included due to the confusion and lack of communication during Country Thunder event discussions. He asked that staff bring a formal presentation to the next meeting about beach event process, criteria, and approval for the Committee to consider. The members requested that the Committee be informed of future events including events where permits (including DEP permits) have been applied for so they can add input as, per ordinance, their duties state that "The committee shall evaluate information relating to the preservation and maintenance of the public beaches in St. Pete Beach and make recommendations to the city commission." Ms. Messenger noted the request. Vice Chair Thompson requested a report on what is planned for the fireworks this year (i.e., signage on bridge for black skimmers, etc.) and cleanup. Chair Stevens agreed; it could be an email from staff this year and future years, prior to the events.

Motion: Chair Stevens moved and Vice Chair Thompson seconded to request that Staff communicate plans for proactive planning and procedures for the 4th of July season activities to the Beach Stewardship Committee members via email; the motion carried 5-0.

The City Attorney cautioned that members do not 'reply all' to emails and act individually.

Vice Chair Thompson commented that the parking lot at Upham Beach floods chronically after rainstorms making event parking difficult. Ms. Messenger will report to the Public Services Director and added that there is currently a stormwater project underway where every single outfall is being assessed and stormwater pipes are being cleaned and examined.

b. Signs on the Beach

Chair Stevens asked City Attorney Brookes for an update on what issues have recently occurred with private owner signage. Member Kurzman commented that no one had sent any communication to the Beach Stewardship Committee. The Attorney informed the members of the Community Meeting on the Sign Ordinance on June 3rd at 6 PM and encouraged them to attend for input and discussion.

Attorney Brookes reported that recently a local hotel had placed rebar posts in wet sand to mark the location of the mean high-water line based on a survey. The rebar was hazardous with no lights in the evening. Subsequently, an emergency ordinance was adopted to prohibit such posts and poles in the water or at the water line. The posts that were there were voluntarily removed during the 7-day grace period. The Community Meeting on June 3rd will allow staff and management to receive input before proceeding with the regular ordinance.

Discussion followed on beach signage, property boundaries, and enforcement issues. Member Kurzman raised concerns about whether certain beachfront property claims extended to the mean high-water line and suggested the signs may reflect broader ownership and access disputes. The City Attorney responded that ownership questions can vary by parcel, making case-by-case title review necessary, while the ordinance should provide general rules on signage and related enforcement. Additional discussion addressed possible ordinance revisions, including references to the visible high-water line, preservation zone inconsistencies, and whether some sign-like installations could also implicate fence regulations.

A brief discussion on Business Tax Receipts followed. Attorney Brookes explained that BTRs are occupational licenses; charging hotels and businesses a per-chair permit fee would be a different charge that the Commission would have to consider.

c. Public Beach Access Point Signage

Chair Stevens discussed standardizing public beach access signage to improve wayfinding, identify nearby access points during emergencies, and encourage trash disposal at access locations. Members also discussed continuing signage improvements along the island, including Pass-a-Grille. The City Attorney and committee discussed the need to distinguish deeded or otherwise established public access points from unresolved access claims, noting that signage should not be interpreted as a determination that no other public access exists. Staff advised that public access questions are reviewed case by case, including title research and 1987 access requirements when redevelopment occurs.

d. Clearing Beach Equipment Pre-Storm (Added)

Ms. Messenger reported that during impending storm periods, the maintenance team picks up and removes trash cans, barrels, and anything in rights of way. The team is out every morning and notifies owners of what must be removed.

e. Beach Ordinance Status (Added)

City Attorney Brookes reported that Senior Planner Brandon Berry is in the process of preparing the ordinances to move forward. Chair Stevens requested that the Clerk have Mr. Berry email the Committee on status and proposed timeline.

f. General Discussion Items (Added)

Member Kurzman referenced prior discussion about compiling a list of specific access point addresses and using historical maps and planning records to verify legal status. He noted having obtained a 1987 county map and asked about the next step and whether staff research was underway. Attorney Brookes responded that staff are working with Mr. Mills on the issue and would bring the matter back to the next meeting.

Regarding swimmer safety, Member Kurzman raised concerns about swimmers becoming entangled in active fishing lines and suggested considering ordinance language or guidance requiring anglers to avoid casting near swimmers and to reel in lines when swimmers are nearby. Members discussed the issue as a public safety concern and noted that state law may limit the City's ability to regulate fishing generally unless a posted swimming area is involved. Staff indicated the matter could be raised with the Sheriff to clarify enforcement options, while the committee agreed the goal is to improve safety and provide clear expectations for beach users.

6. Adjournment – Next meeting is scheduled for August 19, 2026.

There being no further business, Chair Stevens adjourned the meeting at 10:50 AM.

These minutes will be considered for approval at the August 19, 2026, Beach Stewardship Committee meeting.

**BEACH STEWARDSHIP COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Beach Activity Report 2026 Quarter 2

Action Request: N/A

Date: August 19, 2026

Prepared By: Camden Mills, Public Services Director

Through: Frances Robustelli, City Manager

Summary of Issue: Update on weddings, public meetings, special events, cleanups, and PCSO violations from April 1 to June 30

Funding: N/A

Attachments: 1. Beach Report 2026 Q2



To: Beach Stewardship Committee
From: Camden Mills, Public Services Director
Date: August 19, 2026
Re: Beach Activity Report 2026 Quarter 2

WEDDINGS

- April: 16
- May: 15
- June: 14

SPECIAL EVENTS

April:

- Sunshine State Outdoor Volleyball Association (April 4-5)
- Beach Town Vibes (April 12)
- LIGHTWRK (April 16)
- Sunshine State Outdoor Volleyball Association (April 17-18)
- Bucs Beach Bash (April 24-26)
- Oral Cancer Foundation Run (April 25)
- MindTravel Silent Concert (April 28)

May:

- Sunshine State Outdoor Volleyball Association (May 2-3)
- LIGHTWRK (May 3)
- Open Water Swim (May 16)
- Beach Town Vibes (May 24)
- LIGHTWRK (May 24)
- Sunset Dippers (May 29)
- MindTravel Silent Concert (May 31)

June:

- Beach Front Bellhop Private Event (June 6)



- Sunset Dippers (June 12)
- Sunshine State Outdoor Volleyball Association (June. 13- June 14)
- Sunshine State Outdoor Volleyball Association (June 20- March 21)

Future Special Events:

- Sunshine State Outdoor Volleyball Association (July 11-12)
- LIGHTWRK (July 19)
- Sunset Dippers (July 24)
- MindTravel Silent Concert (July 25)
- Sunshine State Outdoor Volleyball Association (July 25-26)
- Rockstar Volleyball (August 8-9)
- LIGHTWRK (August 23)
- Sunshine State Outdoor Volleyball Association (August 1 – 2)
- Sunshine State Outdoor Volleyball Association (August 22 – Aug. 23)

KEEP PINELAS BEAUTIFUL CLEANUP EVENTS

April-June

- 8 events
- 257 volunteers
- 507.00 volunteer hours
- 568.77 total pounds of trash

Future Cleanup Events:

- Upham Beach: 8/1, 9/5, 10/3, 11/7, 12/5
- Pass-A-Grille: 8/1, 9/5, 10/3, 11/7, 12/5
- St. Pete Beach County Access (private event): 8/18, 9/13



PINELLAS COUNTY SHERIFF'S OFFICE ORDINANCE VIOLATIONS

	April	May	June
Alcohol On Beach	51	16	5
Dog On Beach	9	8	5
Glass On Beach	10	1	0
Grill on Beach	1	0	0
Glass And Alcohol On Beach	6	0	0
Sleeping On Beach	16	21	10
Dog On Beach Off Leash	3	0	0
E-Bike on Beach	2	0	1
Smoking On Beach	1	0	0
Camping On Beach	0	0	3
Total Verbal Warnings	99	46	24
Citations	1 (Alcohol On Beach)	0	1 (Sleeping On Beach)

**BEACH STEWARDSHIP COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Discussion of upcoming dredging and sand placement project in Pass-A-Grille.

Action Request: N/A

Date: August 19, 2026

Prepared By: Camden Mills, Public Services Director

Through: Frances Robustelli, City Manager

Summary of Issue: Discussion on the requested easements for Pass-A-Grille. Pinellas County/US Army Corps is requesting temporary construction easements from City in Pass-A-Grille for upcoming dredging and sand placement project.

Funding: N/A

Attachments: Easement exhibits
Pass-a-Grille Pass Temporary Construction Easement

Prepared by and return to:

Kit Lindsay
Pinellas County, Real Property Division
509 East Avenue South
Clearwater, FL 33756

Project: Pass-a-Grille Channel Dredge

Parcel ID: 19-32-16-00000-210-0100

TEMPORARY CONSTRUCTION EASEMENT

THIS ASSIGNABLE TEMPORARY CONSTRUCTION EASEMENT, made this _____ day of _____, 2026 ("**Effective Date**"), by **CITY OF ST. PETE BEACH**, a municipal corporation of the State of Florida, whose address is 155 Corey Avenue, St. Pete Beach, FL 33706 ("**Grantor**"), to **PINELLAS COUNTY**, a political subdivision of the State of Florida, whose address is 315 Court St, Clearwater, FL 33756 ("**Grantee**", also referred to herein as the "**County**").

1. Grant. For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey unto the County, its successors and assigns, a temporary construction easement, over, under, across, and upon the following real property in Pinellas County, Florida:

Being a portion of Grantor's property located at Gulf Way, St. Pete Beach, FL 33706 ("**Grantor's Property**"), said portion being described and depicted in the attached **Exhibits A, B, & C** (the "**Easement Areas**").

2. Warranty of Title. Grantor hereby warrants and covenants that Grantor is the owner of fee simple title to Grantor's Property and has full right and lawful authority to grant and convey this Easement to the County. Grantor warrants that no tenants or other third parties have rights to use the Easement Areas, that title to the Easement Areas is free and clear of all liens and encumbrances (except those, if any, as may have been approved by the County in writing), and that Grantor will forever warrant and defend the title and the County's rights hereunder against the claims and demands of all persons whomsoever.

3. Purpose. The County is granted the right to use the Easement Areas for all purposes related to the County's completion of the project referenced above (the "**Project**"), including without limitation for vehicular access to and from the County's construction site on adjacent property, temporary parking of vehicles and equipment, and temporary storage of materials, and the right to deposit fill thereon, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the Easement Areas; reserving, however, to Grantor, and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines. Grantor shall not use the Easement Areas or allow any conditions to exist that may adversely affect the County's use of the Easement Areas as determined by the County. The County's right to use the Easement Areas shall extend to the County's employees, agents, contractors and subcontractors.

4. Commencement and Expiration Dates. The County's right to use the Easement Areas shall begin on the Effective Date and shall expire on the date that the County notifies Grantor that the County no longer needs the Easement Areas for the Project, however if no such notice is given by the County by **August 31, 2028**, this Easement

shall automatically terminate on such date. If the Project is delayed, County shall notify the Grantor in writing of the new completion date of the Project and Grantor shall extend this Easement to allow for Project completion.

5. Enforcement. Grantor agrees to indemnify, pay the costs of defense, including attorney's fees, and hold harmless the County, its officers, employees, and agents from all damages, suits, actions, or claims of any character brought on account of any injuries or damages received or sustained by any person, persons, or property, or in any way relating to or arising from this instrument, or on account of any act or omission, neglect, or misconduct of Grantor, except only such injury or damage as will have been occasioned by the sole negligence of the County. Nothing contained herein will be construed to be a waiver of any immunity or limitation of liability that the County is entitled to under the doctrine of sovereign immunity under Section 768.28, Florida Statutes, as now in effect or as may be amended from time to time.

6. Governing Law. Any state law issues arising from this Easement shall be governed by and construed in accordance with the applicable laws of Pinellas County and the State of Florida and venue shall be in the appropriate state court. Any federal law issues shall be governed by and construed in accordance with applicable federal law and venue shall be in the appropriate federal court.

7. Successors and Assigns. This instrument shall "run with the land" and is binding upon Grantor and Grantor's successors-in-interest and shall inure to the benefit of the County and its successors and assigns. This Easement may be assigned in whole or in part by the County to the United States Army Corps of Engineers, its representatives, agents, and contractors for use in connection with any of the purposes expressly above mentioned.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this instrument on the date of acknowledgement indicated below.

WITNESSES:

GRANTOR:
CITY OF ST. PETE BEACH

[Signature - witness 1]

By: _____

Printed name: _____

[Printed name – witness 1]

Title: _____

[Address – witness 1]

[Signature – witness 2]

[Printed name – witness 2]

[Address – witness 2]

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ of City of St. Pete Beach, a municipal corporation organized under the laws of the State of Florida, on its behalf, who:

☐ is personally known to me

OR

produced ☐ a driver's license, OR ☐ _____, as identification.

[notary seal]

Signature of Notary Public

Printed Name

My Commission Expires: _____

Exhibits:

Exhibits A, B, & C - sketch and descriptions

PINELLAS COUNTY
PUBLIC WORKS
SURVEY AND MAPPING DIVISION
22211 U.S. HIGHWAY 19 N.
CLEARWATER, FLORIDA 33765-2328
PHONE # (727) 464-8904



SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST

DESCRIPTION

An irregular shaped tract, being a portion of the Right-of-Way of Gulf Way, being a part of MOREY BEACH subdivision, as recorded in Plat Book 1, Page 102, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, lying in Fractional Section 19, Township 32 South, Range 16 East, Pinellas County, Florida and being further described as follows:

Commencing at the intersection of Southeast corner of Lot 12, Block 11, said MOREY BEACH subdivision, and the Easterly Right-of-Way line of Gulf Way; thence along the southerly prolongation of said Easterly Right-of-Way Line, S07°52'39"E, a distance of 53.06 feet to a point of intersection with the northerly boundary line of POINT PASS-A-GRILL, Condominium, recorded in Condominium Plat Book 30, Page 30, Public Records of Pinellas County, Florida; thence N84°46'07"W, along said northerly boundary line, a distance of 102.11 feet to the POINT OF BEGINNING; thence continuing along said northerly line, N84°46'07"W, for a distance of 31.03 feet to the Northwest corner of said condominium; thence N12°11'56"W, for a distance of 13.24 feet; thence N76°45'59"E, for a distance of 16.56 feet; thence N01°39'49"W, for a distance of 231.71 feet; thence N88°30'52"E, for a distance of 17.00 feet; thence S01°39'49"E, for a distance of 251.72 feet to the POINT OF BEGINNING.

Containing 4,496 square feet or 0.103 acres, more or less.

BASIS OF BEARINGS : Bearings indicated are on an assumed meridian based on the Easterly Right-of-Way line of Gulf Way of Block 11, MOREY BEACH subdivision, being S07°52'39"E

LEGEND	
BHPB	BULKHEAD PLAT BOOK
COR	CORNER
CB	CONDOMINIUM BOOK
FKA	FORMALLY KNOWN AS
HPB	HILLSBOROUGH PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY

Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge are prohibited. Sketch and/or Description has been electronically signed and sealed using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.

Digitally signed by Gregory Duque
Date: 2026.07.10 13:35:57 -04'00'

GREGORY DUQUE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: 6647, STATE OF FLORIDA

DATE

S.F.N.: 1993_00001	P.I.D.: 002573A	CALCULATED BY: GD	CHECKED BY: ----	Pinellas County Survey and Mapping Division
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Parcel No.: P701

SHEET 1 OF 2

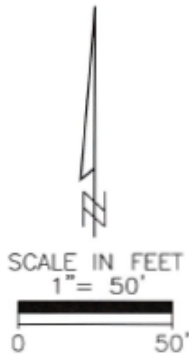
EXHIBIT A

PINELLAS COUNTY
PUBLIC WORKS
SURVEY AND MAPPING DIVISION
22211 U.S. HIGHWAY 19 N.
CLEARWATER, FLORIDA 33765-2328
PHONE # (727) 464-8904



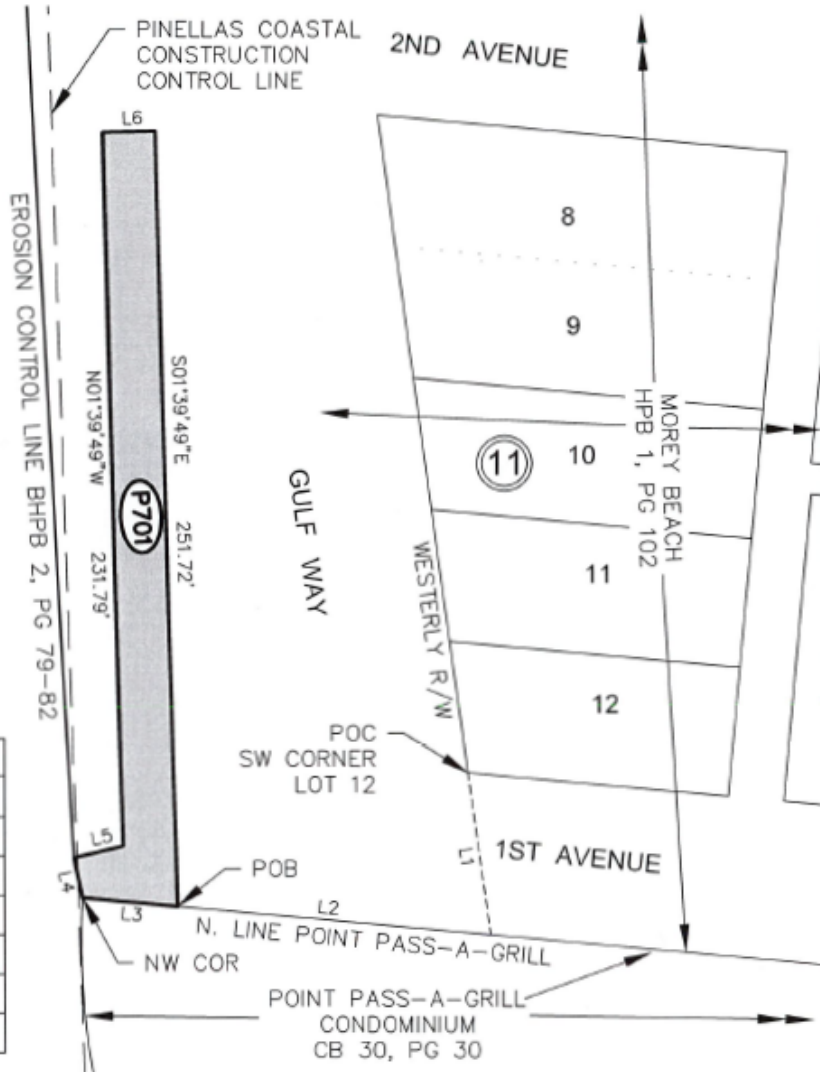
SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST
SKETCH - NOT A SURVEY

C:\Users\engzk14\appdata\local\temp\AcPublish_7444\P701.dwg, Jul 10, 2026 - 11:14am



GULF OF AMERICA
FKA
GULF OF MEXICO

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S07°52'39"E	53.06'
L2	N84°46'07"W	102.11'
L3	N84°46'07"W	31.03'
L4	N12°11'56"W	13.24'
L5	N76°45'59"E	16.56'
L6	N88°30'52"E	17.00'



S.F.N.: 1993_00001	P.I.D.: 002573A	CALCULATED BY: GD	CHECKED BY: ----	Pinellas County Survey and Mapping Division	**SEE SHEET 1 OF 2 FOR LEGEND
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EXHIBIT A

Parcel No.: P701
SHEET 2 OF 2



SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST

DESCRIPTION

An irregular shaped tract, being a portion of submerged lands, abutting the Westerly boundary of POINT PASS-A-GRILL, Condominium, recorded in Condominium Plat Book 30, Page 30, Public Records of Pinellas County, Florida; lying in a portion of Fractional Section 19, Township 32 South, Range 16 East, Pinellas County, Florida and being further described as follows:

Commencing at the intersection of Southeast corner of Lot 12, Block 11, MOREY BEACH Subdivision, as recorded in Plat Book 1, Page 102, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part and the Easterly Right-of-Way line of Gulf Way; thence along the southerly prolongation of said Easterly Right-of-Way Line, S07°52'39"E, a distance of 53.06 feet to a point of intersection with the northerly boundary line of POINT PASS-A-GRILL, thence N84°46'07"W, along said northerly boundary line, a distance of 133.14 feet to the the Northwest corner of said Condominium and the POINT OF BEGINNING; thence S20°40'56"W, for a distance of 3.36 feet; thence S85°20'35"W, for a distance of 143.03 feet; thence N56°12'11"W, for a distance of 51.17 feet; thence N53°06'51"W, for a distance of 43.88 feet; thence N48°06'37"E, for a distance of 39.54 feet; thence S10°16'57"E, for a distance of 34.23 feet; thence S54°39'54"E, for a distance of 48.94 feet; thence S74°19'19"E, for a distance of 11.65 feet; thence N89°54'26"E, for a distance of 50.65 feet; thence N86°07'50"E, for a distance of 74.89 feet; thence N45°06'08"E, for a distance of 9.20 feet; thence S12°11'56"E, for a distance of 13.24 feet to the POINT OF BEGINNING.

Containing 3,444 square feet or 0.079 acres, more or less.

BASIS OF BEARINGS : Bearings indicated are on an assumed meridian based on the Easterly Right-of-Way line of Gulf Way of Block 11, MOREY BEACH subdivision, being S07°52'39"E

Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge are prohibited. Sketch and/or Description has been electronically signed and sealed using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.

Digitally signed by Gregory Duque
Date: 2026.07.10 13:38:12 -04'00'

GREGORY DUQUE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: 6647, STATE OF FLORIDA

DATE

S.F.N.:
1993_00001

P.I.D.:
002573A

CALCULATED
BY: GD

CHECKED
BY: ----

Pinellas County Survey
and Mapping Division



Parcel No.: P702

SHEET 1 OF 2

EXHIBIT B

PINELLAS COUNTY
PUBLIC WORKS
SURVEY AND MAPPING DIVISION
22211 U.S. HIGHWAY 19 N.
CLEARWATER, FLORIDA 33765-2328
PHONE # (727) 464-8904

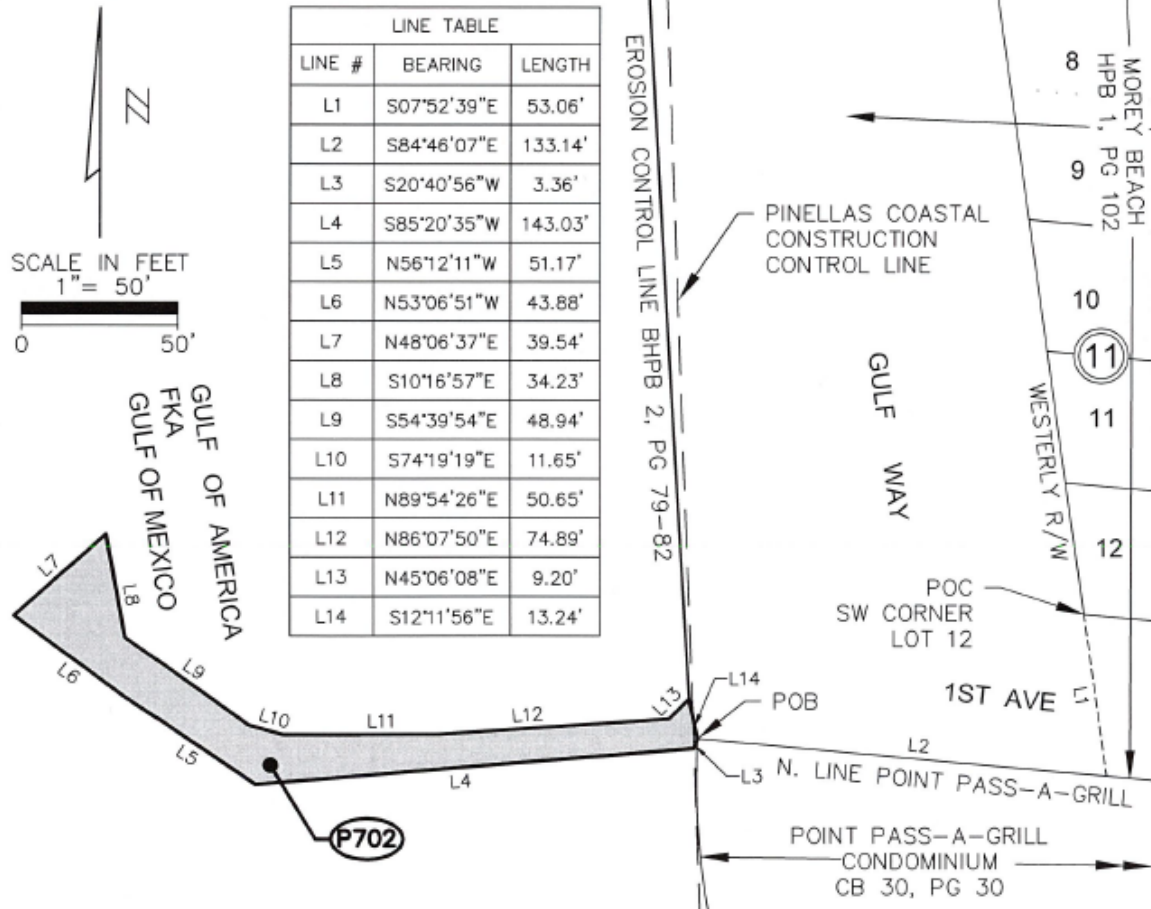


SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST

SKETCH - NOT A SURVEY

LEGEND	
BHPB	BULKHEAD PLAT BOOK
COR	CORNER
CB	CONDOMINIUM BOOK
FKA	FORMALLY KNOWN AS
HPB	HILLSBOROUGH PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S07°52'39"E	53.06'
L2	S84°46'07"E	133.14'
L3	S20°40'56"W	3.36'
L4	S85°20'35"W	143.03'
L5	N56°12'11"W	51.17'
L6	N53°06'51"W	43.88'
L7	N48°06'37"E	39.54'
L8	S10°16'57"E	34.23'
L9	S54°39'54"E	48.94'
L10	S74°19'19"E	11.65'
L11	N89°54'26"E	50.65'
L12	N86°07'50"E	74.89'
L13	N45°06'08"E	9.20'
L14	S12°11'56"E	13.24'



S.F.N.: 1993_00001	P.I.D.: 002573A	CALCULATED BY: GD	CHECKED BY: ----	Pinellas County Survey and Mapping Division
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Parcel No.: P702

SHEET 2 OF 2

EXHIBIT B

PINELLAS COUNTY
PUBLIC WORKS
SURVEY AND MAPPING DIVISION
22211 U.S. HIGHWAY 19 N.
CLEARWATER, FLORIDA 33765-2328
PHONE # (727) 464-8904



SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST

DESCRIPTION

An irregular shaped tract, being a portion of the Right-of-Way of Gulf Way, being a part of PHILLIPS DIVISION OF PASSA GRILLE CITY subdivision, as recorded in Plat Book 4, Page 26, Public Records of Pinellas County, Florida, together with a portion of the lands lying westerly of said Right-of-Way, all lying in Fractional Section 18, Township 32 South, Range 16 East, Pinellas County, Florida and being further described as follows:

COMMENCING at the southwest corner of Lot 104, Block K, PHILLIPS DIVISION OF PASSA GRILLE CITY subdivision, as recorded in Plat Book 4, Page 26, Public Records of Pinellas County, Florida, thence N87°22'25"W along the westerly extension of the South line of said Lot 4, for a distance of 25.54 feet; thence S05°01'34"W, for a distance of 11.79 feet to the POINT OF BEGINNING; thence continue S05°01'34"W, for a distance of 12.45 feet; thence S02°37'15"W, for a distance of 122.51 feet; thence N86°39'35"W, for a distance of 49.49 feet; thence N03°31'15"E, for a distance of 83.95 feet; thence S86°35'05"E, for a distance of 16.80 feet; thence N04°15'38"E, for a distance of 34.42 feet; thence N88°22'41"W, for a distance of 146.85 feet to a point on the Erosion Control Line; thence N00°38'54"E along said line, for a distance of 14.44 feet; thence S87°09'26"E, for a distance of 124.10 feet; thence N87°31'19"E, for a distance of 54.35 feet to the POINT OF BEGINNING.

Containing 7,537 square feet or 0.173 acres, more or less.

BASIS OF BEARINGS : Bearings indicated are on an assumed meridian based on the Southerly line of Lot 104, Block 4, PHILLIPS DIVISION OF PASSA GRILLE CITY subdivision, being N87°22'25"W

LEGEND	
BHPB	BULKHEAD PLAT BOOK
COR	CORNER
ESMT	EASEMENT
FKA	FORMALLY KNOWN AS
P	PLAT
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY

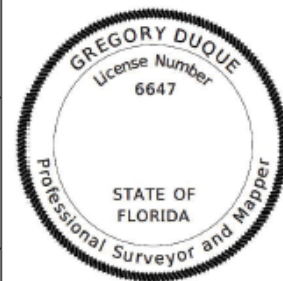
Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge are prohibited. Sketch and/or Description has been electronically signed and sealed using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.

Digitally signed by Gregory Duque
Date: 2026.07.17 09:30:38 -04'00'

GREGORY DUQUE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: 6647, STATE OF FLORIDA

DATE



S.F.N.: 1993_00031	P.I.D.: 002573A	CALCULATED BY: RAC	CHECKED BY: GD	Pinellas County Survey and Mapping Division
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Parcel No.: P703

SHEET 1 OF 2

EXHIBIT C

PINELLAS COUNTY
PUBLIC WORKS
SURVEY AND MAPPING DIVISION
22211 U.S. HIGHWAY 19 N.
CLEARWATER, FLORIDA 33765-2328
PHONE # (727) 464-8904

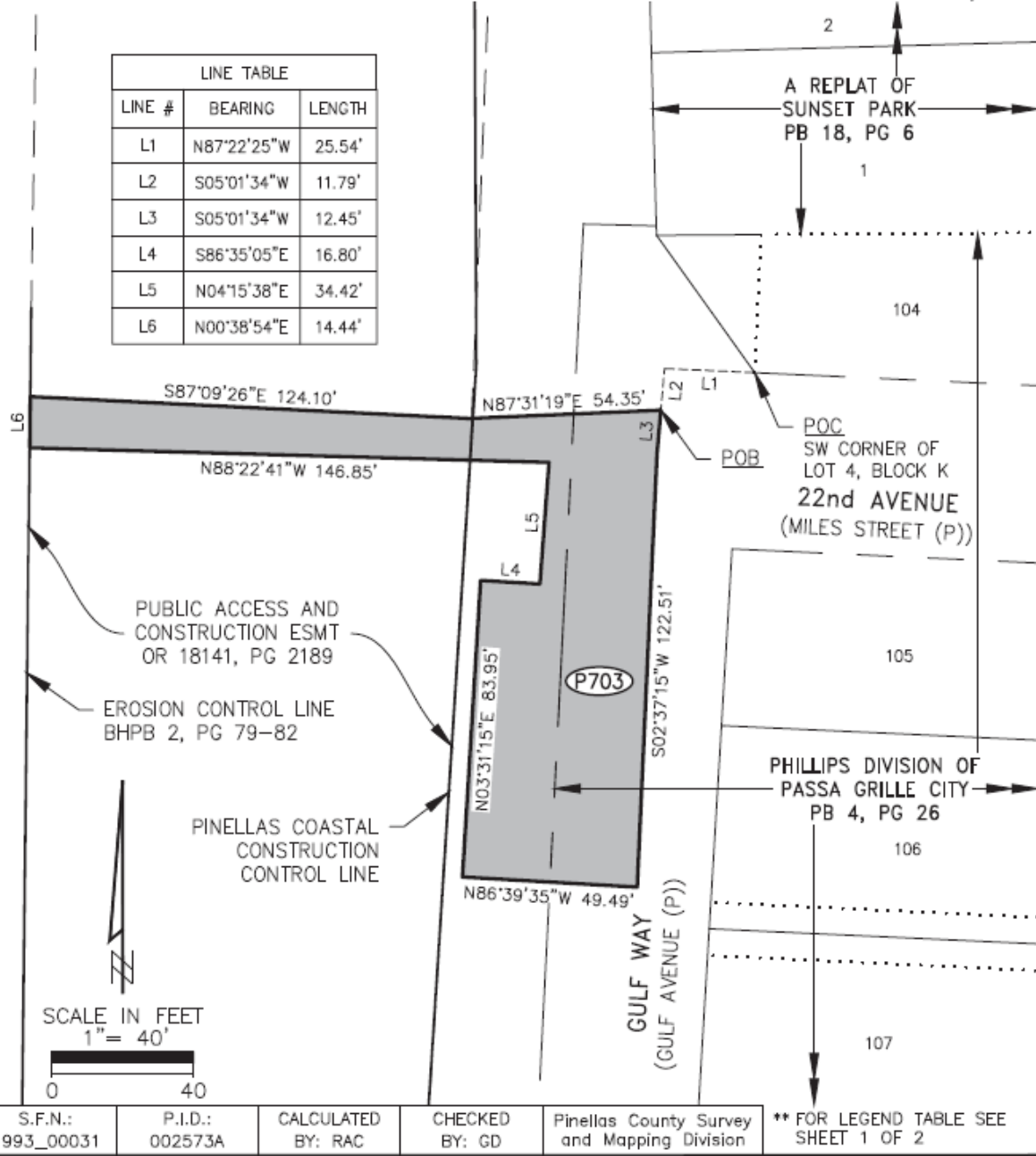


SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST

SKETCH - NOT A SURVEY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N87°22'25"W	25.54'
L2	S05°01'34"W	11.79'
L3	S05°01'34"W	12.45'
L4	S86°35'05"E	16.80'
L5	N04°15'38"E	34.42'
L6	N00°38'54"E	14.44'

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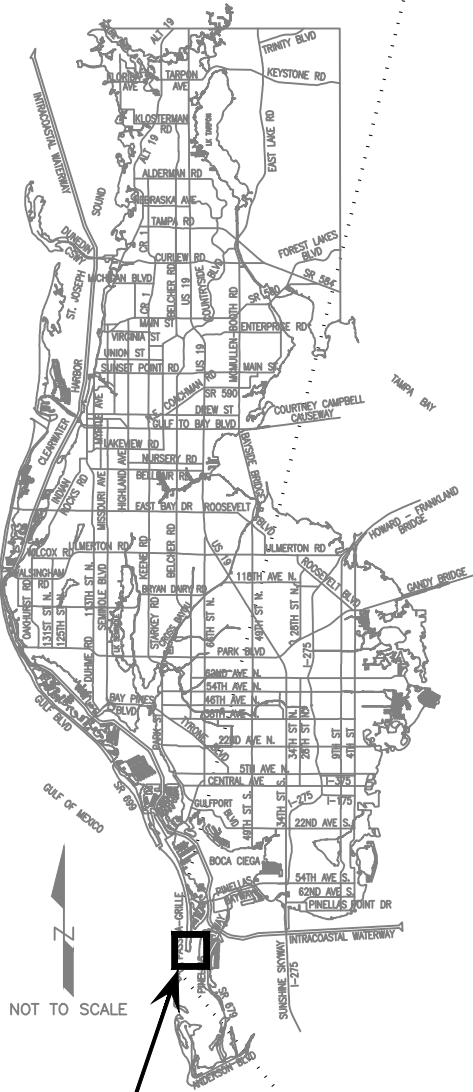


S.F.N.: 1993_00031	P.I.D.: 002573A	CALCULATED BY: RAC	CHECKED BY: GD	Pinellas County Survey and Mapping Division	** FOR LEGEND TABLE SEE SHEET 1 OF 2
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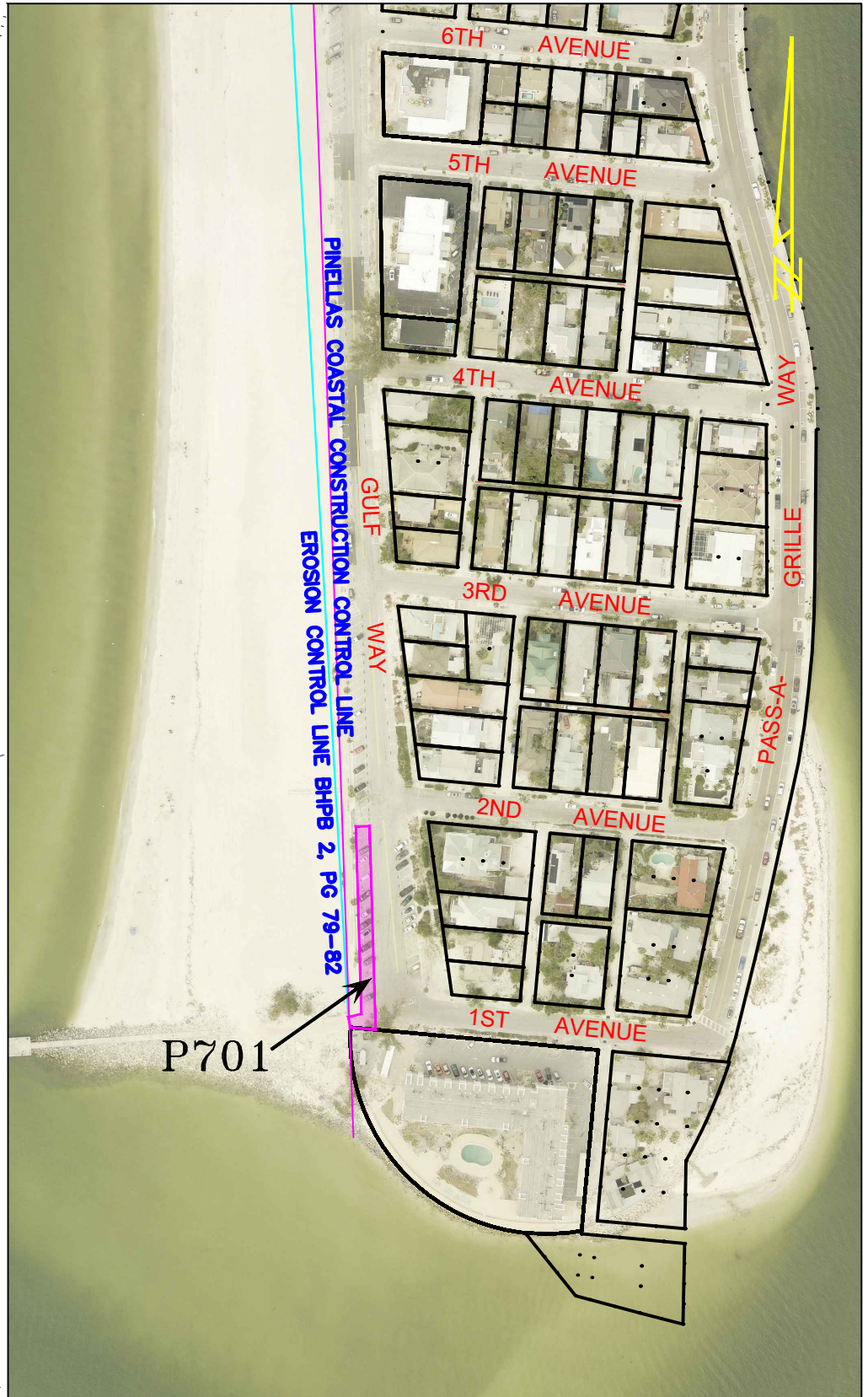
Parcel No.: P703
SHEET 2 OF 2

EXHIBIT C

PINELLAS COUNTY MAP



PROJECT
LOCATION



SCALE IN FEET 1" = 200'



PASS-A-GRILL
STAGGING
AREA

EXHIBIT
NOT A SURVEY
PARCEL 701

PID: 002573A

exhibit P701.dwg

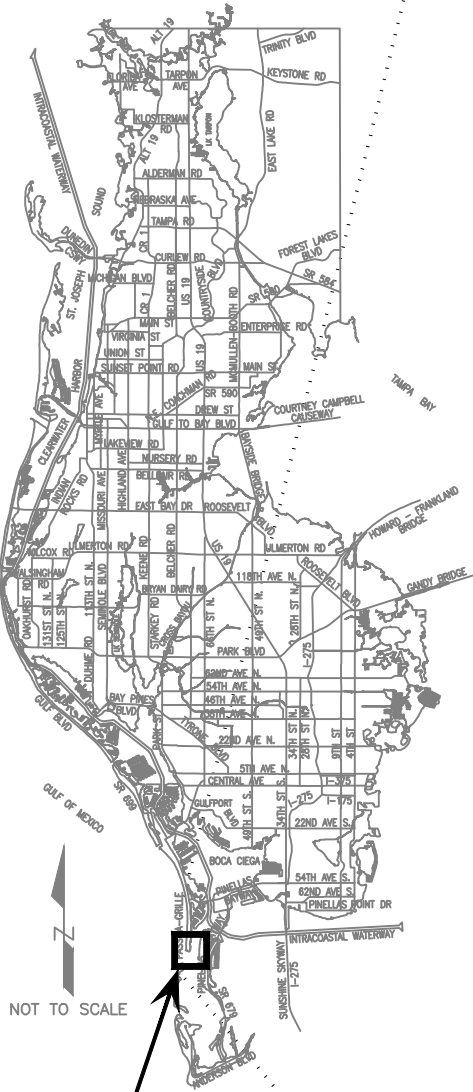
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PHOTOGRAPHY DATE: 02/26

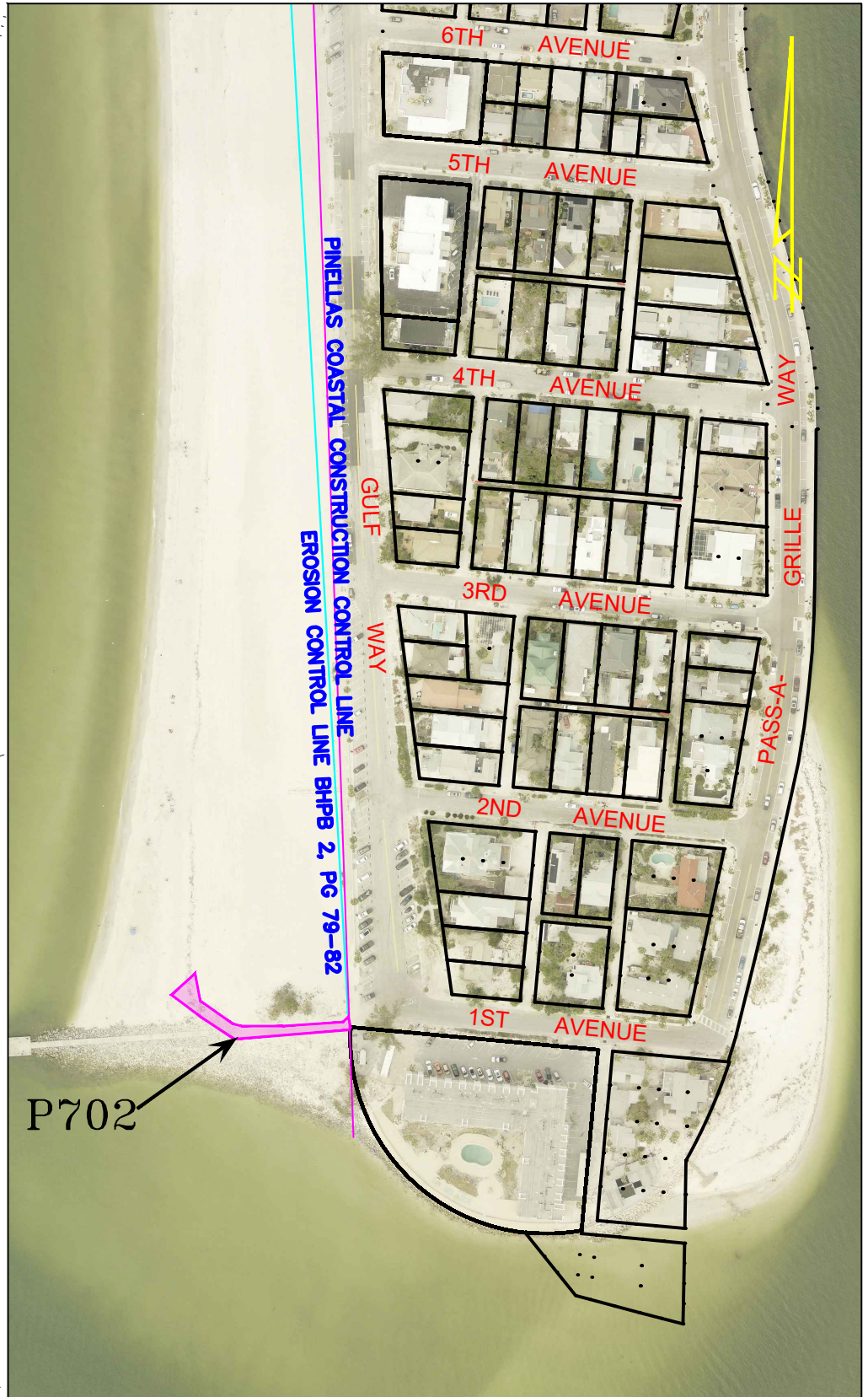
SURVEY FILE NO.: 1993_00001

SHEET: 01 of 01

PINELLAS COUNTY MAP



PROJECT
LOCATION



SCALE IN FEET 1" = 200'



PASS-A-GRILL
STAGGING
AREA

EXHIBIT
NOT A SURVEY
PARCEL 701

PID: 002573A

exhibit P702.dwg

DATE: 7/10/2026

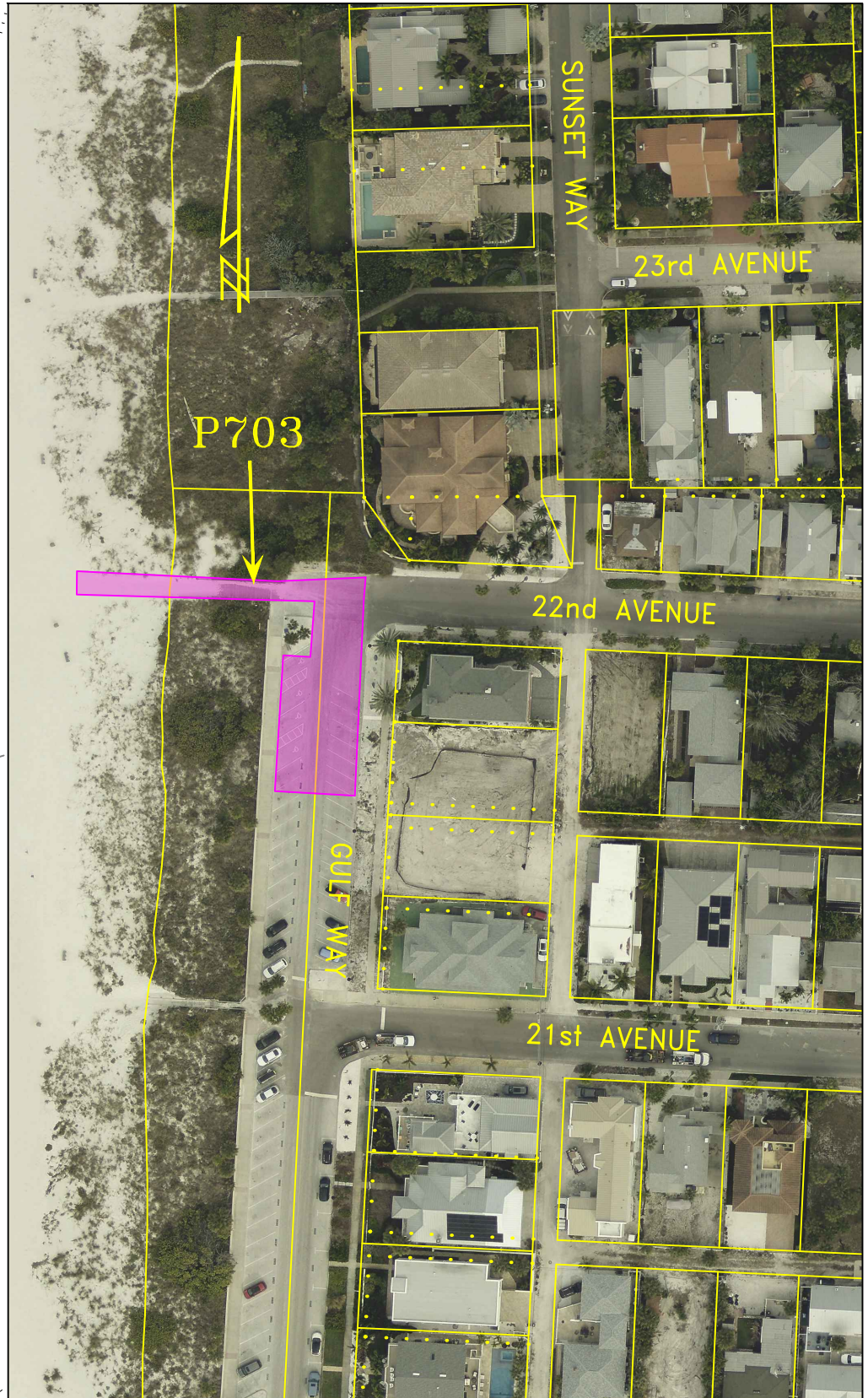
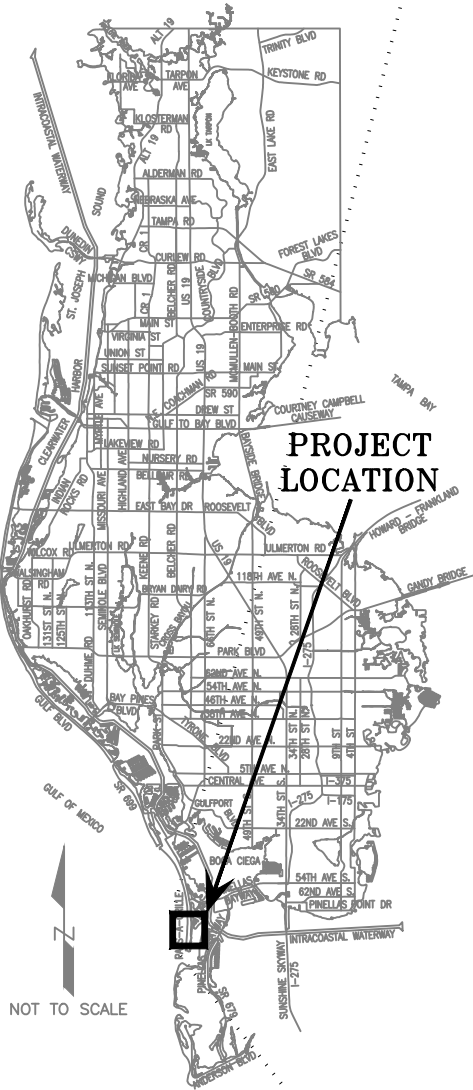
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SURVEY FILE NO.: 1993_00001

SHEET: 01 of 01

SECTION(S) 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST

PINELLAS COUNTY MAP



SCALE IN FEET 1" = 100'



PASS-A-GRILL
STAGING
AREA

EXHIBIT
NOT A SURVEY
PARCEL P703

PID: 002773A

exhibit P703.dwg

DATE: 7/17/2026

PHOTOGRAPHY DATE: 01/26

SURVEY FILE NO.: 1993_00031

SHEET: 01 of 01