



**BOARD OF ADJUSTMENT MEETING  
CITY OF ST. PETE BEACH  
COMMISSION CHAMBERS**

155 Corey Avenue  
St. Pete Beach, FL 33706

Wednesday, April 30, 2025  
2:00 PM

Call to Order  
Pledge of Allegiance  
Roll Call

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**REGULAR MEETING**

1. Approval of the Agenda -

**Action Request: Motion to approve the April 30, 2025 agenda.**

2. Audience Comments -

*Comments shall be limited to 3 minutes for general or agenda items. Public comment on agenda items will be allowed when that item is called. Please complete and submit a comment card to the Clerk.*

3. Approval of Minutes

**a. March 26, 2025 Board of Adjustment Meeting**

4. Action Items -

**a. Case No. 25040 - 5390 Gulf Blvd (Sirata Beach Resort)**

Allan Smallwood of CP ST PETE LLC requests to replat all of SERATA REPLAT (Bk 31, Pg 17) and a portion of Government Lot 2, Section 6, Township 32 S, Range 16 E as described on the accompanying legal description, to create two separate tracts as depicted.

**b. Case No. 25042 - 1346 Boca Ciega Isle Dr.**

*Practical Difficulty Variance:* Andres Orjuela for Thomas and Rita Sue Memering Revocable Living Trust requests a variance for the proposed construction of a second-floor addition which includes a 9'2" x 17' second-floor roofed rear deck with a proposed rear yard setback of 14' 10 1/2" where 20' is required (LDC Sec. 9.7(a)(4)).

5. Adjournment - Next meeting to be held on May 28, 2025 -

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

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

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

**BOARD OF ADJUSTMENT MEETING  
CITY OF ST. PETE BEACH  
COMMISSION CHAMBERS**

**Agenda Report**

**Agenda Title Name:** March 26, 2025 Board of Adjustment Meeting

**Action Request:**

**Strategic Objective:**

**Date:** April 30, 2025

**Prepared By:**

**Through:**

**Summary of Issue:**

**Funding:**

**Attachments:** 1. BOA 3-26-25

**DRAFT BOARD OF ADJUSTMENT MINUTES**  
**March 26, 2025 – 2:00 P.M.**  
**Commission Chambers**

**PRESENT:** Denise Chase, Chair  
Kathy Garchow, Vice Chair  
Al Causey, Member  
Chris Core, Member  
Dan Small, Member

**STAFF PRESENT:** Kristin Coman, Senior Planner; Ralf Brookes, Interim City Attorney, Ginny Keeter-Bodkin, Deputy City Clerk

Chair Chase called the meeting to order at 2:00 P.M.

**1. Approval of the Agenda -**

**Motion: Chair Chase moved approval of the agenda as presented and the motion carried unanimously by a voice vote.**

**2. Audience Comments –** There were no comments.

**3. Approval of Minutes –** February 26, 2025 Meeting

**Motion: Member Core moved, Vice Chair Garchow seconded, and the motion carried 5-0 to approve the February 26, 2025 meeting minutes.**

**4. Action Items**

**a. Election of Officers 2025-26**

Chair Chase and Vice Chair Garchow indicated they would be happy to continue in those offices.

**Motion: Member Causey moved, Member Core seconded, and the motion carried 5-0 to reappoint Denise Chase as Board Chair and Kathy Garchow as Vice Chair for 2025-26.**

- b. Case No. 24104 – Blind Pass Rd. Parcel: 25-31-15-09234-000-0001**  
Unnecessary and Undue Hardship Variance: Dan Nelson, St. Pete Beach Yacht and Tennis Club (YTC) for The Weatherly Condo Assn, Inc., requests a variance for replacement/installation of two (2) 160 sq. ft, 10'x16', 10'h storage structures where one (1) structure with a maximum area of 80 sq. ft. and maximum height of 8' is permitted. (LDC Sec. 6.13(b)(5ab).Continued from 1/29/25 and 2/26/25 meetings.

The Board Members disclosed their ex-parte investigation and communication. All those who would be testifying were duly sworn in by the Deputy City Clerk.

Chair Chase explained this was continued from January; she asked for an Applicant update.

Dan Nelson of YTC appeared read a statement to the Board, which is part of the meeting record.

Ann Jongleaux, Captiva Cay Condominiums President, appeared and testified regarding shed materials, locations, fencing, and upkeep.

#### Public Comment

Nicole Meier, Secretary of Captiva Cay Condominiums commented on the appearance of the cottages, landscaping, and that she has no vendettas against her former board.

Jane McCroary commented on the YTC improvements.

Al Johnson commented on the placement of the sheds and fencing.

The Chair closed public comment and opened Board deliberation. Senior Planner Kristin asked for clarification on length of fencing, landscaping and exterior lighting. Dan Nelson of YTC confirmed the plans that Ms. Coman displayed including the buttonwood tree placement. The plans are part of the meeting record.

**Motion: Vice Chair Garchow moved, and Member Small seconded to approve Variance Case No. 24104 with the conditions that: final review and approval of materials for the sheds and fencing be made by City Zoning staff, a contingency on landscaping and buttonwood tree placement across the South border with Captiva Cay, addressing any drainage issues that may arise, ensuring that any lighting considered would be facing away from Captiva Cay, the pen fencing would be a minimum 6 ft. high, solid PVC fencing on the Western side, and any change to the two sheds will need meet the 160 sq. ft. by 10 ft. height requirements. The motion carried 5-0.**

c. Case No. 25015 - 3115 W. Maritana Dr.

Unnecessary and Undue Hardship Variance: Dan Rosenthal and Suzanne Levine request variance relief to restore a zoning lot to its original platted lots (Lot 7 & Lot 8) that lack the minimum 60' width required, where 48.18' (Lot 7) and 50.33' (Lot 8) are proposed, for the purposes of single-family development (LDC Sec. 9.6(a)(2)).

Senior Planner Brandon Berry reviewed a presentation for this request, which is part of the meeting record. One staff recommended condition was that any building permit or permit for demolition or lot split would happen within one year, if approved.

Lauren Rubenstein, Attorney from Hill, Ward, Henderson appeared and provided testimony on the variance request on behalf of Applicant.

Applicant Dan Rosenthal provided testimony on the condition of the home and agreed to the lot split and demolition conditions.

There was no public comment. The Chair opened Board discussion.

**Motion: Member Small moved, and Member Causey seconded to approve the Variance for Case No. 25105 with the staff recommended condition that the Applicant obtain a building permit for demolition and initiate the lot split within one year of approval; the motion carried 5-0.**

c. Case No. 25033 – 3103 1<sup>st</sup> St. W.

Practical Difficulty Variance: Stuart Shrode requests a variance for the proposed replacement/installation of an 8' x 10' (80 sq. ft.), max. 8' high, residential storage building that has a proposed front yard setback of 50.3' from the front property line where 60' is required (LDC Sec. 6.13(b)(4)).

Senior Planner Kristin Coman reviewed the presentation for this variance request, which is part of the meeting record. One letter in support was received from a neighbor.

Applicant Stuart Shrode appeared and provided testimony on the replacement of the storage shed.

There was no public comment. The Chair opened Board discussion.

**Motion: Vice Chair Garchow moved, and Member Core seconded to approve Variance Case No. 25033 with the staff recommended condition that stormwater runoff should be directed and maintained on the property per the Land Development Code compliance; the motion carried 5-0.**

**5. Items for Discussion –**

**a. Case No. 23072 – 2007 Pass-A-Grille Way – Progress Report #2**

Unnecessary and Undue Hardship Variance: Kyle Bass, Weber Crabb & Wein, P.A. for Collom Properties, LLC requests the construction of a roofed, open porch extension, 12' x 28.67' (overall dimensions), 11'2" high, to create an approximately 300 sq. ft. covered ride wait area that will encroach entirely into the required 25' secondary front setback while maintaining the existing 1.67' setback where 25' is required (LDC Sec. 15.7. (b)(2)).

Attorney Kyle Bass appeared and testified on behalf of Applicant Collom Properties, LLC. Ms. Coman had provided a list of open and closed permits, which is part of the meeting record. Attorney Bass addressed and provided updates on the open permits. He testified that the Applicant will be getting in touch with contractors to ensure closure of the permits.

General Contractor John Shapiro of Ranmar Development, 16245 Racetrack Road, Tampa, testified as to the installation of impact windows for the cooler enclosure in order to get that permit closed. He testified to an expected completion timeline by the end of May.

Board consensus was to have another status update at the June 25<sup>th</sup> meeting.

**6. Adjournment – The next meeting is scheduled for April 30, 2025.**

**Member Core moved to adjourn at 3:41 PM; all were in favor.**

*These minutes will be considered for approval at the April 30, 2025, Board of Adjustment meeting.*

**BOARD OF ADJUSTMENT MEETING  
CITY OF ST. PETE BEACH  
COMMISSION CHAMBERS**

**Agenda Report**

**Agenda Title Name:** Case No. 25040 - 5390 Gulf Blvd (Sirata Beach Resort)

**Action Request:** Motion to recommend [approval/denial] of Preliminary Plat Number 25040 to the City Commission.

**Strategic Objective:**

**Date:** April 30, 2025

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

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

**Summary of Issue:** The applicant is seeking a recommendation on the subject preliminary plat which is proposed to create two separate tracts on the subject property. One of the Board of Adjustment's duties is to review and recommend plats to the City Commission.

The replat comprises all of Serata Replat, itself undertaken in the early 1950s as a replat of a neighborhood with cul-de-sac, and a portion of Government Lot 2. The land proposed for the subject replat comprises the land on which the Sirata Beach Resort development currently exists, and on which the redevelopment approved in early 2024 is proposed. The applicant is undertaking this replat for financing purposes, which is enabled by the City's Land Development Code subject to certain requirements and standards.

Replats are generally technical in nature and follow both statutory and local administrative requirements for showing features such as easements and dedications, identifying contiguous properties, making plat statements, and so on. As the subject plat is supporting and will continue to support existing development, Staff has requested a covenant to legally bind together the two proposed tracts at the time of final plat submittal, which will follow the preliminary plat approval by City Commission.

Due to the simplicity of these two proposed tracts, for which none of the typical subdivision requirements such as additional utility or street easements or dedications, or similar, are necessary, Staff has limited comments and requests for the applicant at this stage. The application was reviewed at Technical Review Committee in early April 2025 and requests were made pertaining to reference monuments, showing forthcoming public access easements should the 2024 redevelopment move forward prior to final plat submittal, and including a statutorily-required statement.

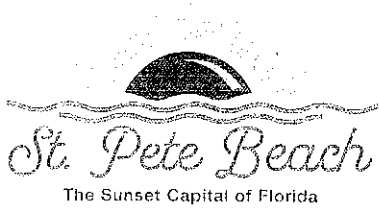
Staff has no recommendations or comments on the preliminary plat, and defers to the shared Technical Review Committee comments to be addressed prior to final plat submittal. A registered surveyor will consult with the City for final plat review to ensure all local and statutory requirements are met prior to recordation.

**Funding:**

N/A

**Attachments:**

1. Application
2. Preliminary Plat
3. Statement of Intent
4. Survey
5. Case 25040 - Unified TRC Comments



## APPLICATION FOR SUBDIVISION

(Check appropriate boxes)

Complete the information required below, sign below where indicated and attach the subdivision plan for the subject property and any supporting drawings and documents you think will enhance your application. See subdivision guidelines.

### APPLICANT/AGENT:

Name: Allan Smallwood

Address: 740 Centre View Boulevard

City: Crestview Hills State: KY

Zip: 41017 Telephone: 859-578-1116

### PROPERTY OWNER:

Name: CP ST PETE LLC

Address: 740 Centre View Boulevard

City: Crestview Hills State: KY

Zip: 41017 Telephone: 859-578-1116

### PROPERTY:

Address: 5390 Gulf Blvd, St Pete Beach, FL 33706

Parcel ID: 06-32-16-80172-000-0010

| Current                       | Proposed                      | Current                         | Proposed                        |
|-------------------------------|-------------------------------|---------------------------------|---------------------------------|
| LR                            | LR                            | LR                              | LR                              |
| Zoning: <u>(Large Resort)</u> | Zoning: <u>(Large Resort)</u> | Land Use: <u>(Large Resort)</u> | land use: <u>(Large Resort)</u> |

Lot area: 15.03 AC

### DETAILS OF THE REQUEST (Add additional sheets if necessary):

Request to replat the property to create two separate lots as depicted on the attached preliminary plat.

Signature of Applicant & Date

For office use only:

Case Number: \_\_\_\_\_

Fees: \_\_\_\_\_

City Commission Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied

SIRATA BEACH RESORT - PRELIMINARY PLAT

PARTIALLY BEING A REPLAT OF ALL OF SERATA REPLAT, AS RECORDED IN PLAT BOOK 31, PAGE 17  
PART OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST,  
CITY OF ST. PETERSBURG BEACH, PINELLAS COUNTY, FLORIDA

DESCRIPTION:

ALL of SERATA REPLAT, according to the plat thereof, as recorded in Plat Book 31, Page 17, of the Public Records of Pinellas County, and a portion of Government Lot 2, lying in Section 6, Township 32 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

**COMMENCE** at the Southeast corner of SEAMARK, according to the plat thereof, as recorded in Condominium Plat Book 13, Page 52, of the Public Records of Pinellas County, said point being on the Westerly right-of-way line of GULF BOULEVARD, according to Florida Department of Transportation Right-of-Way Map Section No. 15100-2503, run thence along said Westerly right-of-way line, S.22°56'02"E., a distance of 4.06 feet to the **POINT OF BEGINNING**, continue thence along aforesaid Westerly right-of-way line, the following three (3) courses: 1) S.22°56'02"E., 402.91 feet; 2) N.57°13'58"E., 10.15 feet; 3) S.22°56'02"E., 329.32 feet to the Northeast corner of lands described in Official Records Book 20377, Page 540, of the Public Records of Pinellas County; thence along said Northerly boundary of said lands, S.57°13'02"W., 893.54 feet to a point on the Mean High Water line of the Gulf of Mexico; thence along said Mean High Water line, the following fifteen (15) courses: 1) N.24°21'11"W., 23.74 feet; 2) N.20°57'11"W., 50.13 feet; 3) N.23°49'33"W., 37.24 feet; 4) N.23°12'13"W., 55.62 feet; 5) N.25°46'29"W., 51.12 feet; 6) N.34°06'46"W., 28.01 feet; 7) N.26°33'28"W., 41.97 feet; 8) N.29°51'44"W., 105.53 feet; 9) N.26°58'39"W., 47.89 feet; 10) N.39°00'11"W., 12.96 feet; 11) N.27°15'59"W., 35.24 feet; 12) N.25°24'45"W., 63.68 feet; 13) N.24°28'36"W., 90.79 feet; 14) N.21°57'19"W., 30.07 feet; 15) N.24°45'06"W., 54.62 feet to a point on a line 4 feet South and parallel to the Southerly boundary of aforesaid SEAMARK, thence along said line, N.57°16'05"E., 922.92 feet to the **POINT OF BEGINNING**.

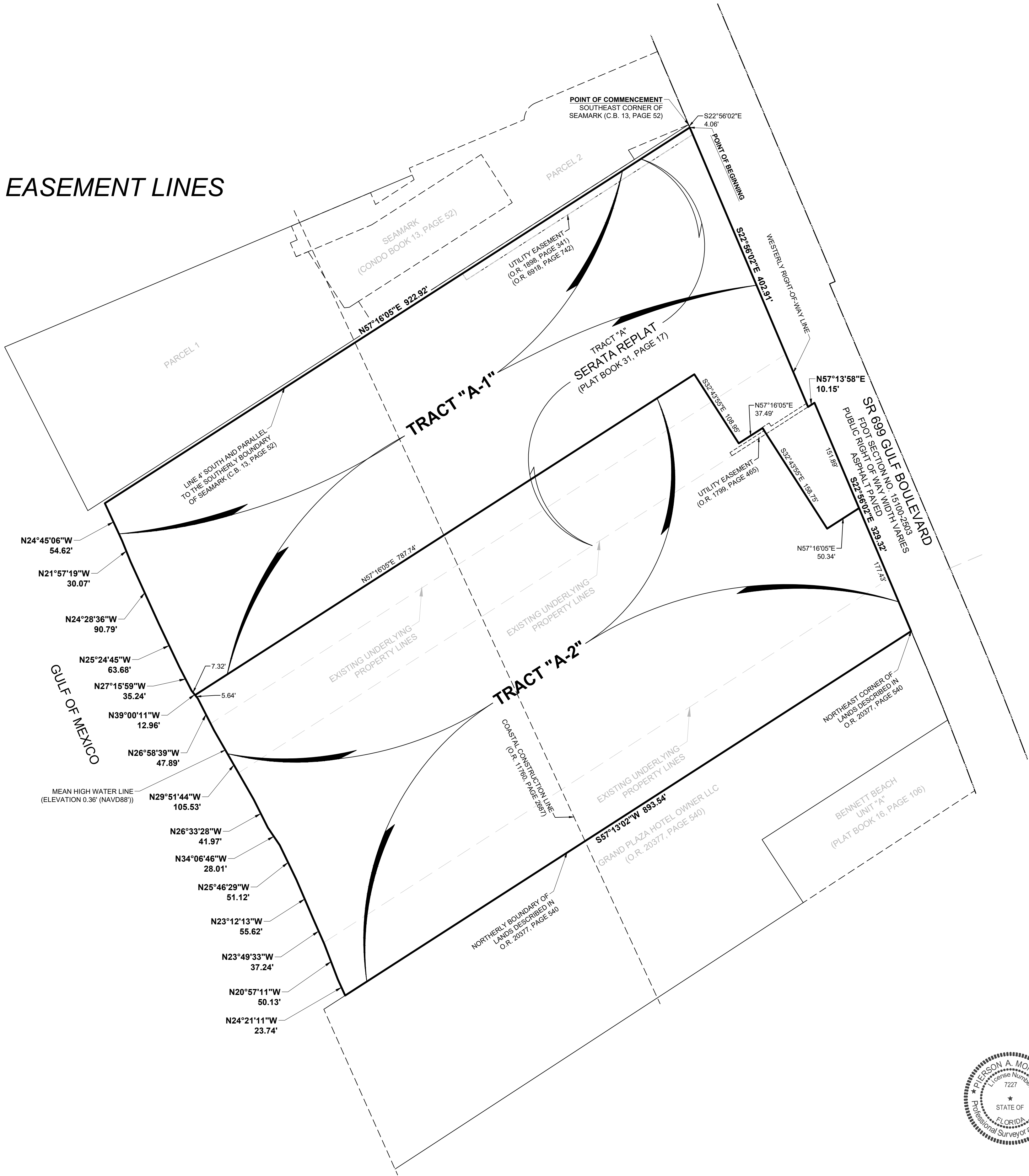
Containing 15.029 acres, or 654,677 square feet, more or less.

SURVEYOR'S NOTES:

- 1) Subject property is owned by CP ST PETE LLC, with mailing address of 740 Centre View Blvd, Crestview Hills, KY 41017-5434.
- 2) This plat was prepared by Pierson A. Monetti LS7227, with a mailing address of 701 S. Howard Ave Suite 106-320, Tampa FL 33606
- 3) This Preliminary plat was created on November 7, 2024.



PROPOSED PROPERTY & EASEMENT LINES



Pierson A. Monetti  
Professional Land Surveyor No. 7227  
In the State of Florida

BASIS OF BEARINGS

Bearings shown hereon are based on the Westerly boundary of the right-of-way for Gulf Boulevard, having a Grid bearing of S.22°56'02"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.



701 S. Howard Avenue, Suite 106-320  
Tampa, FL 33606  
813-515-0821  
MRICSpatial.com  
Licensed Business #8325

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CITY OF ST. PETERSBURG BEACH, PINELLAS COUNTY, FLORIDA



0 80' 160'  
Scale: 1" = 80'

EXISTING STRUCTURES



LEGEND

|                                        |                                    |                                  |                             |
|----------------------------------------|------------------------------------|----------------------------------|-----------------------------|
| PRM ----- Permanent Reference Monument | FAD ----- Found Aluminum Disk      | SIRC ----- Set Iron Rod and Cap  | ----- Backflow Preventer    |
| TBM ----- Temporary Benchmark          | FAXL ----- Found Axle              | SMG ----- Set Mag Nail           | CO ----- Cleanout           |
| Pg ----- Page                          | FBD ----- Found Brass Disk         | SMGD ----- Set Mag Nail and Disk | ----- Fire Dept. Connection |
| O.R. ----- Official Records Book       | FCM ----- Found Conc. Monument     | SNL ----- Set Nail               | ----- Fire Hydrant          |
| INS# ----- Instrument Number           | FCW ----- Found Copper Weld        | SX ----- Set X Cross             | ----- Guy Anchor            |
| LB ----- Licensed Business             | FIP ----- Found Iron Pipe          | TP ----- Traverse Point          | ----- Light Pole            |
| (R) ----- Record Measurement           | FIPC ----- Found Iron Pipe and Cap | WP ----- Work Point              | MW ----- Monitoring Well    |
| (P) ----- Plat Measurement             | FIR ----- Found Iron Rod           |                                  | ----- Utility Pole          |
| (TYP) ----- Typical                    | FIRC ----- Found Iron Rod and Cap  | SYL ----- Solid Yellow Line      | s ----- Sanitary Cleanout   |
| CONC ----- Concrete                    | FBM ----- Found Benchmark          | SWL ----- Solid White Line       | ----- Sign                  |
| ELEV ----- Elevation                   | FMG ----- Found Mag Nail           | BWL ----- Broken White Line      | ----- Delineator Post       |
| INV ----- Invert                       | FMGD ----- Found Mag Nail and Disk | BYL ----- Broken Yellow Line     | WW ----- Water Well         |
| CMP ----- Corrugated Metal Pipe        | FWM ----- Found Monument in Well   | DWL ----- Double White Line      | ----- Grate Top Inlet       |
| HDPE ----- High-Density Polyethylene   | FND ----- Found                    | DYL ----- Double Yellow Line     | ----- Mail Box              |
| PVC ----- Polyvinyl Chloride           | FNL ----- Found Nail               | OU ----- Overhead Utility Lines  | TR ----- Transformer        |
| RCP ----- Reinforced Concrete Pipe     | FPK ----- Found Pinched Iron Pipe  | S ----- Sanitary Sewer Line      | srvc ----- Service Cabinet  |
| BFP ----- Back Flow Preventor          | FPK ----- Found PK Nail            | G ----- Gas Line                 | ----- Benchmark             |
| CI ----- Curb Inlet                    | FKD ----- Found PK Nail and Disk   | SD ----- Storm Drain Line        |                             |
| FPE ----- Finished Floor Elevation     | FX ----- Found X Cross             | W ----- Water Line               |                             |
| GTI ----- Grate Top Inlet              |                                    | C ----- Communications Line      |                             |
| MES ----- Mitered End Section          |                                    | ----- Train Tracks               |                             |
| OCS ----- Outlet Control Structure     |                                    | ----- Fence                      |                             |
|                                        |                                    | ----- Guard Rail                 |                             |
|                                        |                                    | ----- TOB ----- Top of Bank      |                             |

|                             |                             |                           |                           |
|-----------------------------|-----------------------------|---------------------------|---------------------------|
| C ----- Cable Box           | EH ----- Electric Handhole  | DM ----- Drainage Manhole | CM ----- Cable Marker     |
| E ----- Electric Box        | CH ----- Cable Handhole     | EM ----- Electric Manhole | EM ----- Electric Marker  |
| F ----- Fiber Box           | FH ----- Fiber Handhole     | M ----- Manhole           | F ----- Fiber Marker      |
| R ----- Reclaimed Water Box | G ----- Gas Handhole        | SM ----- Sanitary Manhole | G ----- Gas Marker        |
| T ----- Telephone Box       | I ----- Irrigation Handhole | GM ----- Grease Manhole   | I ----- Irrigation Marker |
| ----- Traffic Box           | S ----- Sanitary Handhole   | UM ----- Utility Manhole  | S ----- Sanitary Marker   |
|                             | TH ----- Telephone Handhole | U ----- Utility Marker    | U ----- Utility Marker    |
|                             | UH ----- Utility Handhole   | CV ----- Cable Vault      | W ----- Water Marker      |
|                             | WH ----- Water Handhole     | EV ----- Electric Vault   |                           |
|                             |                             | FV ----- Fiber Vault      | CM ----- Cable Marking    |
|                             |                             | TV ----- Telephone Vault  | EM ----- Electric Marking |
|                             |                             | UV ----- Utility Vault    | F ----- Fiber Marking     |
|                             |                             |                           | G ----- Gas Marking       |
|                             |                             |                           | W ----- Water Marking     |
|                             |                             |                           | S ----- Sanitary Marking  |

|                                 |                                |                             |                             |
|---------------------------------|--------------------------------|-----------------------------|-----------------------------|
| ARV ----- Air Release Valve     | EM ----- Electric Meter        | CP ----- Cable Pedestal     | EP ----- Electric Pedestal  |
| FMV ----- Force Main Valve      | GM ----- Gas Meter             | FP ----- Fiber Pedestal     | FP ----- Fiber Pedestal     |
| GV ----- Gas Valve              | IM ----- Irrigation Meter      | TP ----- Telephone Pedestal | TP ----- Telephone Pedestal |
| IRV ----- Irrigation Valve      | RM ----- Reclaimed Water Meter |                             |                             |
| RWV ----- Reclaimed Water Valve | SM ----- Sanitary Meter        |                             |                             |
| SV ----- Sanitary Valve         | WM ----- Water Meter           |                             |                             |
| UV ----- Utility Valve          |                                |                             |                             |
| WV ----- Water Valve            |                                |                             |                             |

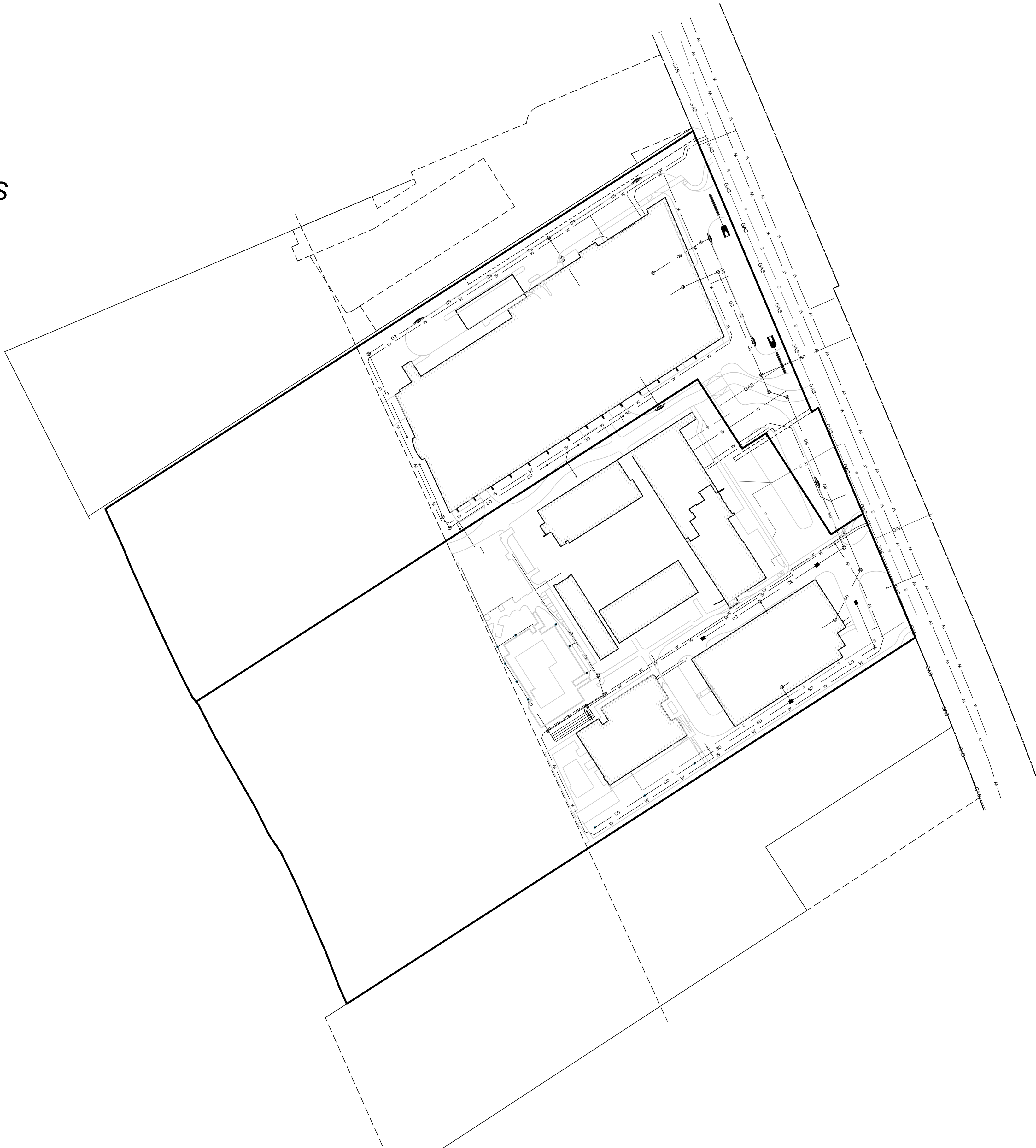
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PROPOSED STRUCTURES



LEGEND

|                                        |                                    |                                  |                             |
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|                             |                             |                           | W ----- Water Marking     |
|                             |                             |                           | SM ----- Sanitary Marking |

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| RWV ----- Reclaimed Water Valve | SM ----- Sanitary Meter        |                             |                             |
| UV ----- Utility Valve          | WM ----- Water Meter           |                             |                             |
| WV ----- Water Valve            |                                |                             |                             |



January 14, 2025

Planning and Zoning  
City of St. Pete Beach  
155 Corey Avenue  
St. Pete Beach, FL 33706

Subject: Sirata Beach Resort  
Statement of Intent

To whom it may concern,

On behalf of our Client CP ST PETE, LLC., Kimley-Horn and Associates, Inc ("KHA") is providing the City of St. Pete Beach with an application for subdivision regarding the development described hereafter. The property is located at 5300 Gulf Boulevard on the west side of Gulf Boulevard and is bound by Gulf Boulevard to the east, the Gulf of Mexico to the west, the Bellweather Beach Resort to the south and the Seamark Condominium to the north.

This application for subdivision is requesting to replat the subject property in order to create two separate lots, Tract A-1 and Tract A-2, as depicted in the preliminary plat included in this submittal package.

Enclosed with this Statement of Intent please find the following items as required for the submittal package:

- Preliminary Plat
- Subdivision Application

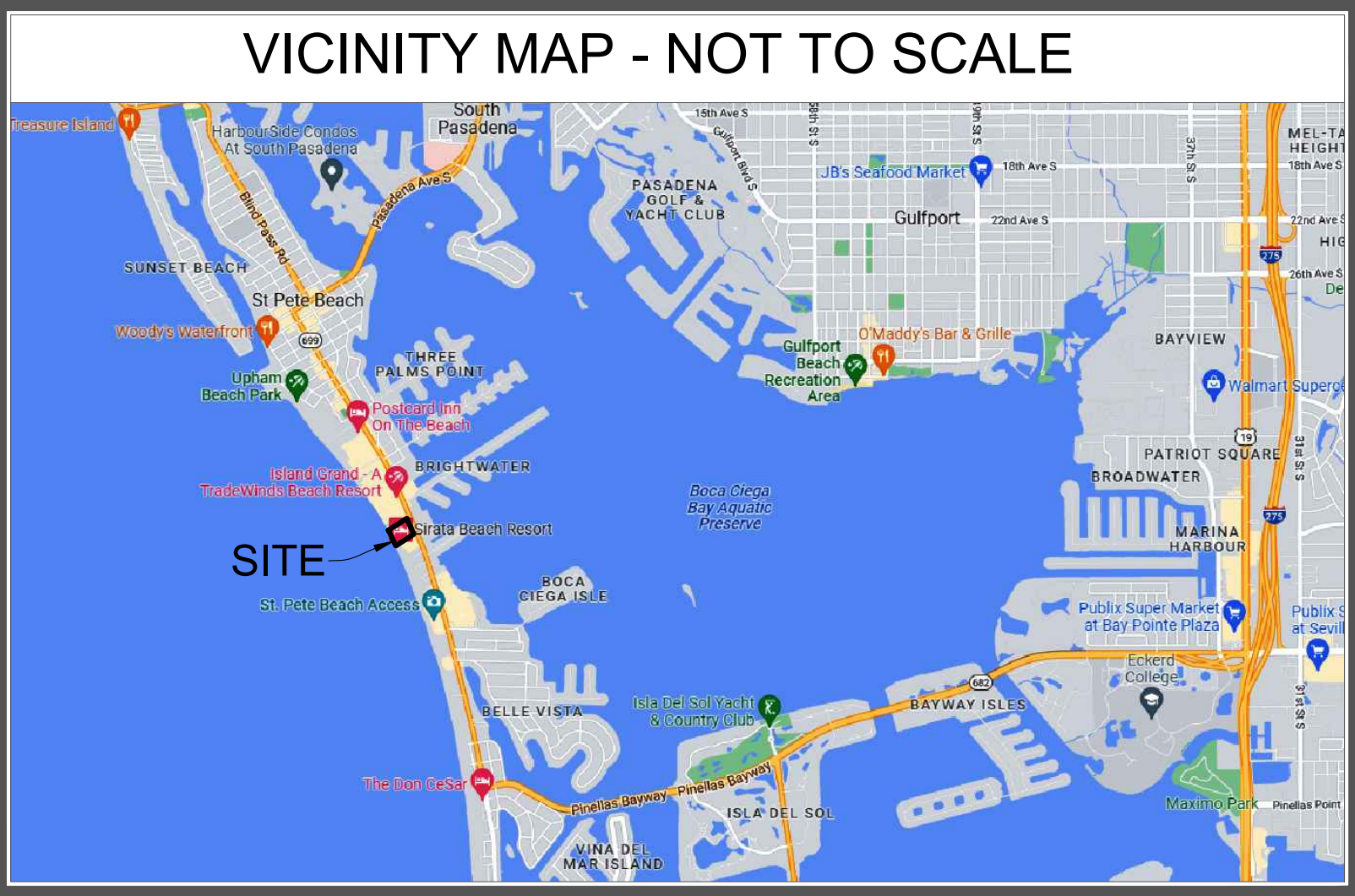
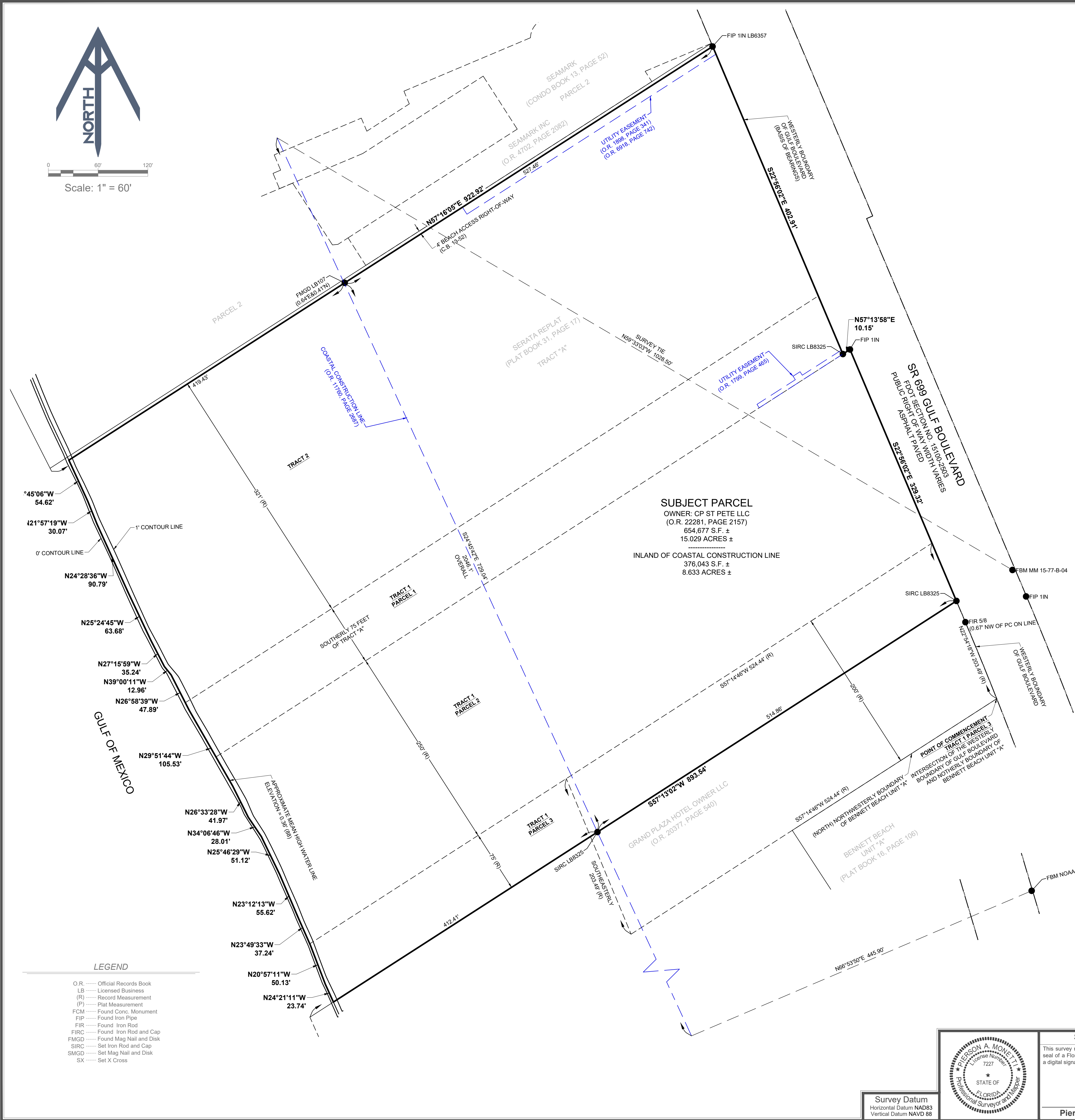
Please contact me at (813) 620-1460 or [scott.gilner@kimley-horn.com](mailto:scott.gilner@kimley-horn.com) should you have any questions or desire additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Gilner", written over a light blue circular stamp.

Scott Gilner, P.E. #63945

Project Manager



**RECORD DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA AND DESCRIBED AS FOLLOWS:

TRACT 1: FEE

(PARCEL 1)

THE SOUTHEASTERLY 75 FEET OF TRACT "A" OF SERATA REPLAT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 17, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING A STRIP OF LAND EXTENDING FROM THE SHORES OF THE GULF OF MEXICO TO THE WEST BOUNDARY OF STATE ROAD NO. 699 BETWEEN PARALLEL LINES 75 FEET APART AT RIGHT ANGLES TO THE SOUTHEASTERLY BOUNDARY OF SAID STRIP BEING THE SOUTHEASTERLY BOUNDARY OF SAID TRACT "A" OF SERATA REPLAT, ALL BEING AND LYING IN SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

(PARCEL 2)

THAT CERTAIN TRACT OF LAND IN GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, EXTENDING FROM THE SHORES OF THE GULF OF MEXICO TO THE WESTERLY LINE OF STATE ROAD NO. 699 FORMERLY KNOWN AS STATE ROAD NO. 233 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1363, PAGE 90 (CLERK'S INSTRUMENT NO. 921433A), PINELLAS COUNTY RECORDS LYING BETWEEN PARALLEL LINES 250 FEET APART AT RIGHT ANGLES, THE SOUTHEASTERN BOUNDARY OF WHICH LIES PARALLEL TO AND 200 FEET AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FROM THE NORTHWESTERLY BOUNDARY OF BENNETT BEACH UNIT "A", AS RECORDED IN PLAT BOOK 16, PAGE 106, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND AS EXTENDED IN A STRAIGHT LINE TO THE SHORES OF THE GULF OF MEXICO AND TO SAID WESTERLY LINE OF SAID STATE ROAD NO. 699.

(PARCEL 3)

THE NORTHERLY 75 FEET OF THE FOLLOWING DESCRIBED PARCEL:

FROM THE INTERSECTION OF THE WESTERLY BOUNDARY OF GULF BOULEVARD (AN 80 FOOT RIGHT-OF-WAY) WITH THE NORTH BOUNDARY OF UNIT "A", BENNETT BEACH ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 106, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS A POINT OF BEGINNING, RUN SOUTH 57°14'46"W, 524.44 FEET, MORE OR LESS, ALONG SAID NORTH BOUNDARY OF UNIT "A", BENNETT BEACH TO A POINT ON THE MEAN HIGH WATER MARK OF THE GULF OF MEXICO, SAID POINT BEING DESIGNATED AS POINT "A" FOR CONVENIENCE, RETURN TO THE POINT OF BEGINNING AND THENCE NORTH 22°54'18"W, 203.49 FEET ALONG SAID WESTERLY BOUNDARY OF SAID GULF BOULEVARD, THENCE SOUTH 57°14'46"W, 524.44 FEET, MORE OR LESS TO THE SAID MEAN HIGH WATER MARK; THENCE SOUTHERLY ALONG SAID MEAN HIGH WATER MARK 203.49 FEET, MORE OR LESS TO POINT "A".

TRACT 2: FEE

TRACT "A" SERATA REPLAT, LESS THE SOUTHEASTERLY 75 FEET THEREOF, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 17, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, (BEING A STRIP OF LAND EXTENDING FROM THE SHORES OF GULF OF MEXICO TO THE WEST BOUNDARY OF STATE ROAD NO. 699, BETWEEN PARALLEL LINES 321 FEET APART AT RIGHT ANGLES, THE NORTHWESTERLY BOUNDARY OF SAID STRIP BEING THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A" SERATA REPLAT).

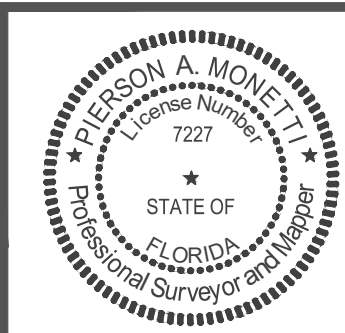
- SURVEYOR'S NOTES:**
- 1) Easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters taken from First American Title Insurance Company commitment for title insurance No. 1002-369584-RTT, bearing an effective date of December 5, 2022.
  - 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
  - 3) Bearings shown hereon are based on the Westerly right-of-way line of SR 699 (Gulf Blvd), having a Grid bearing of S.22°56'02"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.
  - 4) This survey is intended to be displayed at 1" = 60' or smaller on Sheet 1 and 1" = 30' or smaller on Sheets 2-3.
  - 5) All boundary line dimensions are field measured unless otherwise noted.
  - 6) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
  - 7) The subject property lies in Flood Zone "AE" and "VE", according to Flood Insurance Rate Map, Map No. 12103C0276H for City of St Pete Beach, Community No. 125149, Hillsborough County, Florida, dated August 24, 2021 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFRM database information supplied by the FEMA Map Service Center <https://msc.fema.gov/>.
  - 8) Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.
  - 9) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
  - 10) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.
  - 11) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
  - 12) Underground utilities shown hereon may be based solely or in part on the following: Markings provided by utility companies, plans requested from utility providers, observed above ground evidence and remote sensing measurements taken by the surveyor. All evidence of underground utilities made available to the surveyor are shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the user of this survey is advised that excavation and/or a private utility locate request may be necessary. Due to limitations outside the surveyor's control, underground infrastructure or utilities may exist within or near the subject property that are not depicted hereon.
  - 13) It is hereby certified that a survey of the hereon described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.060 FAC, pursuant to Section 472.027, FS.
  - 14) Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88), based on National Geodetic Survey Benchmark "AG0012", having a published elevation of 4.70 feet (NAVD 88).

**SURVEYOR'S CERTIFICATION:**

To: xxxxxxxxxx

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), 8, 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/18/2023.

Pierson A. Monetti  
Professional Land Surveyor No. 7227  
In the State of Florida



**Surveyor's Certificate**

This survey not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes

**Pierson A. Monetti, LS 7227**

| Survey History |                             |     |
|----------------|-----------------------------|-----|
| Date           | Description                 | By  |
| 1/18/23        | Last field data acquisition | DB  |
| 10/11/23       | Additional Topo             | TSH |
| 10/7/24        | Beach/Dune Resurvey         | PAM |
|                |                             |     |
|                |                             |     |
|                |                             |     |
|                |                             |     |



**Sirata Beach Resort**  
ALTA Boundary, Topographic, & Tree Survey  
55300 Gulf Blvd, St Pete Beach, FL 33706  
Prepared for:  
Kimley Horn  
Section 6, Township 32 South, Range 16 East,  
Pinellas County, FL

**Project Number: 220195**

**Sheet 1 of 5**



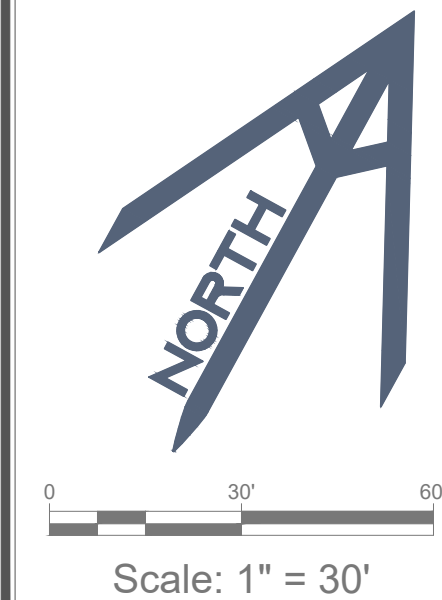
LEGEND

- PRM Permanent Reference Monument  
TBM Temporary Benchmark  
Pg. Page  
O.R. Official Records Book  
INSF Instrument Number  
LB Licensed Business  
(R) Record Measurement  
(P) Plat Measurement  
(TYP) Typical  
CONC. Concrete  
ELEV. Elevation  
INV. Invert  
CMP Corrugated Metal Pipe  
HDPE High-Density Polyethylene  
PVC Polyvinyl Chloride  
RCP Reinforced Concrete Pipe  
BFP Back Flow Preventor  
CI Curb Inlet  
FFE Finished Floor Elevation  
GTI Grate Top Inlet  
MES Mitered End Section  
OCS Outlet Control Structure  
FAD Found Aluminum Disk  
FAXL Found Axle  
FBD Found Brass Disk  
FCM Found Conc. Monument  
FCW Found Copper Weld  
FIP Found Iron Pipe  
FIPC Found Iron Pipe and Cap  
FIR Found Iron Rod  
FIRC Found Iron Rod and Cap  
FBM Found Benchmark  
FMG Found Mag Nail  
FMGD Found Mag Nail and Disk  
FWM Found Monument in Well  
FND Found  
FNL Found Nail  
FPIP Found Pinned Iron Pipe  
FPK Found PK Nail  
FPKD Found PK Nail and Disk  
FX Found X Cross  
SIRC Set Iron Rod and Cap  
SMG Set Mag Nail  
SMGD Set Mag Nail and Disk  
SN Set Nail  
SX Set X Cross  
TP Traverse Point  
WP Work Point  
SYL Solid Yellow Line  
SWL Solid White Line  
DWL Dashed White Line  
DWL Dashed Yellow Line  
OU Overhead Utility Lines  
S Sanitary Sewer Line  
G Gas Line  
SD Storm Drain Line  
W Water Line  
C Communications Line  
Train Tracks  
Fence  
Guard Rail  
Top of Bank  
Backflow Preventer  
Cleanout  
Fire Dept. Connection  
Fire Hydrant  
Guy Anchor  
Light Pole  
Monitoring Well  
Utility Pole  
Sanitary Cleanout  
Sign  
Delineator Post  
Water Well  
Grate Top Inlet  
Mail Box  
Transformer  
Service Cabinet  
Benchmark  
Cable Box  
Electric Box  
Fiber Box  
Reclaimed Water Box  
Telephone Box  
Traffic Box  
Electric Handhole  
Fiber Handhole  
Gas Handhole  
Irrigation Handhole  
Sanitary Handhole  
Telephone Handhole  
Utility Handhole  
Water Handhole  
Air Release Valve  
Force Main Valve  
Gas Valve  
Irrigation Valve  
Reclaimed Water Valve  
Sanitary Valve  
Utility Valve  
Water Valve  
Drainage Manhole  
Electric Manhole  
Fiber Box  
Manhole  
Sanitary Manhole  
Grease Manhole  
Cable Vault  
Electric Vault  
Fiber Vault  
Telephone Vault  
Utility Vault  
Cable Pedestal  
Electric Pedestal  
Fiber Pedestal  
Telephone Pedestal  
Utility Pedestal  
Electric Meter  
Gas Meter  
Irrigation Meter  
Reclaimed Water Meter  
Sanitary Meter  
Water Meter  
Cable Marker  
Electric Marker  
Fiber Marker  
Gas Marker  
Irrigation Marker  
Sanitary Marker  
Utility Marker  
Water Marker  
Cable Marking  
Electric Marking  
Fiber Marking  
Gas Marking  
Irrigation Marking  
Sanitary Marking

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**Sirata Beach Resort**  
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55300 Gulf Blvd, St Pete Beach, FL 33706  
Prepared for:  
Kimley Horn  
Section 6, Township 32 South, Range 16 East,  
Pinellas County, FL

|                               |                     |
|-------------------------------|---------------------|
| <b>Project Number: 220195</b> | <b>Sheet 2 of 5</b> |
|-------------------------------|---------------------|



|      |                         |
|------|-------------------------|
| FAD  | Found Aluminum Disk     |
| FAXL | Found Axle              |
| FBD  | Found Brass Disk        |
| FCM  | Found Cone. Monument    |
| FCW  | Found Copper Weld       |
| FIP  | Found Iron Pipe         |
| FIPC | Found Iron Pipe and Cap |
| FIR  | Found Iron Rod          |
| FIRC | Found Iron Rod and Cap  |
| FBM  | Found Benchmark         |
| FMG  | Found Mag Nail          |
| FMGD | Found Mag Nail and Disk |
| FWM  | Found Monument in Well  |
| FND  | Found                   |
| FNL  | Found Nail              |
| FNP  | Found Pinched Iron Pipe |
| FPK  | Found PK Nail           |
| FPKD | Found PK Nail and Disk  |
| FX   | Found X Cross           |
| SIRC | Set Iron Rod and Cap    |
| SMG  | Set Mag Nail            |
| SMGD | Set Mag Nail and Disk   |

|                                                                                       |                       |
|---------------------------------------------------------------------------------------|-----------------------|
|  | Electric Handhole     |
|  | Cable Handhole        |
|  | Fiber Handhole        |
|  | Gas Handhole          |
|  | Irrigation Handhole   |
|  | Sanitary Handhole     |
|  | Telephone Handhole    |
|  | Utility Handhole      |
|  | Water Handhole        |
| <br>                                                                                  |                       |
|  | Electric Meter        |
|  | Gas Meter             |
|  | Irrigation Meter      |
|  | Reclaimed Water Meter |
|  | Sanitary Meter        |
|  | Water Meter           |
| <br>                                                                                  |                       |
|  | Cable Marker          |
|  | Electric Marker       |
|  | Fiber Marker          |
|  | Gas Marker            |
|  | Irrigation Marker     |
|  | Sanitary Marker       |

 Electric Vault  
 Fiber Vault  
 Telephone Vault  
 Utility Vault  
 Cable Pedestal  
 Electric Pedestal  
 Fiber Pedestal  
 Telephone Pedestal  
 Utility Pedestal  
 Guy Anchor  
 Light Pole  
 Monitoring Well  
 Utility Pole  
 Sanitary Cleanout  
 Sign  
 Delineator Post  
 Water Well  
 Grate Top Inlet  
 Mail Box  
 Transformer  
 Service Cabinet  
 Benchmark

|          |       |                     |
|----------|-------|---------------------|
| <b>C</b> | ----- | Cable Box           |
| <b>E</b> | ----- | Electric Box        |
| <b>F</b> | ----- | Fiber Box           |
| <b>R</b> | ----- | Reclaimed Water Box |
| <b>P</b> | ----- | Telephone Box       |
| <b>T</b> | ----- | Traffic Box         |

*Elevation In Feet -*

*Elevation Shot Location*

| Date |  |
|------|--|
|      |  |
|      |  |
|      |  |
|      |  |
|      |  |
|      |  |

| Survey History |    |
|----------------|----|
| Description    | By |
|                |    |
|                |    |
|                |    |
|                |    |
|                |    |

**Sirata Beach Resort**  
ALTA Boundary, Topographic, & Tree Survey  
55300 Gulf Blvd, St Pete Beach, FL 33706  
Prepared for:  
Kimley Horn  
Section 6, Township 32 South, Range 16 East,  
Pinellas County, FL



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## MEMORANDUM

To: Allan Smallwood of CP ST PETE LLC

From: Brandon Berry, Planner  
Community Development Department  
City of St. Pete Beach - (727) 363-9229

Date: April 6, 2025

Re: **Preliminary Plat #25040**

Allan Smallwood of CP ST PETE LLC requests to replat all of SERATA REPLAT (Bk 31, Pg 17) and a portion of Government Lot 2, Section 6, Township 32 S, Range 16 E as described on the accompanying legal description, to create two separate tracts as depicted.

---

The City's Technical Review Committee will meet on April 9, 2025 at 10 AM to discuss the following comments regarding the application. Additional comments may be shared at the meeting.

### **Public Works:**

No comments on plat. Wastewater, transportation, and stormwater concurrency to be reviewed at site plan stage.

### **Building:**

Comments have not been shared, but may be shared at the meeting.

### **Code Enforcement:**

Comments have not been shared, but may be shared at the meeting.

### **Recreation:**

Comments have not been shared, but may be shared at the meeting.

### **Fire:**

Comments have not been shared, but may be shared at the meeting.

## **Planning & Zoning/Transportation:**

1. At time of submittal for final plat, please provide:
  - a) A title report (F.S. 177.041(2)).
  - b) A draft Declaration of Unified Site Plan Covenants or alternative document deemed sufficient to the City Attorney to certify both properties will remain unified for development purposes pursuant to the approvals granted under Res. 2023-21 (Condition 7)).
  - c) Required plat statements of F.S. 177.091.
2. If final plat submittal follows resolution of the appeal of the development approval, will required public access easements be referenced on the final plat?
3. Are new PRMs to be set at new lot lines between the two properties? Please reference numbers when set if so.
4. The City does not currently have a PSM on staff to fulfill the requirement of F.S. 177.081 and the City will need to consult with a surveyor at final plat submittal. Direct costs borne by the City for that review shall be collected pursuant prior to recordation pursuant to Appendix A of the Code of Ordinances.
5. Will there be any modification to parking or the need for any easements to ensure that parking, restrooms, drainage facilities, and other required facilities shared jointly between and/or cumulatively required to support proposed facilities are maintained after development?
6. The City's Code of Ordinances requires plats to receive recommendation from the Board of Adjustment. Staff can schedule this item for the April 30<sup>th</sup> Board of Adjustment meeting. Please confirm if this date works for your team.

**BOARD OF ADJUSTMENT MEETING  
CITY OF ST. PETE BEACH  
COMMISSION CHAMBERS**

**Agenda Report**

**Agenda Title Name:** Case No. 25042 - 1346 Boca Ciega Isle Dr.

**Action Request:** As directed by the Board of Adjustment  
Options:  
Motion to approve Case No. 25042 with staff and/or board condition(s)

- Submission of a Final As-Built Survey showing all dimensions and setbacks, to be reviewed and approved by Zoning prior to final inspections

OR

Motion to approve Case No. 25042 as proposed

OR

Motion to deny Case No. 24042

OR

Motion to continue Case No. 24042 to a date certain

**Strategic Objective:**

**Date:** April 30, 2025

**Prepared By:** Kristin Coman, Senior Planner

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

**Summary of Issue:** *Practical Difficulty Variance:* Andres Orjuela for Thomas and Rita Sue Memering Revocable Living Trust requests a variance for the proposed construction of a second-floor addition which includes a 9' 2" x 17' second-floor roofed rear deck with a proposed rear yard setback of 14' 10 1/2" where 20' is required (LDC Sec. 9.7(a)(4)).

**Funding:** n/a

**Attachments:**

1. 25042 - 1346 Boca Ciega Isle Dr., Certificate of Completeness and Submittal
2. 25042 - 1346 Boca Ciega Isle Dr., Staff Report
3. 25042 - Letters Received as of 04.21.2025





Memo To: Board of Adjustment  
From: Kristin Coman, Senior Planner  
Date: 4/2/2025  
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 **April 30, 2025**.

**Variance Case Number:** 25042

**Application Type:** Practical Difficulty Variance

**Owner:** Thomas and Rita Sue Memering Revocable Living Trust

**Applicant/Agent:** Andres Orjuela

**Parcel Number:** 06-32-16-09594-003-0160

**Address:** 1346 Boca Ciega Isle Dr., St. Pete Beach, FL 33706

**Zone:** RU-2

**Submittal Documents:**

1. Completed Practical Difficulty Variance package with application form.
2. Boundary Survey prepared by Murphy's Land Surveying dated 2/17/2025, consisting of 1 sheet.
3. Plan Set for proposed addition project prepared by Skill Architecture, dated 02.21.2025 consisting of 7 sheets.
4. Photo set showing existing structures and conditions on the property consisting of 9 sheets.

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

**City/Board Professionals:**

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

**Board Members:**

- |                                                  |                                                   |
|--------------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> Denise Chase | <input checked="" type="checkbox"/> Kathy Garchow |
| <input checked="" type="checkbox"/> Chris Core   | <input checked="" type="checkbox"/> Dan Small     |
| <input checked="" type="checkbox"/> Al Causey    |                                                   |

Cc: Thomas and Rita Sue Memering, Owner **via email** ([tmemering@aol.com](mailto:tmemering@aol.com))  
Andres Orjuela, Applicant **via email** ([icsfl813@aol.com](mailto:icsfl813@aol.com))

CASE #: 25042PARCEL #: 06-32-14-09594-003-0160SUBMITTAL DATE: 03/12/25AMOUNT DUE: \$519.78PAYMENT DATE: 03/12/25**PRACTICAL DIFFICULTY VARIANCE APPLICATION**

The following items are to be submitted, along with this completed 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](mailto: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                                | Mailing Address                                      | Phone #      |
|-------------------------------------------|-------------------------------------|------------------------------------------------------|--------------|
| Owner                                     | Thomas Memering<br>RitaSue Memering | 1346 Boca Ciega Isle Dr                              | 859-509-2129 |
| Applicant/<br>Agent                       | Andres Orjuela                      | 3319 Schefflera Rd. Tampa, FL. 33618                 | 813-763-9874 |
| Owner Email Address:<br>tmemering@aol.com |                                     | Applicant/Agent Email Address:<br>icsf1813@gmail.com |              |

**PROPERTY FOR PROPOSED VARIANCE:**✱ Prior Variance Case No. 2015-0042

| Zoning Designation                                                                                                                                                                                                                                                                                                                                                                     | Future Land Use Designation | Lot Area  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------|
| RU-2                                                                                                                                                                                                                                                                                                                                                                                   | RU-2                        | 11,650 sf |
| Legal Description: A BOUNDARY SURVEY OF: Lot 16, Block C, BOCA CIEGA ISLE, according to the Plat thereof, recorded in Plat Book 23, Pages 31-32 of the Public Records of Pinellas County, Florida, together with all lands lying between said property and the waters of Boca Ciega Bay, lying between the Westerly extensions of the North and South boundary lines of said property. |                             |           |
| Address: <u>1346 Boca Ciega Isle Dr.</u>                                                                                                                                                                                                                                                                                                                                               |                             |           |
| Explanation of Request: Construct 2nd floor covered rear deck, 9X17' 28' high, with entry stairs, with proposed 14' rear setback where 20' is required.                                                                                                                                                                                                                                |                             |           |
| <hr/>                                                                                                                                                                                                                                                                                                                                                                                  |                             |           |
| <hr/>                                                                                                                                                                                                                                                                                                                                                                                  |                             |           |
| <hr/>                                                                                                                                                                                                                                                                                                                                                                                  |                             |           |
| <hr/>                                                                                                                                                                                                                                                                                                                                                                                  |                             |           |

**Findings Necessary for Granting Request:** In order for an application for a practical difficulty 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. How substantial the variance is in relation to the requirement sought to be varied;

Less than 50% 6' of the 20' setback, 14' proposed setback

2. Whether an adverse change will be produced in the character of the neighborhood;

Back of the home can not see from the street

We were granted a variance on the opposite side of the property. This will balance the look of the property and enhance the character of the neighborhood.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

Adding 2nd floor addition with layout MB is the alternative .

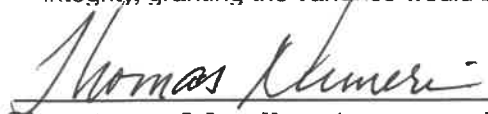
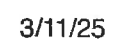
This deck will create the only practical egress from the master bedroom on the second floor.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

1. Safety & Functionality- An egress deck provides a safe exit in case of an emergency, improving the overall safety of the home.

2. Intent & Necessity- the request is not for unnecessary expansion but for practical addition to the master suite.

3. Impact on surroundings- if the deck does not negatively impact neighbors, zoning laws or structural integrity, granting the variance would be reasonable.

|                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |  |
| Signature of Applicant                                                              | Date                                                                                | 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.**

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

IM 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.

IM 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.

IM 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.

IM 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.

IM 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.

IM 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.**

Thomas L. Memery  
Signature of Applicant

2/5/2025  
Date



## PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Thomas L Memering, agrees 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): Thomas Memering

Address: 1346 Boca Ciega Isle Dr SPB, FL 33706

Thomas Memering 2/5/2025  
Signature Date

STATE OF FLORIDA )  
 ) SS:  
PINELLAS COUNTY )

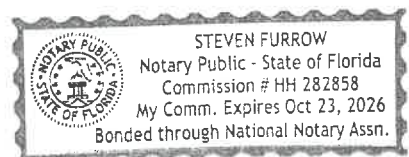
The foregoing instrument was acknowledged before me this 5 day of February, 2025 by:  
Thomas Memering who appeared before me, and is personally known to me, or has produced  
Drivers License as identification, and did take an oath.

My commission Expires: 10/23/26

NOTARY: Steven Furrow  
Print Name: Steven Furrow Notary

Public, State of Florida

(Notarial Seal)



**Owner's Authorization for Agent**

Community Development Department

City of St. Pete Beach, Florida

I/WE

Thomas L Memering, Rita Sue Memering  
(print name of property owner)

hereby authorize

Andres Orjuela, International Construction Solution Inc  
(print name of agent)

to represent me/us in an application for

Variance  
(type of application: variance, conditional use, zoning, etc.)

Thomas L Memering  
Signature of Owner

Rita Sue Memering  
Signature of Owner

Thomas L Memering  
Print Name of Owner

Rita Sue Memering  
Print Name of Owner

The forgoing instrument was acknowledged before me this 5 day of  
February 2025 by Thomas & Rita Sue Memering or who is

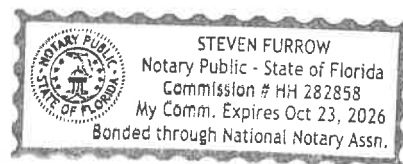
personally known \_\_\_\_\_ produced

Drivers Licenses as identification.

Steven Furrow  
(Notary Signature)

2/5/25  
(Date)

My Commission Expires 10/23/26





# 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**

**Contractor/Applicant Name & Address**

Phone 859-509-2129  
 Email tmemering@AOL.com  
 Property Address 1346 Boca Ciega Isle Dr.

Phone 813-763-9874  
 Email icsf1@gmail.com

**Total Lot Area (sq. ft.)** 11,650 sf

## Required Calculations:

| EXISTING IMPERVIOUS SURFACE:              |              |                |
|-------------------------------------------|--------------|----------------|
| Building Footprint:                       | 3,712        | sq. ft.        |
| Parking and Driveway:                     |              | sq. ft.        |
| Pool and/or Patio areas:                  |              | sq. ft.        |
| Walkways:                                 |              | sq. ft.        |
| Other: ALL PAVING                         | 3,827        | sq. ft.        |
| <b>TOTAL EXISTING IMPERVIOUS SURFACE:</b> | <b>7,539</b> | <b>sq. ft.</b> |

| PROPOSED IMPERVIOUS SURFACE:              |              |                |
|-------------------------------------------|--------------|----------------|
| Building Footprint:                       | 3,934        | sq. ft.        |
| Parking and Driveway:                     |              | sq. ft.        |
| Pool and/or Patio areas:                  |              | sq. ft.        |
| Walkways:                                 |              | sq. ft.        |
| Other: ALL PAVING                         | 3,705        | sq. ft.        |
| <b>TOTAL PROPOSED IMPERVIOUS SURFACE:</b> | <b>7,639</b> | <b>sq. ft.</b> |

|                                    |   |               |   |                                   |
|------------------------------------|---|---------------|---|-----------------------------------|
| 7,539 sq. ft.                      | ÷ | 11,65 sq. ft. | = | 64.7%                             |
| Total Existing Impervious Surfaces |   | Lot Area      |   | Existing Impervious Surface Ratio |

|                                    |   |               |   |                                   |
|------------------------------------|---|---------------|---|-----------------------------------|
| 7,639 sq. ft.                      | ÷ | 11,65 sq. ft. | = | 65.6%                             |
| Total Proposed Impervious Surfaces |   | Lot Area      |   | Proposed Impervious Surface Ratio |

## Certification:

I, Thomas Memering 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: Thomas Memering Date: 3/12/25

JOB NO.:  
250137

DRAWN BY:  
MRB

DATE OF FIELD WORK:  
2/06/2025

CHECKED BY:  
EDM

MURPHY'S LAND SURVEYING, INC.

PROFESSIONAL LAND SURVEYORS

5760 11TH AVENUE NORTH

ST. PETERSBURG, FLORIDA 33710

WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410

PH. (727) 347-8740

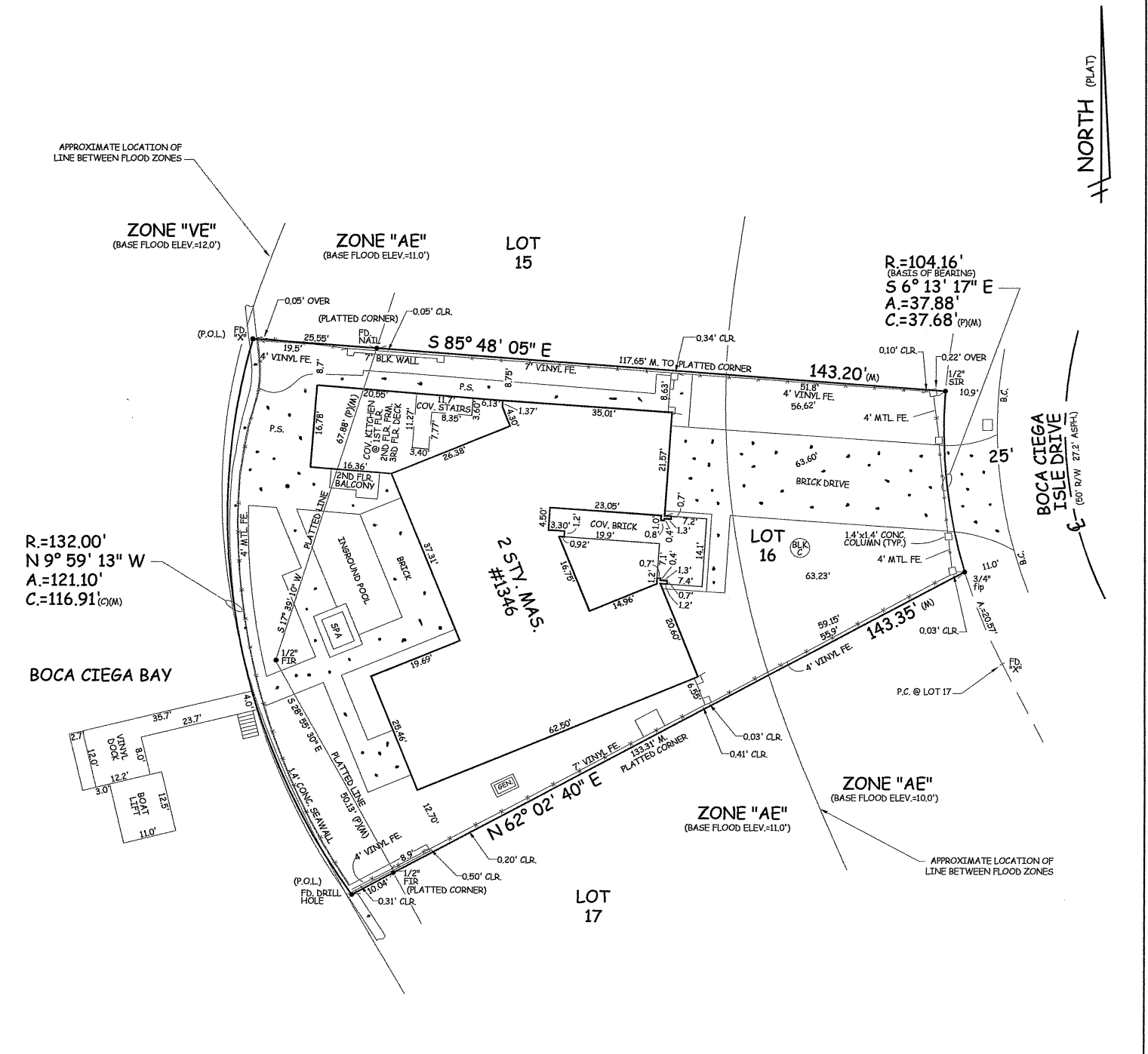
FAX (727) 344-4640

CERTIFIED TO: Thomas L. Memering

SCALE: 1" = 30'

Survey not valid for more than one (1) year from date of field work.

SEC. 06 TWP. 32 S. RGE. 16 E.



EDWARD D. MURPHY

CERTIFICATE

No. 5333

STATE OF FLORIDA

REGISTERED LAND SURVEYOR

"The location of the line between flood zones has been approximated based upon flood maps that scale one inch to 500 feet making an exact location of the line impossible to determine. Accordingly, this survey will not be responsible for decisions concerning flood insurance requirements based upon the approximate line of the flood zones shown hereon."

A BOUNDARY SURVEY OF: Lot 16, Block C, BOCA CIEGA ISLE, according to the Plat thereof, recorded in Plat Book 23, Pages 31-32 of the Public Records of Pinellas County, Florida, together with all lands lying between said property and the waters of Boca Ciega Bay, lying between the Westerly extensions of the North and South boundary lines of said property.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in

Flood zone: AE - VE

Comm. Panel No. : 125149 0276 G

Map Date : 8/24/2021

Base Flood Elev : 10.0' - 11.0' - 12.0'

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 53-17, 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 UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

EDWARD D. MURPHY

EDWARD D. MURPHY REG. P.L.S. # 5333

|                                                  |                              |                     |                         |                    |                   |
|--------------------------------------------------|------------------------------|---------------------|-------------------------|--------------------|-------------------|
| LEGEND:                                          |                              |                     |                         |                    |                   |
| F.I.P. - FOUND IRON PIPE                         | FD. - FOUND                  | R. - RADIUS         | M/S - METAL SHED        | WW - WING WALL     | ESMT. - EASEMENT  |
| F.C.M. - FOUND CONCRETE MONUMENT                 | N.&D. - NAIL AND DISK        | A. - ARC            | ALUM. - ALUMINUM        | CL - CENTERLINE    | M.H. - MANHOLE    |
| F.I.R. - FOUND IRON ROD                          | P.O.L. - POINT ON LINE       | C. - CHORD          | W.H. - WATER HEATER     | R/W - RIGHT OF WAY | CONC. - CONCRETE  |
| S.I.R. - SET IRON ROD 1/2" LB #7410              | P.C. - POINT OF CURVATURE    | Δ - DELTA           | P.S. - PATIO STONE      | (P) - PLAT         | CLR. - CLEAR      |
| P.R.C. - POINT OF REVERSE CURVATURE              | P.T. - POINT OF TANGENCY     | R/W - RIGHT OF WAY  | C.P. - CARPORT          | (C) - CALCULATION  | COL. - COLUMN     |
| P.C.C. - POINT OF COMPOUND CURVATURE             | P.I. - POINT OF INTERSECTION | # - NUMBER          | PL - PLANTER            | (D) - DEED         | WD. - WOOD        |
| FIN. FLR. - FINISHED FLOOR ELEVATION             | -X-X-X- - FENCE              | MAS. - MASONRY      | B.C. - BACK OF CURB     | (M) - MEASURED     | BLK. - BLOCK      |
| P.R.M. - PERMANENT REFERENCE MONUMENT            | FE. - FENCE                  | FRM. - FRAME        | E.P. - EDGE OF PAVEMENT | N. - NORTH         | SAW. - SEAWALL    |
| N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988 | C.L.F. - CHAIN LINK FENCE    | G.I. - GRATE INLET  | E.R. - EDGE OF ROAD     | S. - SOUTH         | ASPH. - ASPHALT   |
|                                                  | -//-- - ADJACENT FENCE       | C.B. - CATCH BASIN  | E.O.W. - EDGE OF WATER  | UTIL. - UTILITY    | P.P. - POWER POLE |
|                                                  | ADJ. - ADJACENT              | F.H. - FIRE HYDRANT | T.O.B. - TOP OF BANK    | DR. - DRAINAGE     | GEN. - GENERATOR  |
|                                                  |                              |                     |                         |                    |                   |

Page 30 of 63

EXISTING

IMPERVIOUS AREA CALCULATIONS

LOT SIZE : 11,650 SF  
PRIMARY RESIDENCE : 3,712 SF  
PAVING : 3,827 SF  
TOTAL : 7,539 SF  
7,539 / 11,650 = 64.7% IMPERVIOUS

PROPOSED

IMPERVIOUS AREA CALCULATIONS

LOT SIZE : 11,650 SF  
PRIMARY RESIDENCE : 3,934 SF  
PAVING : 3,705 SF  
TOTAL : 7,639 SF  
7,639 / 11,650 = 65.6% IMPERVIOUS

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"The location of the line between flood zones has been approximated based upon flood maps that scale one inch to 500 feet making an exact location of the line impossible to determine. Accordingly, this survey will not be responsible for decisions concerning flood insurance requirements based upon the approximate line of the flood zones shown hereon."

APPROXIMATE LOCATION OF LINE BETWEEN FLOOD ZONES

ZONE "VE"  
(BASE FLOOD ELEV.=12.0')

ZONE "AE"  
(BASE FLOOD ELEV.=11.0')

LOT 15

EXISTING PART OF RESIDENCE PREVIOUSLY APPROVED BY A PREVIOUS VARIANCE

R.=132.00'  
N 9° 59' 13" W  
A.=121.10'  
C.=116.91'(C)(M)

BOCA CIEGA BAY

SHADED AREA IN YELLOW IS PROPOSED PART OF RESIDENCE THAT IS ENCROACHING ON STANDARD 20' REAR SETBACK

NORTH (PLAT)

BOCA CIEGA ISLE DRIVE

ZONE "AE"  
(BASE FLOOD ELEV.=11.0')

ZONE "AE"  
(BASE FLOOD ELEV.=10.0')

APPROXIMATE LOCATION OF LINE BETWEEN FLOOD ZONES

NO. ARCHITECTURAL SITE PLAN GENERAL NOTES  
A. PROJECT SCOPE :: CONTRACTOR RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS IN COORDINATION TO PROJECT SCOPE / DIMENSIONS PROVIDED PRIOR TO CONSTRUCTION.  
B. ARCHITECTURAL SITE PLAN :: ANY/ALL SITE / LANDSCAPE AND/OR TREE + GRADE / ELEVATION / TOPOGRAPHICAL INFORMATION / IMPROVEMENTS INDICATED OUTSIDE THE BUILDING FOOTPRINT, TO BE PROVIDED UNDER SEPARATE CONTRACT / PERMIT WITH OWNER AND/OR CONTRACTOR.



Skill Architecture  
7904 Woodvine Circle  
Tampa, Florida 33615 USA  
www.skillarchitecture.com

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Client | Building Information:

Thomas Memering  
1346 Boca Ciega Isle Drive  
St. Pete Beach, FL 33706

Project | Tenant Information:

Addition for :  
Memering Addition  
1346 Boca Ciega Isle Drive  
St. Pete Beach, FL 33706  
Consultant Information:

| No. | Phase Description | Date       |
|-----|-------------------|------------|
| 1   | Variance          | 02.21.2025 |
| -   | -                 | -          |
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Professional Seal:

Jansel Iraragorry AR 98657

Project Number: 24.101.07

Sheet Titles:  
ARCHITECTURAL SITE PLAN

Original size is 24"x36". Copy Reductions N.T.S.  
Sheet Number:



NO. ARCHITECTURAL SITE PLAN GENERAL NOTES

A. **PROJECT SCOPE** :: CONTRACTOR RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS IN COORDINATION TO PROJECT SCOPE / DIMENSIONS PROVIDED PRIOR TO CONSTRUCTION.

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St. Pete Beach, FL 33706

Project | Tenant Information:

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| No. | Phase Description | Date       |
|-----|-------------------|------------|
| 1   | Variance          | 02.21.2025 |
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Professional Seal:

Jansel Iraragorry AR 98657

Project Number: 24.101.07

Sheet Titles:  
ARCHITECTURAL SITE PLAN  
[ENLARGED]

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Sheet Number:



Skill Architecture  
7904 Woodvine Circle  
Tampa, Florida 33615 USA  
www.skillarchitecture.com

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Client | Building Information:

Thomas  
Memering  
1346 Boca Ciega Isle Drive  
St. Pete Beach, FL 33706

Project | Tenant Information:

Addition for :  
Memering  
Addition  
1346 Boca Ciega Isle Drive  
St. Pete Beach, FL 33706

Consultant Information:

| No. | Phase Description | Date       |
|-----|-------------------|------------|
| 1   | Variance          | 02.21.2025 |
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Professional Seal:

Jansel Iraragorry AR 98657

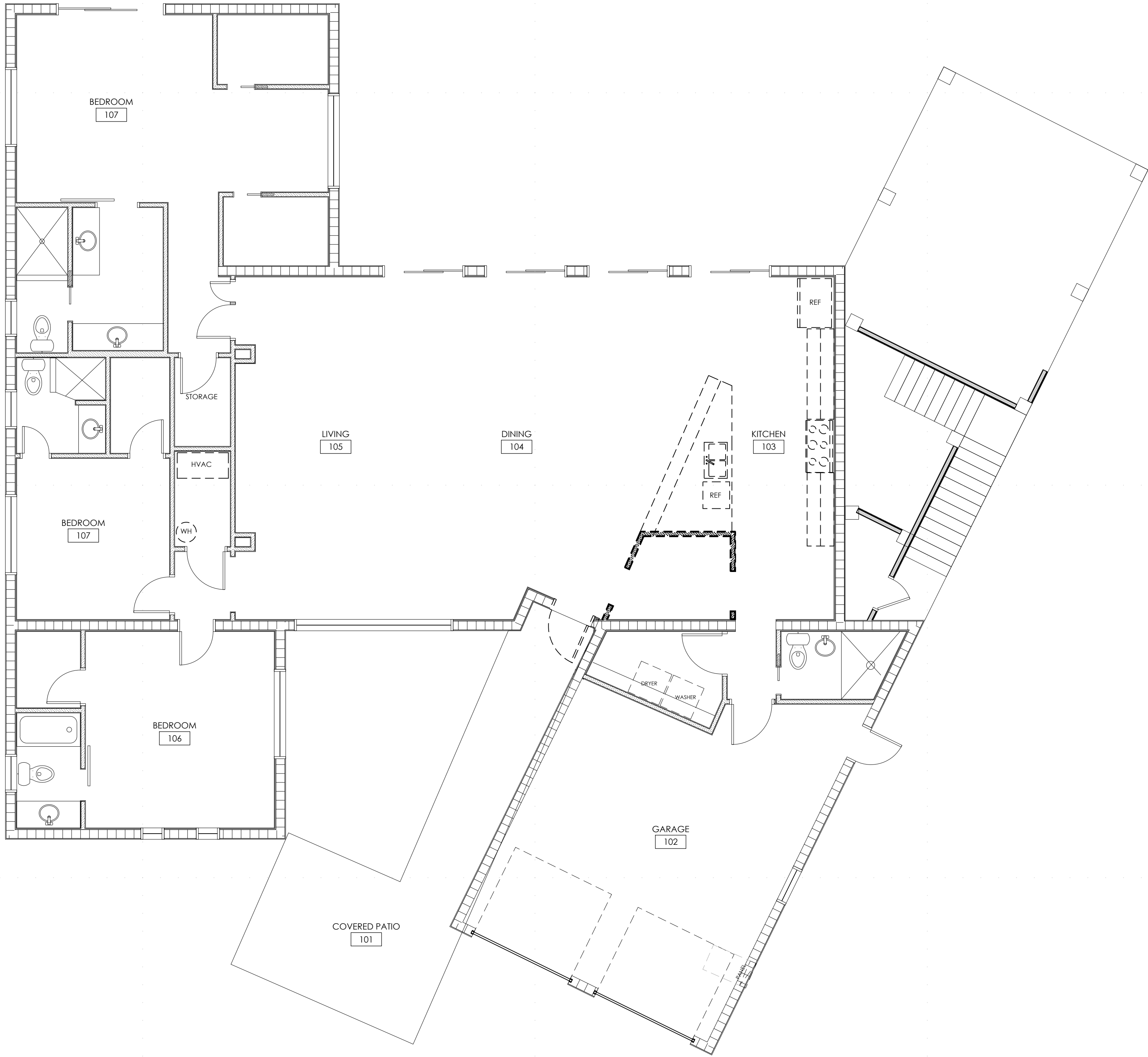
Project Number:  
24.101.07

Sheet Titles:  
DEMOLITION PLANS : LEVEL 1

Original size is 24"x36". Copy Reductions N.T.S.

Sheet Number:

A200





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Tampa, Florida 33615 USA  
www.skillarchitecture.com

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Client | Building Information:

Thomas Memering  
1346 Boca Ciega Isle Drive  
St. Pete Beach, FL 33706

Project | Tenant Information:

Addition for :  
Memering Addition  
1346 Boca Ciega Isle Drive  
St. Pete Beach, FL 33706

Consultant Information:

| No. | Phase Description | Date       |
|-----|-------------------|------------|
| 1   | Variance          | 02.21.2025 |
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Professional Seal:

Jansel Irarragorry AR 98657

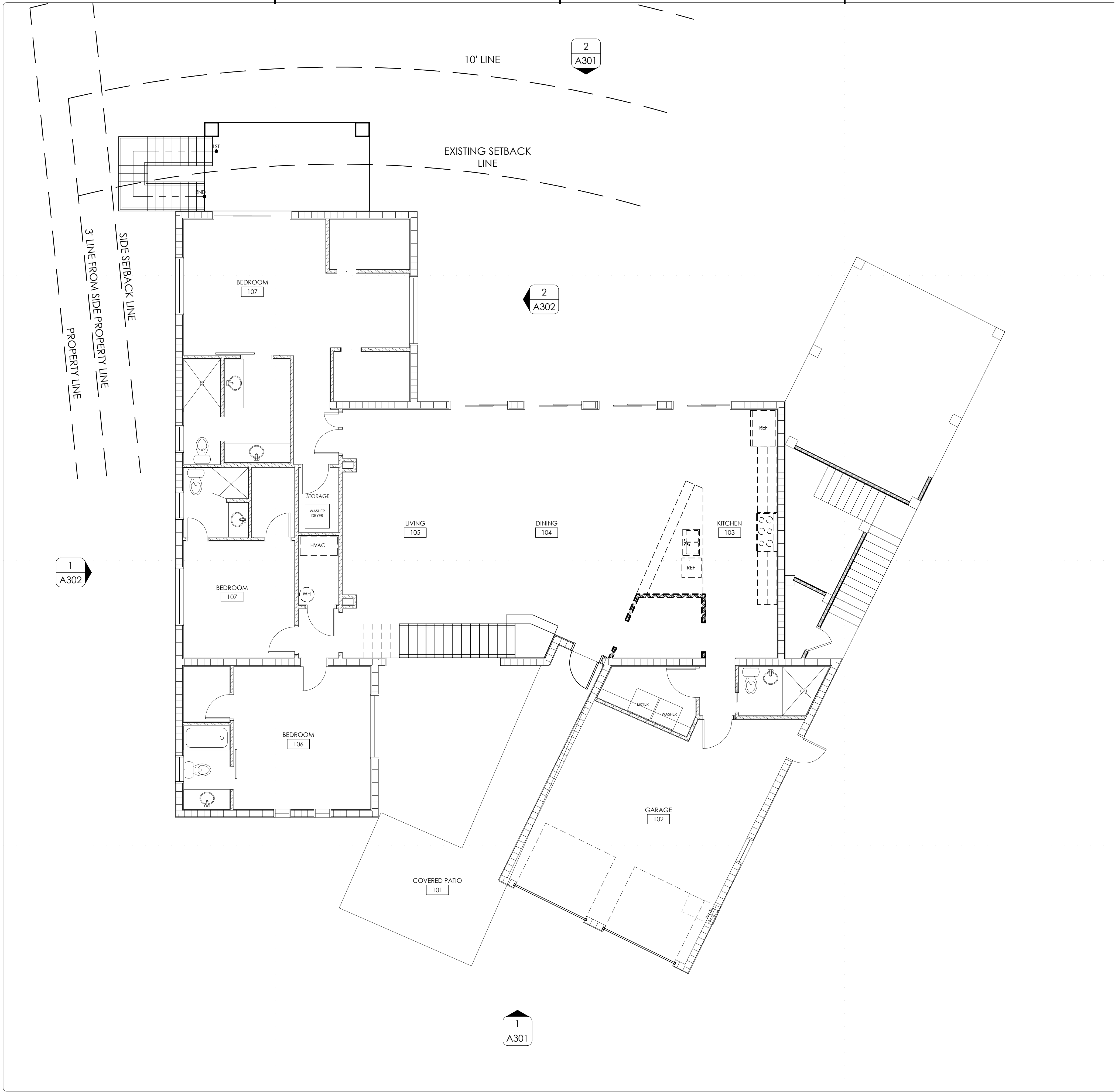
Project Number: 24.101.07

Sheet Title:  
NEW FLOOR PLAN : LEVEL 1

Original size is 24"x36". Copy Reductions N.T.S.

Sheet Number:

A201





Skill Architecture  
7904 Woodvine Circle  
Tampa, Florida 33615 USA  
www.skillarchitecture.com

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Client | Building Information:

Thomas Memering  
1346 Boca Ciega Isle Drive  
St. Pete Beach, FL 33706

Project | Tenant Information:  
Addition for :  
Memering Addition  
1346 Boca Ciega Isle Drive  
St. Pete Beach, FL 33706  
Consultant Information:

| No. | Phase Description | Date       |
|-----|-------------------|------------|
| 1   | Variance          | 02.21.2025 |
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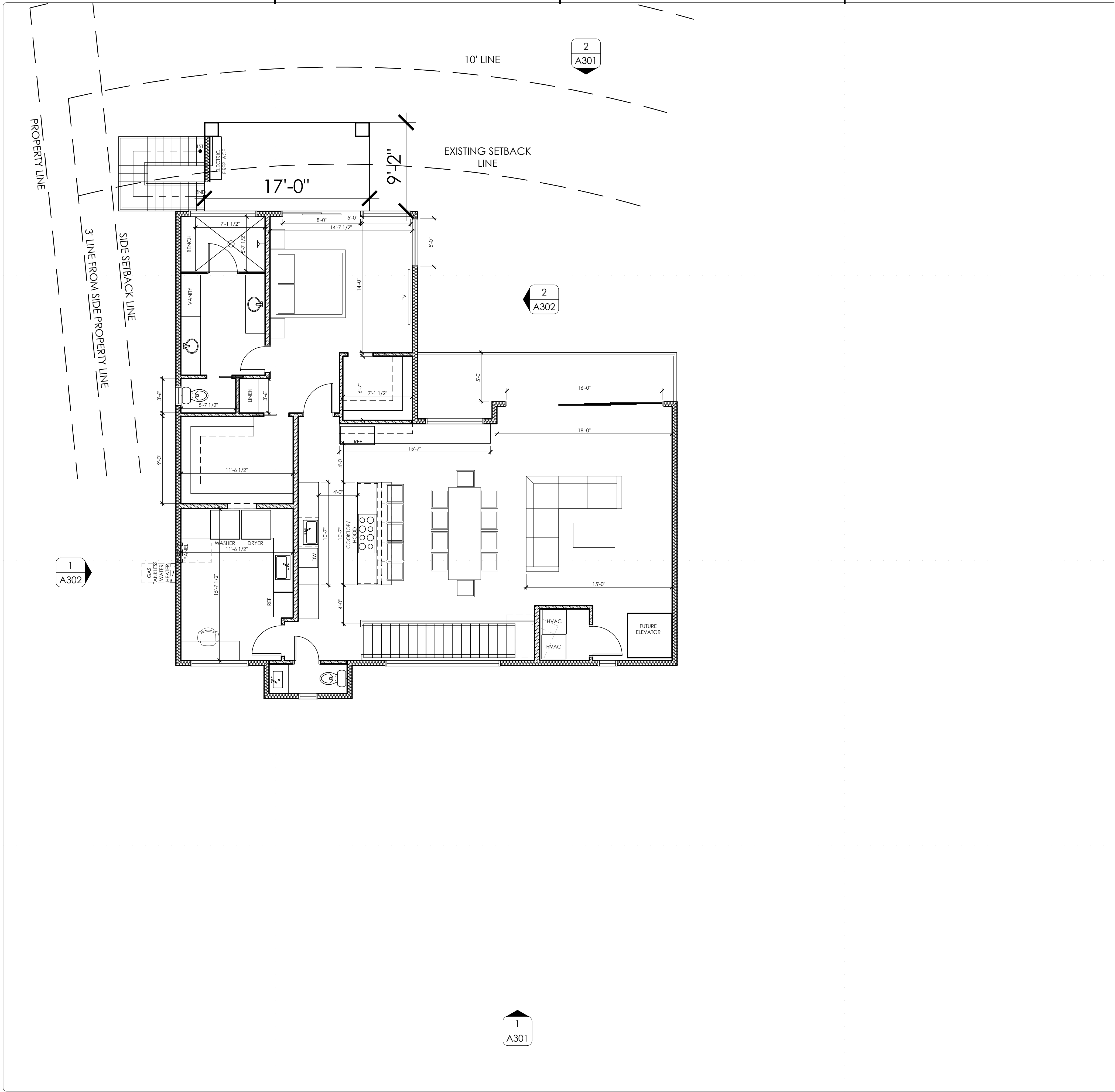
Professional Seal:

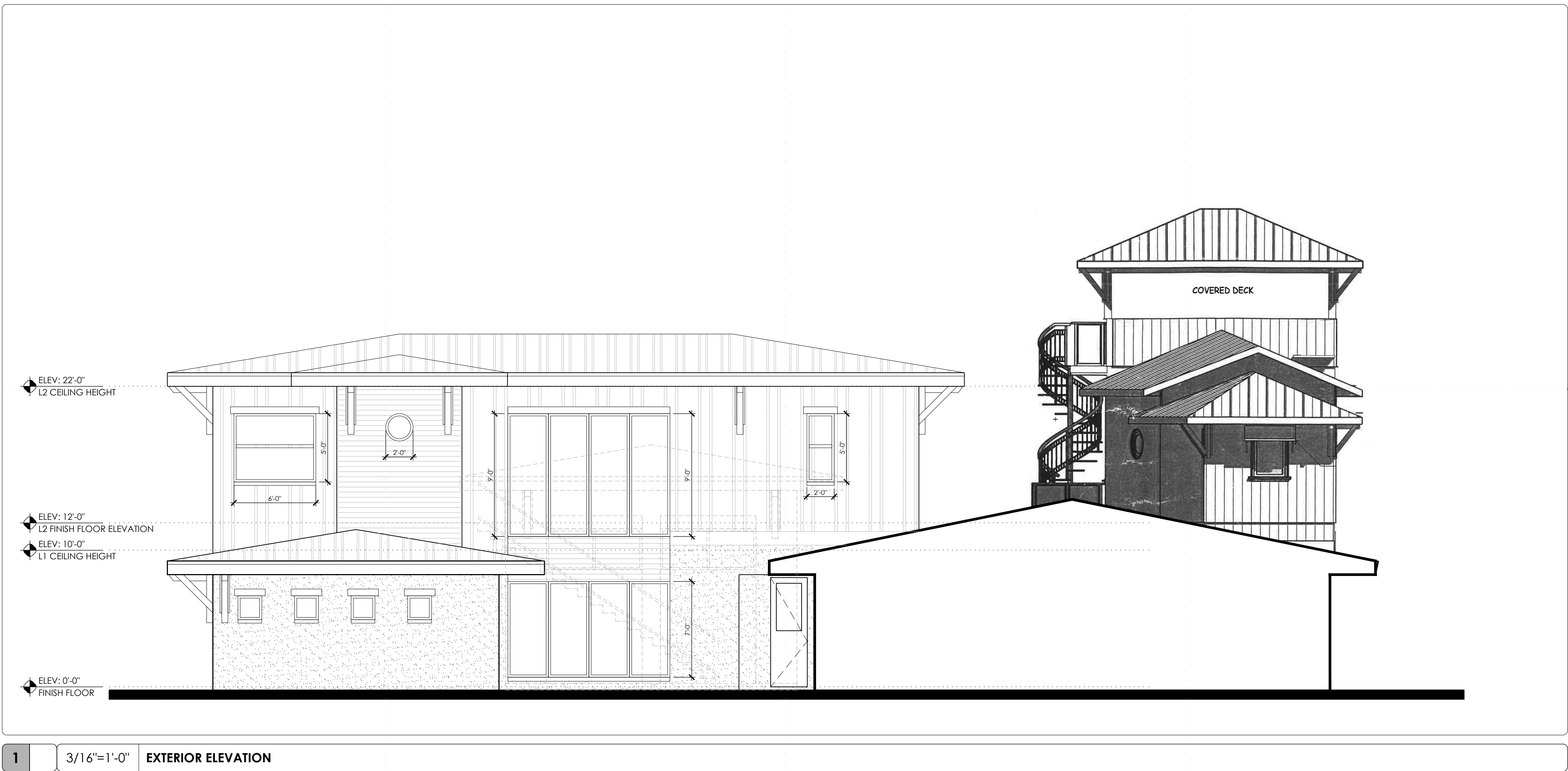
Jansel Iraragorry AR 98657  
Project Number:  
24.101.07

Sheet Titles:  
NEW FLOOR PLAN : LEVEL 2

Original size is 24"x36". Copy Reductions N.T.S.  
Sheet Number:

A202





| No. | Phase Description | Date       |
|-----|-------------------|------------|
| 1   | Variance          | 02.21.2025 |
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Professional Seal:

Jansel Iraragorry AR 98657

Project Number: 24.101.07

Sheet Titles:  
EXTERIOR ELEVATIONS

Original size is 24"x36". Copy Reductions N.T.S.  
Sheet Number:

A301

| No. | Phase Description | Date       |
|-----|-------------------|------------|
| 1   | Variance          | 02.21.2025 |
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| No. | Revision Description | Date |
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| -   | -                    | -    |

Professional Seal:

Jansel Iraragorry AR 98657  
Project Number: **24.101.07**

Sheet Titles:  
**EXTERIOR ELEVATIONS**

Original size is 24"x36". Copy Reductions N.T.S.  
Sheet Number:

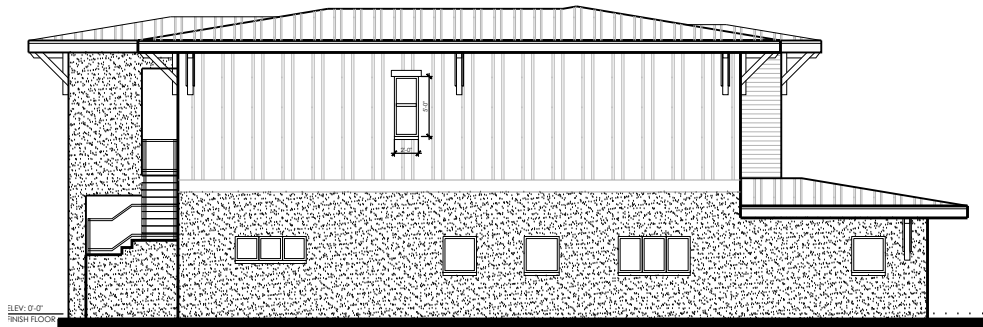
**A302**

ELEV: 0'-0"  
FINISH FLOOR

**2** 3/16"=1'-0" **EXTERIOR ELEVATION**

ELEV: 0'-0"  
FINISH FLOOR

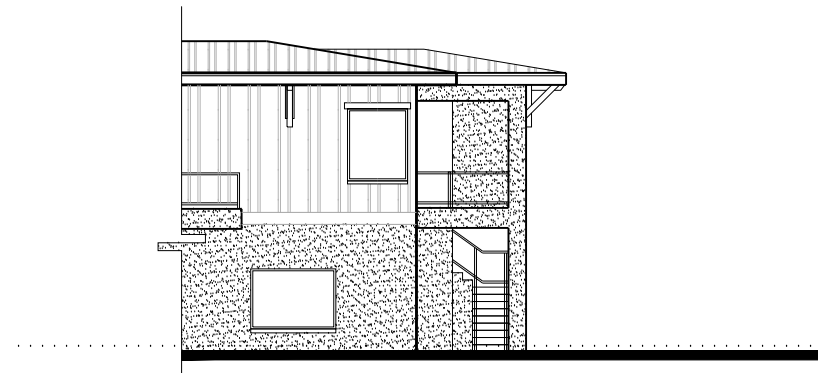
**1** 3/16"=1'-0" **EXTERIOR ELEVATION**



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

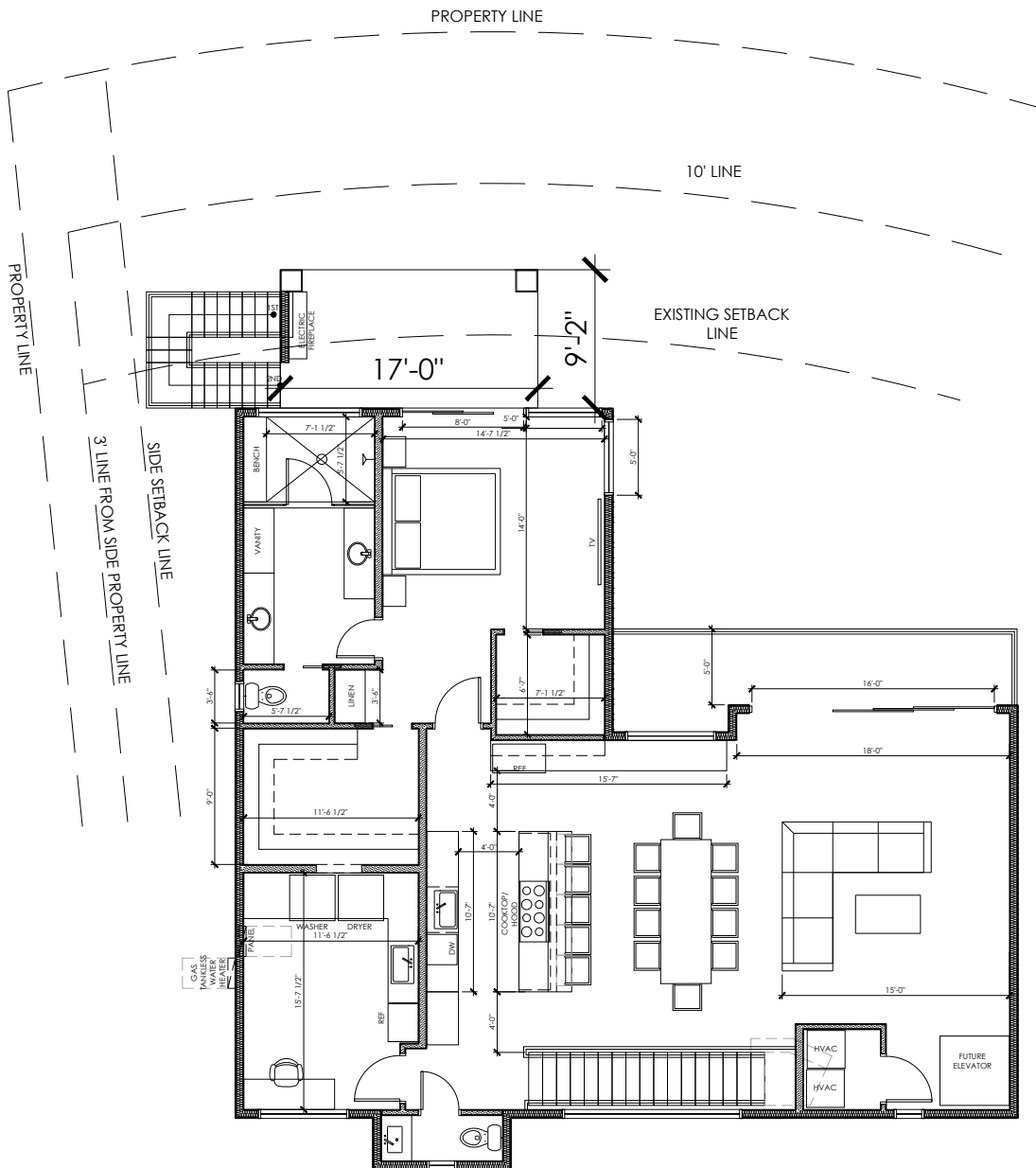


FRONT ELEVATION

## Memering Repair

Date : 02.26.2025 | Scale : 3/32"=1'-0"

New Elevations

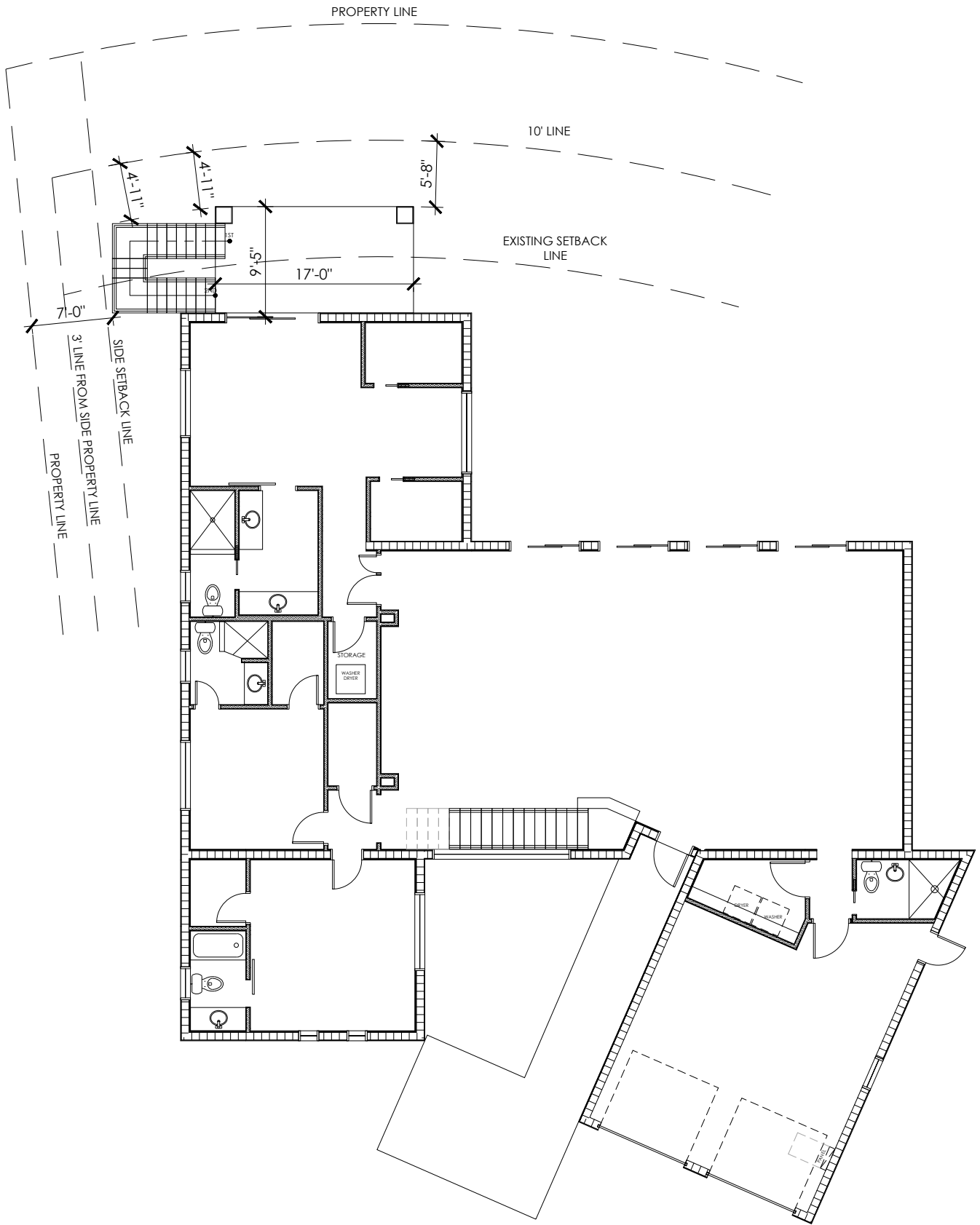


SKILL ARCHITECTURE

## Memering Addition

Date : 02.26.2025 | Scale : N.T.S.

New Plan LV2

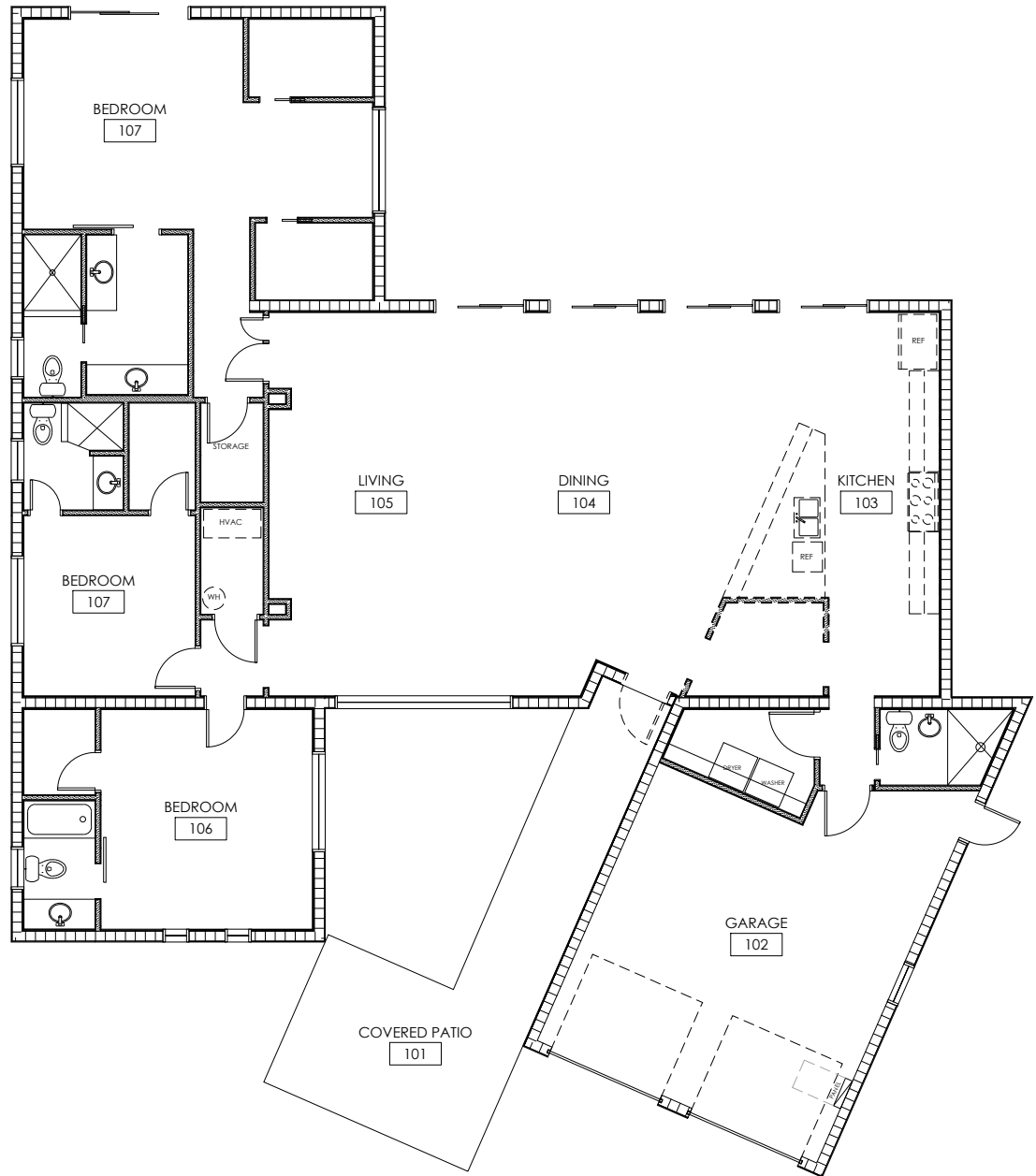


SKILL ARCHITECTURE

# Memering Addition

Date : 02.26.2025 | Scale : N.T.S.

New Plan LV1



SKILL ARCHITECTURE

## Memering Addition

Date : 02.26.2025 | Scale : N.T.S.

Existing Plan lv1

25042





25042



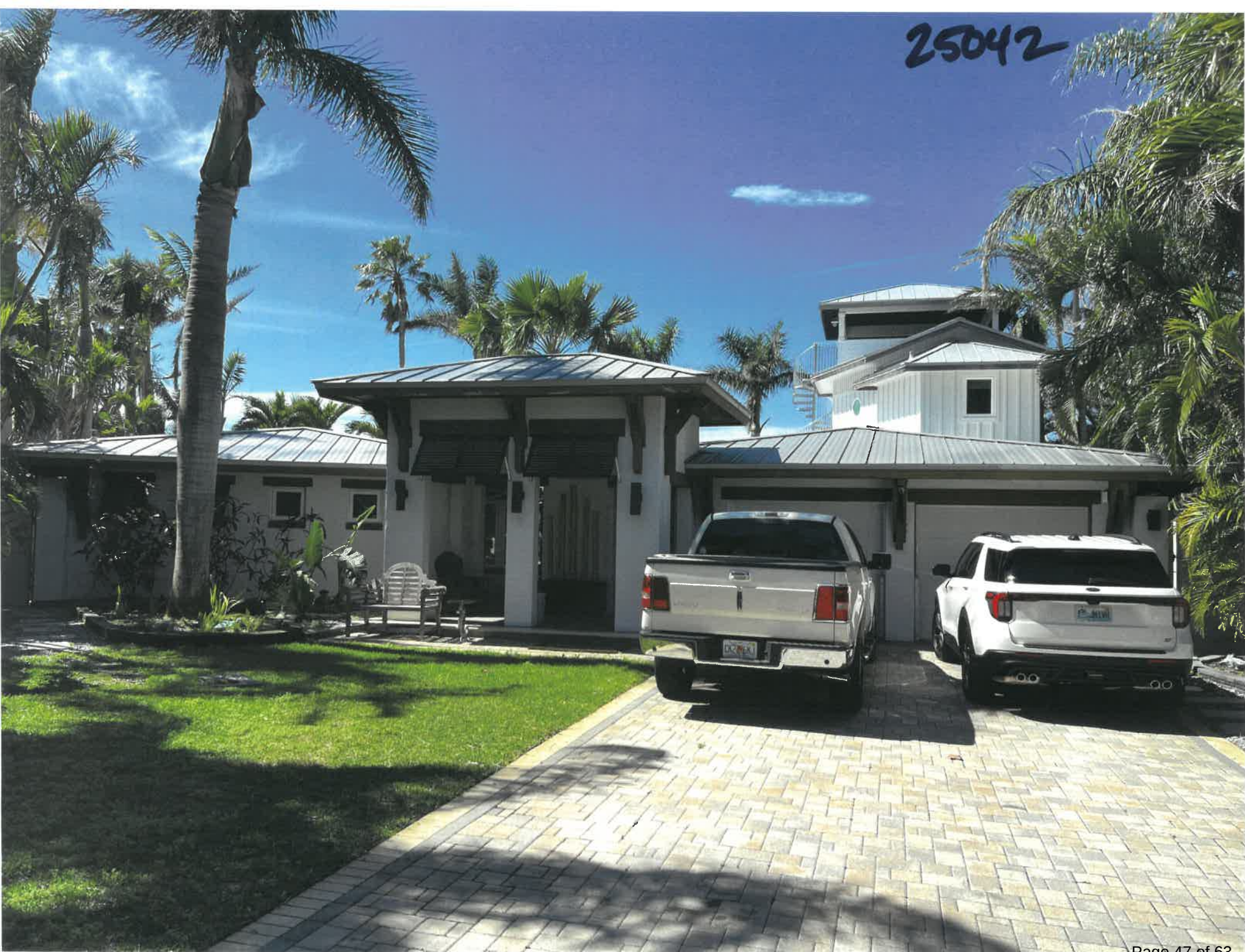
25042



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## PLANNING DIVISION

**Date:** April 11, 2025

**To:** Board of Adjustment

**Re:** Staff Findings Report  
Practical Difficulty Variance  
Parcel Number: 06-32-16-09594-003-0160  
Applicant/Owner: Andres Orjuela for Thomas and Rita Sue Memering  
Address: 1346 Boca Ciega Isle Dr.  
Variance Case No. 25042

**Prepared by:** Kristin Coman, Senior Planner

**Hearing Date:** 4/30/2025

Please be advised that staff has received and reviewed the following items submitted in support of the application:

1. Completed Practical Difficulty Variance package with application form.
2. Boundary Survey prepared by Murphy's Land Surveying dated 2/17/2025, consisting of 1 sheet.
3. Plan Set for proposed addition project prepared by Skill Architecture, dated 02.21.2025 consisting of 7 sheets.
4. Photo set showing existing structures and conditions on the property consisting of 9 sheets.

Staff offers the following comments for the Board's consideration:

### Site Description/Surrounding Land Uses

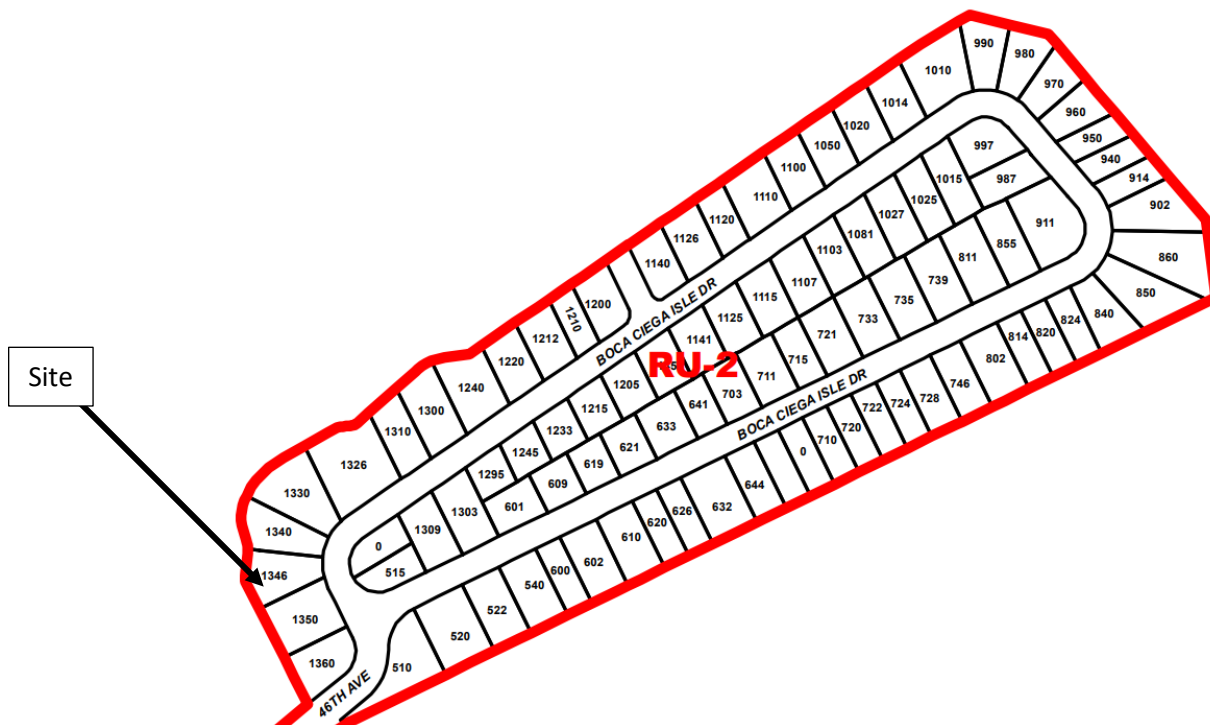
The subject site is a 10,746 sq. ft. (approx. 0.24 acre) parcel located at 1346 Boca Ciega Isle Dr. known as parcel number 06-32-16-09594-003-0160 and legal description of BOCA CIEGA ISLE BLK C, LOT 16. The property is located in the RU-2, residential zoning district; RU-2 on the future land map and contains a single-family residence constructed in 1951 according to the Pinellas County Property Appraiser. It is surrounded by single-family residential use to the north and south, Boca Ciega Isle Dr. and single-family residential use to the east and Boca Ciega Bay to the west. The interior waterfront property is improved with a single-family residence, featuring a paver driveway, paver patio areas, a pool and spa, as well as a dock with a boat lift.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 10 of 15, dated 7/20/2012

### **Request**

The applicant requests relief for the proposed construction of a second-floor addition which includes a 9' 2" x 17' second-floor roofed rear deck with a proposed rear yard setback of 14' 10 1/2" where 20' is required (LDC Sec. 9.7(a)(4)).

### **Prior Approvals/Background**

A review of City records confirms that a variance has been already granted in 2015 for a rear yard encroachment to allow for the construction of a rear addition. The original request sought a 10' rear yard setback; however, the applicant later revised the plans to reduce the encroachment, requesting a 15' rear yard setback where 20' was required. This revised request was ultimately approved by the Board of Adjustment.

## Analysis

1. Variance required:
  - a. **Rear Yard, minimum setback:** proposed 14' 10 ½" rear yard setback where a minimum of 20' from the rear property line is required.

| Minimum Yard Requirement (LDC Sec. 9.7)                     | 1346 Boca Ciega Isle Dr. |                             |                      |
|-------------------------------------------------------------|--------------------------|-----------------------------|----------------------|
|                                                             | Permitted/Required       | Existing                    | Proposed             |
| Rear Yard Setback (Min.)                                    | 20'                      | 15'* (North)<br>23' (South) | n/a<br>14" 10 ½" (v) |
| *Denotes existing non-conformity<br>(v) = Variance required |                          |                             |                      |

Figure 3: Portion of Boundary Survey Showing Proposed Second Floor Addition with Roofed Deck (N.T.S.)

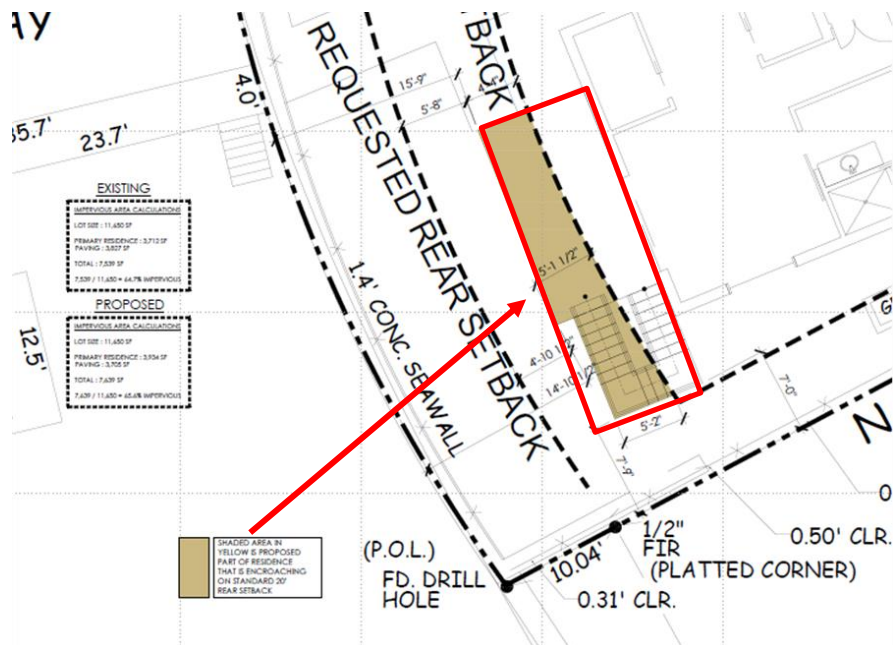
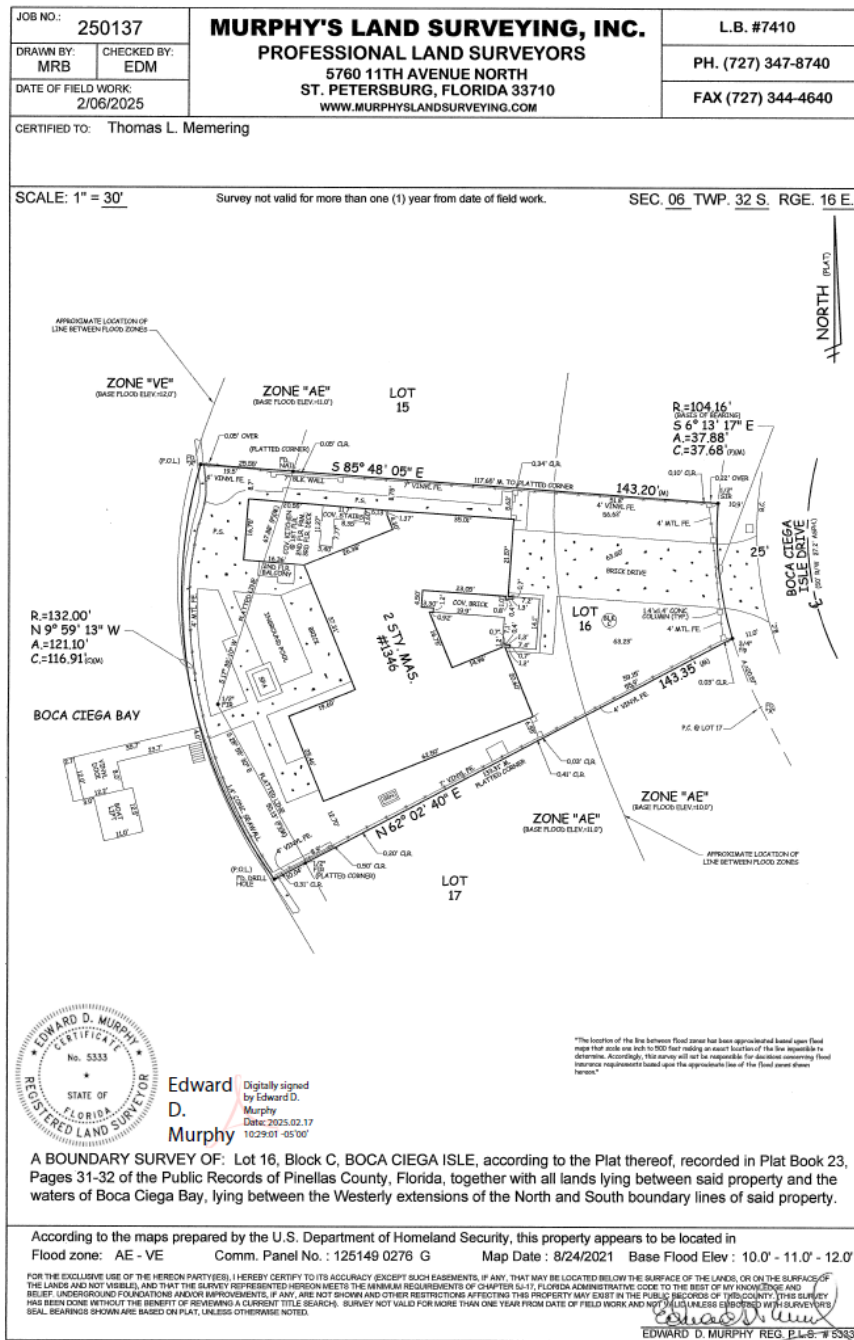


Figure 3: Boundary Survey Showing Existing Improvements (N.T.S.)



**Figure 4: Staff Photos**

View to south in area of proposed rear addition



View from the south looking north



View from the north looking south



View from the south looking north



### **Additional Comments**

The Applicant should provide testimony regarding the necessity for the requested variance.

The Board has standards of review for a practical difficulty variance and must make a positive finding with regards to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-4 in addition to staff comments below:

1. *How substantial the variance is in relation to the requirement sought to be varied;*

The applicant is requesting a 14' 10½" setback from the rear lot line to construct a 9'2" x 17' second floor covered deck with access stairs where 20' is required.

2. *Whether an adverse change will be produced in the character of the neighborhood;*

Staff does not anticipate any adverse impact on the surrounding neighborhood. The portion of the addition that will encroach into the rear yard faces the waterfront and is buffered by existing mature vegetation and a fence to the south. Additionally, it does not appear to obstruct the waterfront views of the adjacent property.

3. *Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and*

It may be possible the balcony could be reoriented to face the interior of the addition and connect with the other proposed balcony off the new kitchen. That change might avoid the need for a setback variance, but the feasibility and necessity of a staircase would need to be looked into further.

4. *Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.*

The applicant has indicated that, due to damage sustained during Hurricanes Helene and Milton in 2024, they are proposing a second-floor addition relocating the master bedroom and kitchen to the new upper level. This change is intended to provide additional habitable space in the event of future weather events.

In addition, a review of City records shows that a 15' rear yard setback was previously approved for a multi-story addition on the north side of the property. The current variance request proposes a greater encroachment into the rear setback than what was previously granted.

### **Other**

- The applicant should provide testimony to clarify the specific relief being requested, as the submitted plans show a setback of 14 feet 10½ inches, while the application states 14 feet.
- If the Board does not grant the variance, the applicant should also address whether there is an alternative location for the balcony and/or stairs that would not require relief, and whether these elements are essential to the project or more of a preferred feature(s).

### **Summary**

Staff find that the applicant has addressed the criteria but does request additional testimony be provided as noted above to demonstrate that substantial and competent evidence has been provided. Should the board look favorably on the application and the relief request, the Board may wish to

consider the following conditions and any additional conditions it deems necessary:

1. Submission of a Final As-Built Survey showing all dimensions and setbacks, to be reviewed and approved by Zoning.

Should the board look favorably on the application, the applicant should be advised that any variance granted hereunder shall expire one (1) year from the date of the development order providing such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

Respectfully submitted,

A handwritten signature in dark ink, appearing to be 'K Coman', with a stylized flourish extending to the right.

Kristin Coman  
Senior Planner

Cc: Andres Orjuela, Applicant/Agent ***via email***  
Thomas and Rita Sue Memering, Owner ***via email***  
Board of Adjustment Attorney

# Board of Adjustment

## Case No. 25042

Letters Received as of 4/21/2025

25042, L-1

**Kristin Coman**

---

**From:** Chris Satterfield <chris@satterfield.org>  
**Sent:** Thursday, April 17, 2025 8:29 AM  
**To:** Kristin Coman  
**Cc:** Simona Satterfield  
**Subject:** Case #25042

**CAUTION:** This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Hi Kristin,

This is Chris & Simona Satterfield at 1350 Boca Ciega Isle Drive. We are next door neighbors of the Memering's. We are writing to express our full support for their proposed plans. We have no objections and are excited to see the enhancements they will bring to our neighborhood!

Kindest regards,

Chris & Simona Satterfield  
(727)238-4781

25042, L-2

**Kristin Coman**

---

**From:** Alexander Domijan <alexdomijan@gmail.com>  
**Sent:** Thursday, April 17, 2025 1:36 PM  
**To:** Kristin Coman  
**Cc:** Alexander Domijan  
**Subject:** approve of case 25042

**CAUTION:** This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Hello, Kristin,

This is Alexander Domijan, Jr., at 1340 Boca Ciega Isle Drive in St Pete Beach. I am the direct neighbor of Thomas and Rita Sue Memoring. I am writing to express my full approval of their proposed plans per case #25042. I have no objections. Their enhancements are well done and will make our neighborhood better.

Sincerely,

Alexander Domijan, Jr.

25042, L-3

**Kristin Coman**

---

**From:** Scott Mednick <smednick@pimsco.com>  
**Sent:** Thursday, April 17, 2025 11:50 AM  
**To:** Kristin Coman  
**Subject:** Memering

**CAUTION:** This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Hi Kristin,

I will not be able to attend the hearing for Thomas & Rita Sue Memering's hearing for his variance.  
I would like to approve of his variance to his home on Boca Ciega Isle.  
Let me know if you need anything else.

Thank you,

*Scott Mednick*

Scott E. Mednick, President  
Professional Insurance Systems

