

RESOLUTION 2021-02

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR A REPLAT OF THE DON CE-SAR PLACE, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20 AND MORE PARTICULARLY DESCRIBED AS THE SOUTH 125 FEET OF BLOCK B. TOGETHER WITH A CERTAIN STRIP OF LAND TEN (10) FEET IN WIDTH LYING ADJACENT TO THE EASTERLY BOUNDARY OF THE SOUTH 125 FEET OF BLOCK B, AND BEING OUTSIDE OF AND INCLUDING THE SEA WALL, SAID 10-FOOT STRIP OF LAND SHOWN AS "10' RESERVED" ON THE PLAT OF THE DON CE-SAR PLACE, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, CITY OF ST. PETE BEACH, FLORIDA, MORE FULLY DETAILED IN THE ATTACHED SURVEY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the record owners of the real property having an address at 3101 Pass A Grille Way, St. Pete Beach, Florida 33706, 0.316 acres more or less ("subject property"), have requested to subdivide the property into two 62.5'x120' buildable lots;

WHEREAS, the City's professional surveyor has reviewed the application and the proposed replat survey, and has found them legally sufficient for final approval by the City Commission;

WHEREAS, all property owners within 300 feet have been notified pursuant to Section 3.4(b)(3) of the St. Pete Beach Land Development Code;

WHEREAS, the application for the Preliminary Subdivision was reviewed by the Board of Adjustment under the applicable criteria of Land Development Code DIVISION 24 - SUBDIVISIONS on September 30, 2020, and a recommendation for approval, as outlined in the associated staff report submitted, is made to the City Commission; and

WHEREAS, the City Commission has found that the application meets all the Land Development Code criteria for approval of the requested replat and that it will be in the best interest of the citizens of the City of St. Pete Beach to approve the application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, THAT:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are true and correct and adopted hereby as findings, purpose and intent of the City Commission.

SECTION 2. The City Commission hereby replats the DON CE-SAR PLACE as recorded in plat book 13, pages 15-20 of the public records of Pinellas County, Florida, into Lots 1 and 2 as shown on the survey filed with the City on December 8, 2020 by the applicant for such purposes, as more particularly described in the legal description set forth in Exhibit "A"

attached hereto.

SECTION 3. The City of St. Pete Beach makes no warranties of any kind as to the title or ownership of the property being re-platted, or as to the existence of any liens, easements or encumbrances against the same. This resolution shall only be construed to release any legal or equitable interest the City may have in the subject property. Nothing contained herein shall be construed to affect the rights of parties having an interest in the subject property, except to the extent provided in this resolution and allowed by law.

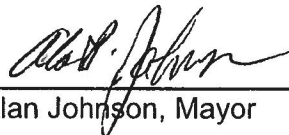
SECTION 4. The City Commission hereby incorporates the following condition into the resolution:

Prior to the recording of the proposed plat, the owner shall submit a demolition plan in compliance with Section 98-71 of the Code of Ordinance and obtain a final inspection for the demolition of the existing two-story masonry building currently on site.

SECTION 5. Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS 9 DAY OF February, 2021.

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.



Alan Johnson, Mayor

ATTEST:



Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Andrew Dickman, City Attorney

Exhibit "A": Real Property Legal Description

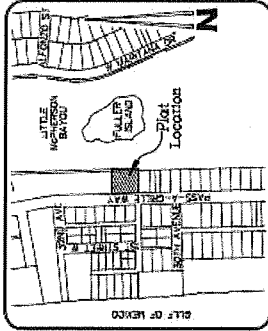
THE FOLLOWING PARCEL OF LAND LYING AND BEING IN DON CE-SAR PLACE, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20. MORE PARTICULARLY DESCRIBED AS THE SOUTH 125 FEET OF BLOCK B, TOGETHER WITH THAT CERTAIN STRIP OF LAND TEN (10) FEET IN WIDTH LYING ADJACENT TO THE EASTERLY BOUNDARY OF THE SOUTH 125 FEET OF BLOCK B, AND BEING OUTSIDE OF AND INCLUDING THE SEA WALL, SAID 10-FOOT STRIP OF LAND SHOWN AS "10' RESERVED" ON THE PLAT OF DON CE-SAR PLACE, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK B, DON CE-SAR PLACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE RUN N.02°20'00"W. ALONG THE EAST RIGHT-OF-WAY LINE OF PASS-A-GRILLE WAY AND THE WEST LINE OF SAID BLOCK B A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 125 FEET OF SAID BLOCK B; THENCE RUN N.89°11'29"E. A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST LINE OF A 10' RESERVED STRIP EAST OF SEAWALL LINE SHOWN ON SAID PLAT; THENCE RUN S.02°20'16"E. ALONG SAID EAST LINE A DISTANCE OF 124.61 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK B; THENCE RUN S.89°00'18"W. ALONG SAID SOUTH LINE A DISTANCE OF 120.00 FEET TO THE AFORESAID SOUTHWEST CORNER OF BLOCK B AND THE POINT OF BEGINNING.

SEA BISCUIT PROPERTIES
BEING A REPLAT OF THE SOUTH 256 FEET OF BLOCK B AND ADJACENT 10 FOOT RESERVED STRIP LYING ON THE EAST, DON OSE-BAR PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20 OF THE PUBLIC RECORDS OF PUBLIC RECORDS OF PINELANS COUNTY, FLORIDA

LYING IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 32 SOUTH, RANGE 48 EAST CITY OF ST. PETE BEACH, FLORIDA



Vicinity Map
NOT TO SCALE

CERTIFICATE OF APPROVAL BY CITY OF ST. PETE BEACH,

STATE OF FLORIDA
COUNTY OF PINELANS

APPROVED BY THE CITY COMMISSIONERS OF THE CITY OF ST. PETE BEACH, PINELANS COUNTY, FLORIDA, THIS _____ DAY OF _____ 2021, PROVIDED THAT THE CITY CLERK OF THE COUNTY OF PINELANS COUNTY, FLORIDA WITHIN TWENTY (20) DAYS FROM THE DATE OF THIS APPROVAL

APPROVED: _____
ALAN JOHNSON, MAYOR

ATTEST: _____
AMBER JORDON, CITY CLERK

CERTIFICATE OF CONFORMITY BY REVIEWING SURVEYOR,

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.06(1) FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

STATE OF FLORIDA
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE #658

CERTIFICATE OF APPROVAL BY COUNTY CLERK,

STATE OF FLORIDA
COUNTY OF PINELANS

LENN BURKE, CLERK OF THE CIRCUIT COURT OF PINELANS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF THE STATE OF FLORIDA. THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK _____ PAGE(S) _____ RECORDS OF PINELANS COUNTY, FLORIDA, THIS _____ DAY OF _____ 2021.

ATTEST: LENN BURKE
CLERK OF PINELANS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK (SIGNATURE) (PRINTED NAME)

PROPERTY DESCRIPTION.
THE FOLLOWING PARCEL OF LAND LYING AND BEING IN DON OSE-BAR PLACE, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 48 EAST, PINELANS COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20 OF THE PUBLIC RECORDS OF PUBLIC RECORDS OF PINELANS COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN STRIP OF LAND 10 FEET IN WIDTH LYING ADJACENT TO THE EASTERN BOUNDARY OF THE SOUTH 256 FEET OF BLOCK B AND BEING OUTSIDE OF AND INCLUDING THE EASTERN BOUNDARY OF THE SOUTH 10 FOOT RESERVED STRIP LYING ON THE EAST, DON OSE-BAR PLACE, TOWNSHIP 32 SOUTH, RANGE 48 EAST, PINELANS COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20, OF THE PUBLIC RECORDS OF PINELANS COUNTY, FLORIDA.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF BLOCK B, DON OSE-BAR PLACE, ACCORDING TO THE MAP ON PLAT RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20, OF THE PUBLIC RECORDS OF PINELANS COUNTY, FLORIDA; THENCE NORTH 73 DEGREES 45 MINUTES 00 SECONDS WEST 100.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 10 FOOT RESERVED STRIP LYING ON THE EAST, DON OSE-BAR PLACE, TOWNSHIP 32 SOUTH, RANGE 48 EAST, PINELANS COUNTY, FLORIDA, AND BEING A JUST PART OF SAID STRIP OF LAND; THENCE SOUTH 88 DEGREES 05 MINUTES 00 SECONDS WEST 100.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK B, THENCE EAST S89 DEGREES 05 MINUTES 00 SECONDS WEST 30.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK B; THENCE EAST S89 DEGREES 05 MINUTES 00 SECONDS WEST 30.00 FEET TO THE WEST LINE OF SAID BLOCK B, THENCE EAST S89 DEGREES 05 MINUTES 00 SECONDS WEST 20.00 FEET TO THE EAST LINE OF SAID BLOCK B; THENCE SOUTH 73 DEGREES 45 MINUTES 00 SECONDS WEST 100.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 10 FOOT RESERVED STRIP LYING ON THE EAST, DON OSE-BAR PLACE, TOWNSHIP 32 SOUTH, RANGE 48 EAST, PINELANS COUNTY, FLORIDA, AND BEING A JUST PART OF SAID STRIP OF LAND; THENCE NORTH 73 DEGREES 45 MINUTES 00 SECONDS WEST 100.00 FEET TO THE SOUTHWEST CORNER OF BLOCK B, DON OSE-BAR PLACE, ACCORDING TO THE MAP ON PLAT RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20, OF THE PUBLIC RECORDS OF PINELANS COUNTY, FLORIDA.

DEDICATION.

THE UNDERSIGNED LIMITED LIABILITY COMPANY HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED LAND AND HAS CONVEYED ALL RIGHTS AND INTERESTS IN SAID LAND AND THAT NO PUBLIC UTILITY EASEMENTS OR RIGHTS-OF-WAY ARE BEING DEDICATED BY THIS PLAT.

SEA BISCUIT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
M. DAVID FENBERG, JR AS MANAGER

WITNESS SIGNATURE _____ WITNESS PRINTED NAME _____

WITNESS SIGNATURE _____ WITNESS PRINTED NAME _____

ACKNOWLEDGMENT.

STATE OF FLORIDA
COUNTY OF PINELANS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE AFFIRMATION, THIS _____ DAY OF _____ 2021,
BY M. DAVID FENBERG, JR AS MANAGER OF SEA BISCUIT PROPERTIES, LLC A FLORIDA LIMITED LIABILITY COMPANY.

SIGNATURE OF NOTARY PUBLIC _____ PRINTED NAME OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

PERSONALLY HEARD OR PRODUCED IDENTIFICATION _____

TYPE OF IDENTIFICATION PRODUCED: _____

SURVEYOR'S CERTIFICATE.
I, JOHN C. BRENDA, OF JOHN C. BRENDA & ASSOCIATES, INC., MAKER OF THIS PLAT, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. ALL INSTRUMENTS WITHIN THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES, AND I FURTHER CERTIFY THAT THIS PLAT MEETS ALL MATERIAL REQUIREMENTS REQUIRED BY FLORIDA STATUTE SECTION 177.06(1) FOR CHAPTER CONFORMITY. THE INSTRUMENTS WITHIN THE PUBLIC RECORDS OF PINELANS COUNTY, FLORIDA, WERE FILED AS REQUIRED BY LAW. SIGNED ON THIS _____ DAY OF _____, 2021.

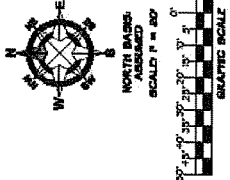
JOHN C. BRENDA, REGISTERED LAND SURVEYOR
STATE OF FLORIDA, LICENSED LAND SURVEYOR NO. 4497
(LICENSED SURVEYOR NO. 748)

JOHN C. BRENDA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers



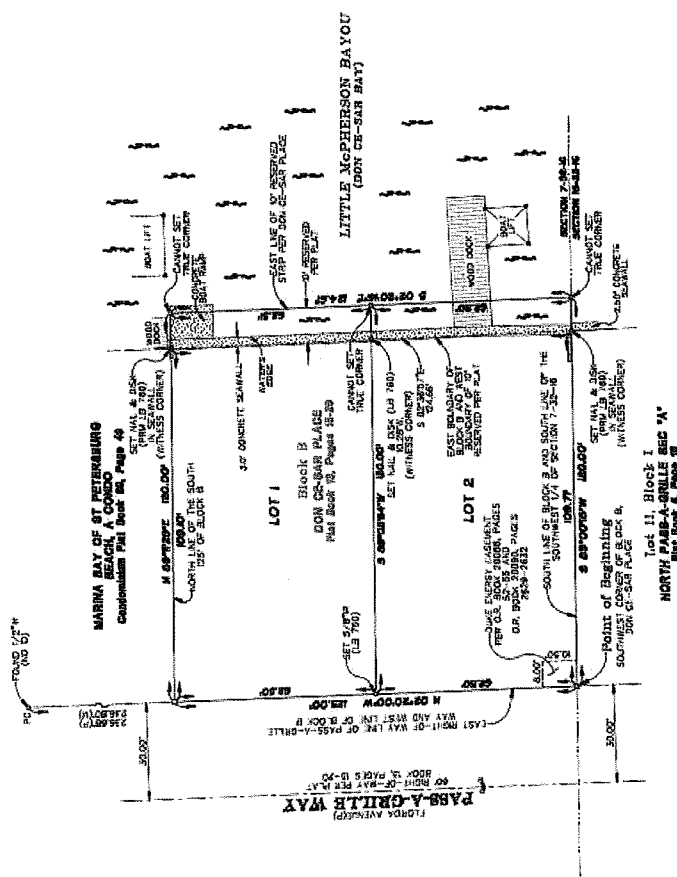
4005 Road Avenue North
Pinellas Park, Florida 33781
Phone (727) 577-2922
Fax (727) 577-2922

“YOUR HELP A MATTER OF QUALITY LAND SURVEYING”



SEA BISCUIT PROPERTIES

BEING A REPLAT OF THE SOUTH 125 FEET OF BLOCK B AND ADJACENT 10 FOOT RESERVED STRIP LYING ON THE EAST, DON CR-SAR PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGES 15 THROUGH 20 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
 LYING IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST
 CITY OF ST. PETE BEACH, FLORIDA



- ABBREVIATIONS:**
- C = CENTERLINE
 - D = DISTANCE
 - E = ELEVATION
 - L = LINED AND GRADED
 - M = MEASURED
 - N = NORTH
 - P = POINT OF CURVATURE
 - R = RADIUS
 - S = PERMANENT REFERENCE MONUMENT

SURVEYOR'S REPORT:

- 1) BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF PASS-A-CRILLER WAY AS BEING 142.5000' N., PER PLAT OF DON CR-SAR PLACE.
- 2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREIN. ANY OTHER GRAPHS OR DIGITAL FORM OF THIS PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. THE INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR WATER UTILITY. THE CARRIER OF SUCH UTILITY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. THESE EASEMENTS SHALL BE SUBJECT TO THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

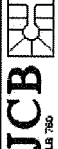
EASEMENT NOTE:

DATE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 20000, PAGE 2822A. THIS EASEMENT WAS REPLACED BY A DATE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 20000, PAGE 2822A. ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY CORNER, SYMBOL, LEGEND AND NOTES:

□ = BENCHMETS SET "4"x4" CONCRETE MONUMENT STAMPED "TM 15 70" UNLESS OTHERWISE INDICATED.
 INTERIOR "L" CORNERS WERE SET IN FIELD ON 10/25/2004.

JOHN C. BRINDA AND ASSOCIATES, INC.
 Professional Land Surveyors and Mappers



408 8th Avenue North
 St. Petersburg, Florida 33701
 Telephone (727) 577-7246
 Facsimile (727) 577-8832