



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

**Notice of Public Meeting
Technical Review Committee**

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

Wednesday, August 20, 2025
1:00 PM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Preliminary Plat No. 25111: 5390 Gulf Blvd

Kenloch "Wes" Westberry IV for CP ST PETE LLC requests to replat all of SERATA REPLAT (Bk 31, Pg 17), and a portion of Government Lot 2 (S6, T32S, R16E) as described, to create two tracts as depicted.

Next Meeting: September 3, 2025

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

Agenda Report

Agenda Title Name: Preliminary Plat No. 25111: 5390 Gulf Blvd

Action Request:

Strategic Objective:

Date: August 20, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Kenloch "Wes" Westberry IV for CP ST PETE LLC requests to replat all of SERATA REPLAT (Bk 31, Pg 17), and a portion of Government Lot 2 (S6, T32S, R16E) as described, to create two tracts as depicted.

Funding:

Attachments:

1. Subdivision Application
2. Preliminary Plat
3. Survey
4. Replat Cover Letter
5. Statement of Intent



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:

PROPERTY OWNER:

Name: Kenloch "Wes" Westberry IV

Name: CP ST PETE LLC

Address: 740 Centre View Boulevard

Address: 740 Centre View Boulevard

City: Crestview Hills State: KY

City: Crestview Hills State: KY

Zip: 41017 Telephone: 859-578-1116

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.

Wes Westberry 7/25/2025
Signature of Applicant & Date

For office use only:

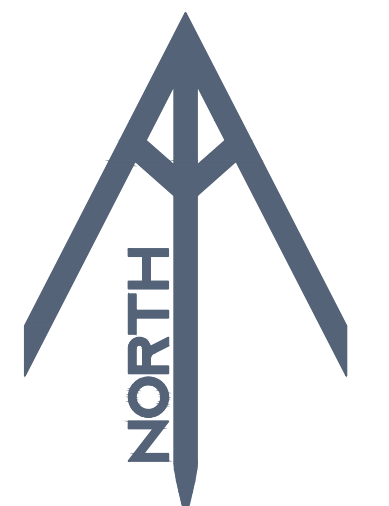
Case Number: _____

Fees: _____

City Commission Action: Approved as requested Approved with conditions Denied

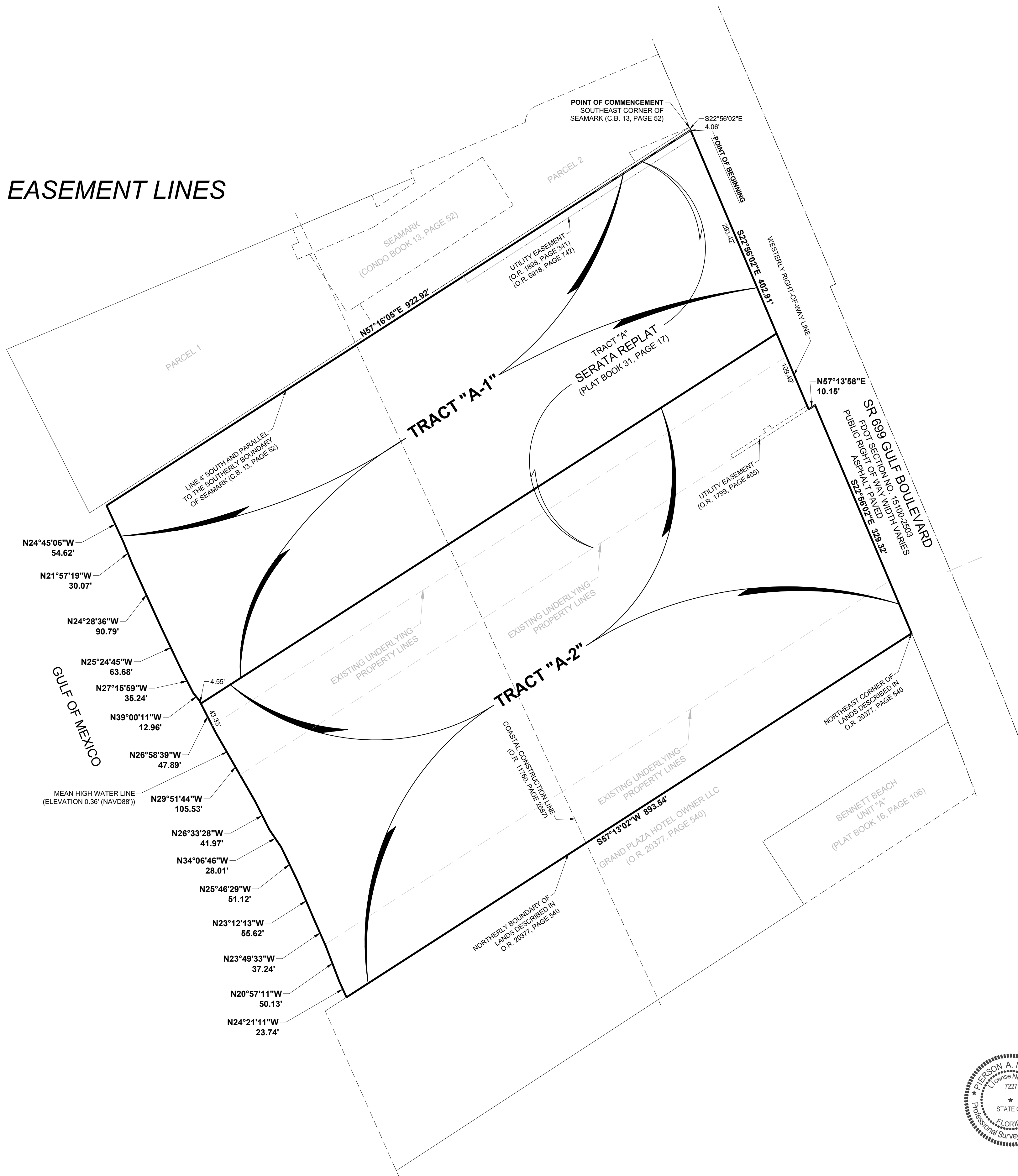
SIRATA BEACH RESORT - PRELIMINARY PLAT

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



Scale: 1" = 80'

PROPOSED PROPERTY & EASEMENT LINES



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.20°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**.

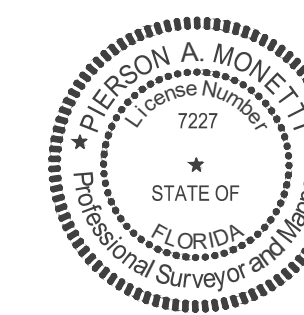
Containing 15.029 acres, or 654,677 square feet, more or less.

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.

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.



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



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

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



Scale: 1" = 80'

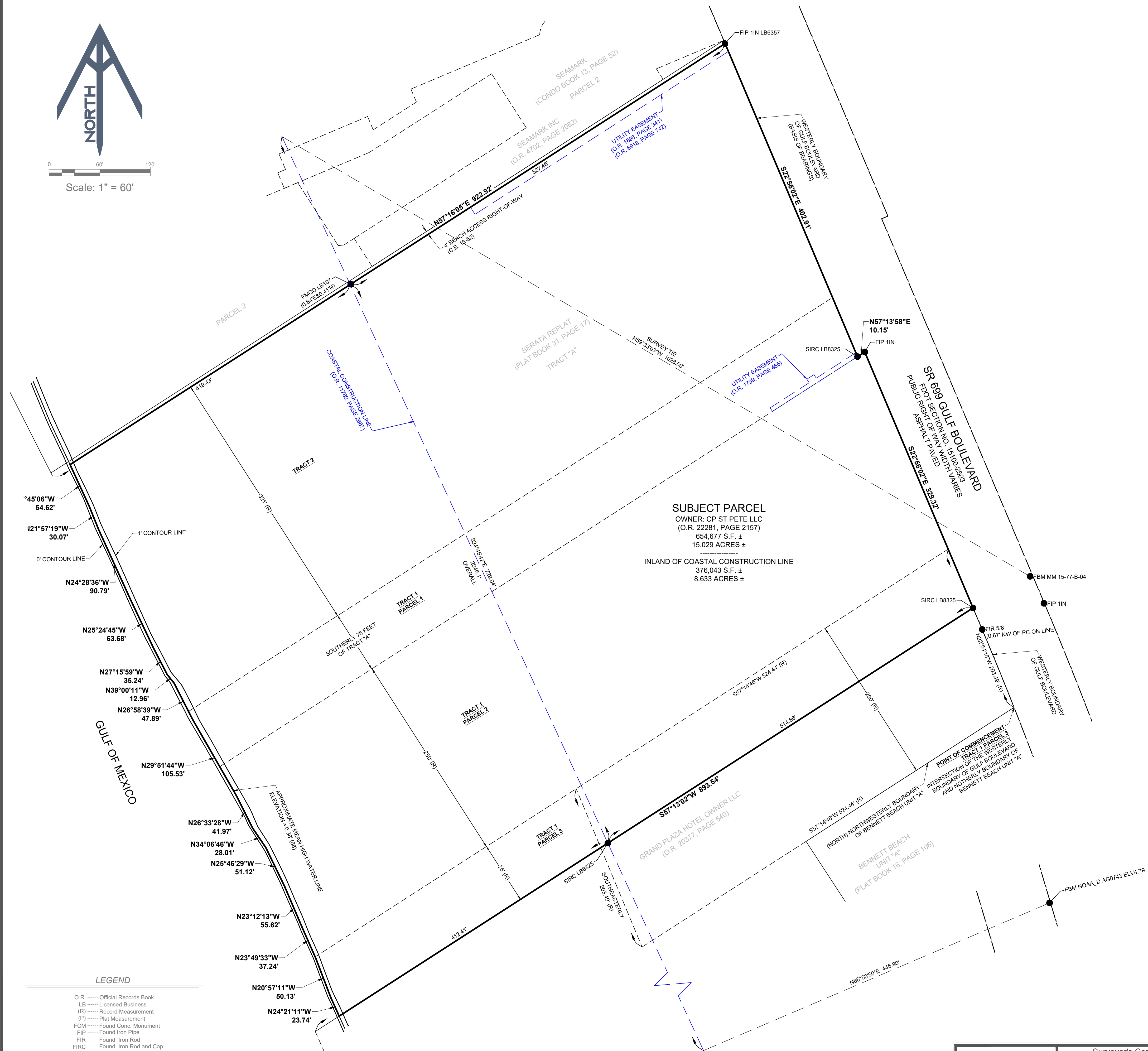
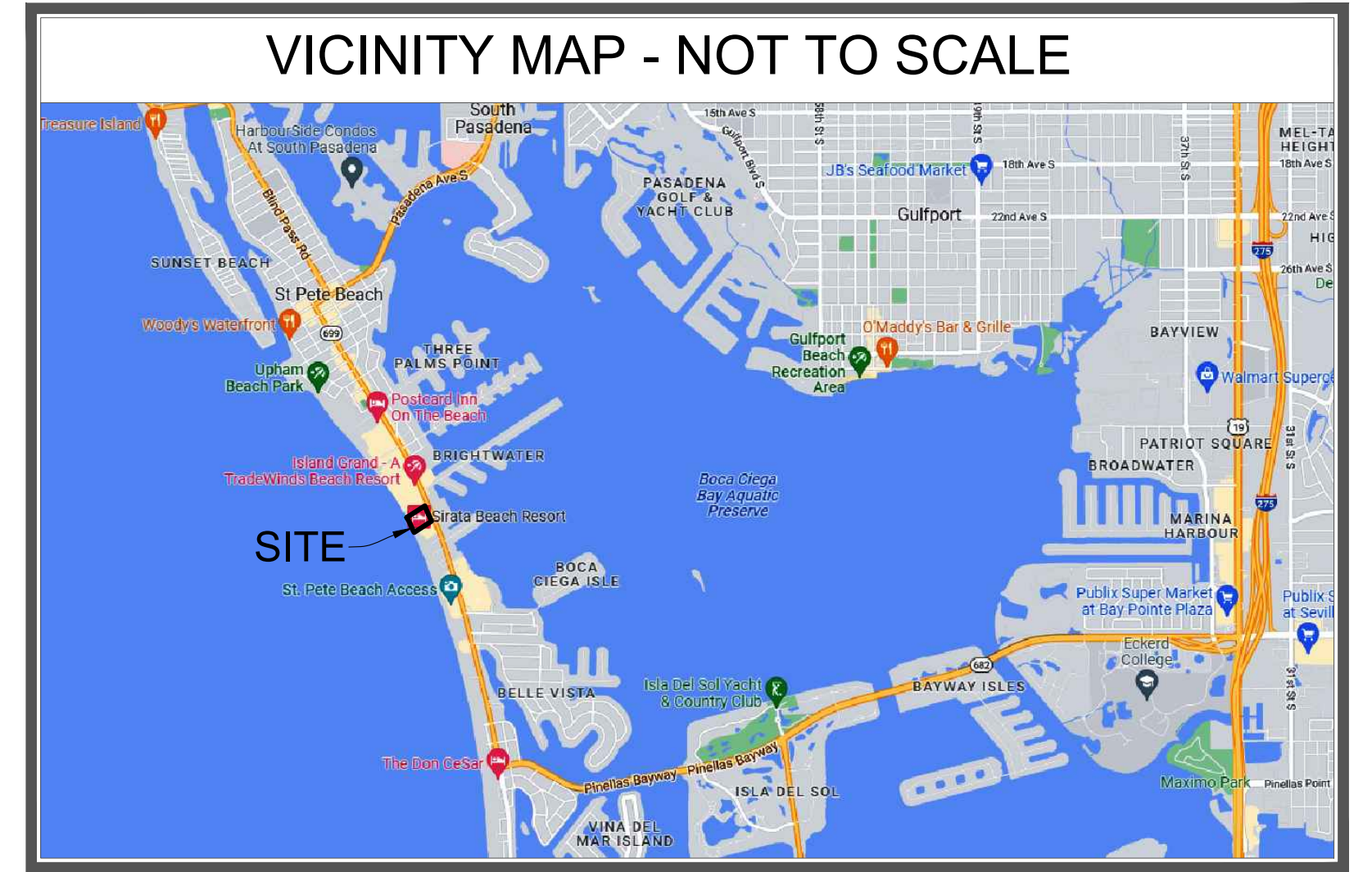
EXISTING STRUCTURES



LEGEND

PRM ----- Permanent Reference Monument	FAD ----- Found Aluminum Disk	SIRC ----- Set Iron Rod and Cap	CO ----- 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	FD ----- Fire Dept. Connection
O.R. ----- Official Records Book	FCM ----- Found Conc. Monument	SNL ----- Set Nail	FX ----- Fire Hydrant
INS# ----- Instrument Number	FCW ----- Found Copper Weld	SX ----- Set X Cross	GA ----- Guy Anchor
LB ----- Licensed Business	FIP ----- Found Iron Pipe	TP ----- Traverse Point	GP ----- Light Pole
(R) ----- Record Measurement	FIPC ----- Found Iron Pipe and Cap	WP ----- Work Point	MW ----- Monitoring Well
(P) ----- Plat Measurement	FIR ----- Found Iron Rod		UP ----- Utility Pole
(TYP) ----- Typical	FIRC ----- Found Iron Rod and Cap	SYL ----- Solid Yellow Line	SC ----- Sanitary Cleanout
CONC ----- Concrete	FBM ----- Found Benchmark	SWL ----- Solid White Line	SG ----- Sign
ELEV ----- Elevation	FMG ----- Found Mag Nail	BWL ----- Broken White Line	DP ----- 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	WT ----- Water Top Inlet
HDPE ----- High-Density Polyethylene	FND ----- Found	DYL ----- Double Yellow Line	MB ----- Mail Box
PVC ----- Polyvinyl Chloride	FNL ----- Found Nail	OJ ----- Overhead Utility Lines	TR ----- Transformer
RCP ----- Reinforced Concrete Pipe	FPI ----- Found Pinched Iron Pipe	S ----- Sanitary Sewer Line	SSVC ----- Service Cabinet
BFP ----- Back Flow Preventor	FPK ----- Found PK Nail	G ----- Gas Line	B ----- Benchmark
CI ----- Curb Inlet	FPKD ----- Found PK Nail and Disk	SD ----- Storm Drain Line	
FFE ----- Finished Floor Elevation	FX ----- Found X Cross	W ----- Water Line	
GTI ----- Grate Top Inlet		C ----- Communications Line	
MES ----- Mitered End Section		TT ----- Train Tracks	
OCS ----- Outlet Control Structure		F ----- Fence	
		GR ----- Guard Rail	
		TOB ----- Top of Bank	

CB ----- Cable Box	EH ----- Electric Handhole	DM ----- Drainage Manhole	CM ----- Cable Marker
EB ----- Electric Box	CH ----- Cable Handhole	EM ----- Electric Manhole	EM ----- Electric Marker
FB ----- Fiber Box	FH ----- Fiber Handhole	M ----- Manhole	FM ----- Fiber Marker
RWB ----- Reclaimed Water Box	GH ----- Gas Handhole	SM ----- Sanitary Manhole	GM ----- Gas Marker
TB ----- Telephone Box	IHH ----- Irrigation Handhole	GM ----- Grease Manhole	IM ----- Irrigation Marker
	SH ----- Sanitary Handhole	UM ----- Utility Manhole	SM ----- Sanitary Marker
	TH ----- Telephone Handhole	UM ----- Utility Manhole	UM ----- Utility Marker
	UH ----- Utility Handhole	CV ----- Cable Vault	WM ----- Water Marker
	WH ----- Water Handhole	EV ----- Electric Vault	
AV ----- Air Release Valve		FV ----- Fiber Vault	CM ----- Cable Marking
FMV ----- Force Main Valve		TV ----- Telephone Vault	EM ----- Electric Marking
GV ----- Gas Valve		UV ----- Utility Vault	FM ----- Fiber Marking
IV ----- Irrigation Valve	EM ----- Electric Meter		GM ----- Gas Marking
RWV ----- Reclaimed Water Valve	IM ----- Irrigation Meter	CP ----- Cable Pedestal	WM ----- Water Marking
SV ----- Sanitary Valve	RM ----- Reclaimed Water Meter	EP ----- Electric Pedestal	SM ----- Sanitary Marking
UV ----- Utility Valve	SM ----- Sanitary Meter	FP ----- Fiber Pedestal	
WV ----- Water Valve	WM ----- Water Meter	TP ----- Telephone Pedestal	
		UP ----- Utility Pedestal	



SUBJECT PARCEL
 OWNER: OP ST PETE LLC
 (O.R. 22281, PAGE 2157)
 654,677 S.F. ±
 15.029 ACRES ±

INLAND OF COASTAL CONSTRUCTION LINE
 376,043 S.F. ±
 8.633 ACRES ±

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 SOUTHEASTERLY 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 RIGHT-OF-WAY LINE OF SR 699 (Gulf Blvd) 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" WEST, 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" WEST 203.49 FEET ALONG SAID WESTERLY BOUNDARY OF SAID GULF BOULEVARD, THENCE SOUTH 57°14'46" WEST, 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 DFRIM 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 on 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: xxxxxxxx

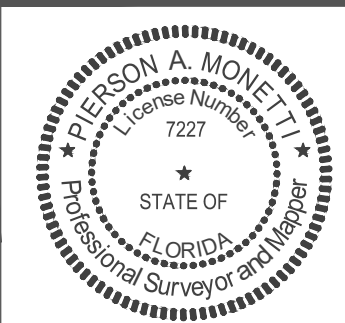
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 11, 13, 14, 16, 17, 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

LEGEND

O.R.	Official Records Book
LB	Licensed Business
(R)	Record Measurement
(P)	Plat Measurement
FCM	Found Conc. Monument
FIP	Found Iron Pipe
FIR	Found Iron Rod
FIRC	Found Iron Rod and Cap
FMGD	Found Mag Nail and Disk
SIRC	Set Iron Rod and Cap
SMGD	Set Mag Nail and Disk
SX	Set X Cross

Survey Datum
 Horizontal Datum NAD83
 Vertical Datum NAVD 88



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

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

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



Scale: 1" = 40'

LEGEND

- PRM Permanent Reference Monument
- TBM Temporary Benchmark
- Pg Page
- O.R. Official Records Book
- INS# 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 Wall
- FND Found
- FNL Found Nail
- FPFP 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
- SNL Set Nail
- SX Set X Cross
- TP Traverse Point
- WP Work Point
- SYL Solid Yellow Line
- SWL Solid White Line
- DWL Dashed White Line
- DYL Dashed Yellow Line
- OU Overhead Utility Lines
- S Sanitary Sewer Line
- G Gas Line
- SD Storm Drain Line
- W Water Line
- C Communications Line
- TT 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
- Cable 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
- Electric Meter
- Gas Meter
- Irrigation Meter
- Reclaimed Water Meter
- Sanitary Meter
- Water Meter
- Drainage Manhole
- Electric Manhole
- Manhole
- Sanitary Manhole
- Grease Manhole
- Cable Marker
- Electric Marker
- Fiber Marker
- Gas Marker
- Irrigation Marker
- Sanitary Marker
- Utility Marker
- Water Marker
- Cable Vault
- Electric Vault
- Fiber Vault
- Telephone Vault
- Utility Vault
- Cable Marking
- Electric Marking
- Fiber Marking
- Gas Marking
- Irrigation Marking
- Sanitary Marking
- Utility Marking
- Water Marking



Survey History		
Date	Description	By

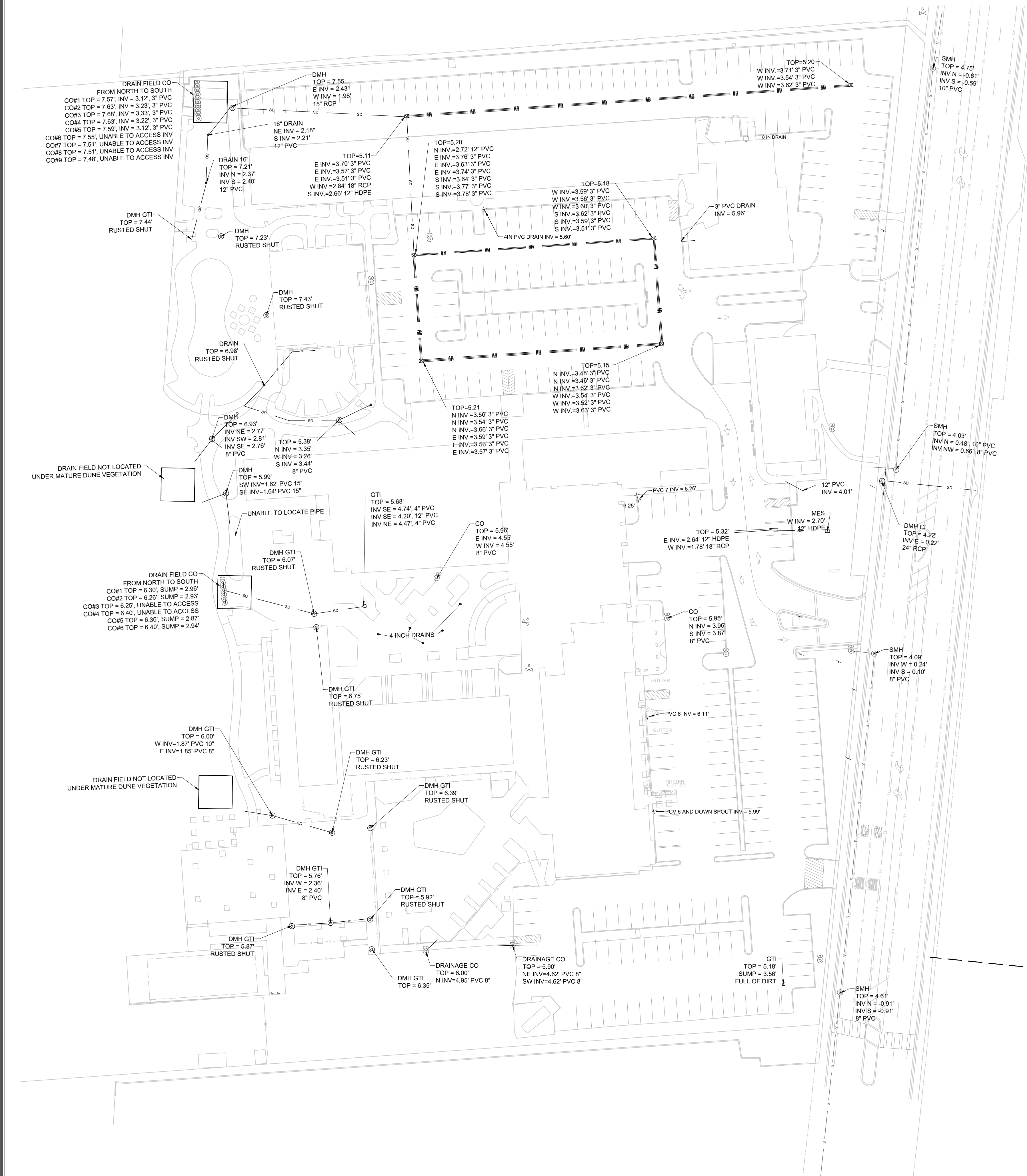
701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
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Sirata Beach Resort
ALTA Boundary, Topographic, & Tree Survey
55300 Gulf Blvd, St Pete Beach, FL 33706
Prepared for:
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Section 6, Township 32 South, Range 16 East,
Pinellas County, FL

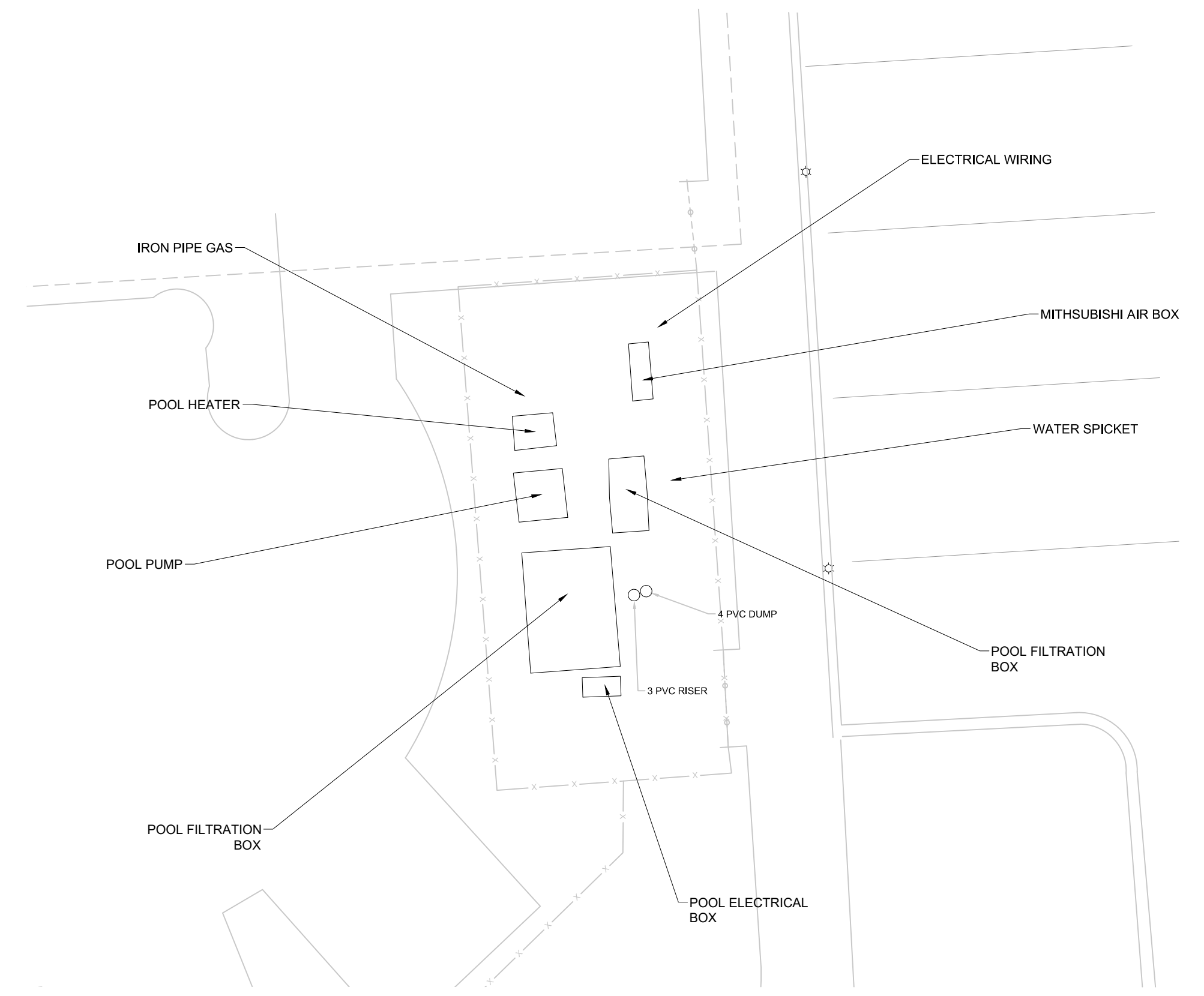
Project Number: 220195 Sheet 2 of 5

See Sheet 1 For Surveyor's Certificate

Overall Drainage

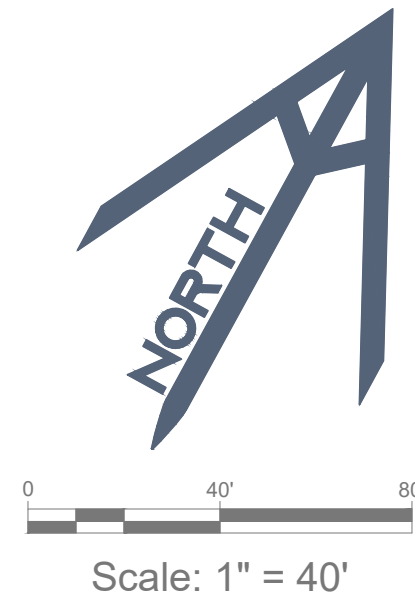


Pool Utility Detail (Not To Scale)



LEGEND

SNL --- Set Nail	Electric Handhole	Utility Marker	Electric Vault
SX --- Set X Cross	Cable Handhole	Water Marker	Fiber Vault
TP --- Traverse Point	Fiber Handhole	Cable Marker	Telephone Vault
WP --- Work Point	Gas Handhole	Electric Marking	Utility Vault
SYL --- Solid Yellow Line	Irrigation Handhole	Fiber Marking	Cable Pedestal
SWL --- Solid White Line	Sanitary Handhole	Gas Marking	Electric Pedestal
DWL --- Dashed White Line	Telephone Handhole	Water Marking	Fiber Pedestal
DYL --- Dashed Yellow Line	Utility Handhole	Force Main Valve	Telephone Pedestal
OU --- Overhead Utility Lines	Water Handhole	Air Release Valve	Utility Pedestal
S --- Sanitary Sewer Line	Electric Meter	Sanitary Valve	Water Valve
G --- Gas Line	Gas Meter	Reclaimed Water Valve	Monitoring Well
SD --- Storm Drain Line	Irrigation Meter	Sanitary Valve	Utility Pole
W --- Water Line	Reclaimed Water Meter	Utility Valve	Sign
C --- Communications Line	Sanitary Meter	Water Valve	Delineator Post
TT --- Train Tracks	Water Meter	Electric Marker	Water Well
--- Fence	Cable Marker	Fiber Marker	Grate Top Inlet
--- Guard Rail	Electric Marker	Gas Marker	Manhole
TOB --- Top of Bank	Fire Marker	Irrigation Marker	Sanitary Manhole
--- Backflow Preventer	Fire Dept. Connection	Sanitary Marker	Grease Manhole
--- Fire Dept. Connection	Fire Hydrant		Service Cabinet
--- Fire Hydrant			Benchmark



See Sheet 1 For Surveyor's Certificate

Survey History		
Date	Description	By

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

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 5 of 5

STEARNS WEAVER MILLER
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Via Enclosure with Application for Plat Approval

Brandon Berry
Senior Planner
City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

Re: Administrative Plat Approval

Brandon,

As you are aware, we represent CP ST PETE LLC (“CP”), the owner of real property in the City of St. Pete Beach (“City”) known as the Sirata Resort, which is identified by the Pinellas County Property Appraiser as Parcel 06-32-16-80172-000-0010 (the “Property”). CP desires to replat the Property. Attached hereto is an application to replat (the “Application”) submitted under Florida Statutes Section 177.071 for administrative approval.

I. Platting is a Non-Discretionary, Administrative Action of the City

On April 29, 2025, the Florida Legislature approved SB 784. On June 20, 2025, Governor DeSantis signed SB 784 into law. SB 784 amends Sec. 177.071, Florida Statutes, to require administrative approval of plats and replats. Accordingly, all applications for platting or replatting that satisfy (i) the requirements of Sec. 177.091, Florida Statutes, and (ii) platting requirements of the City of St. Pete Beach Land Development Code (the “LDC”) must be approved administratively.

II. This Application for Replat Complies with all Relevant Provisions of the LDC

The Application complies with the applicable platting requirements set forth in the LDC as set forth below ¹:

¹ Assertions that Section 3.14 of the LDC applies to this replat are unfounded and inconsistent with relevant caselaw and the Florida statutes. Platting (and the relevant subdivision of land) must be administratively approved with or without development contemplated under any conditional use or any subsequent redevelopment of the Property. CP has the same right to subdivide with or without any conditional use approval, therefore Section 3.14 does not apply.

a. Compliance with LDC Sec. 24.8

LDC Sec. 24.8(2) requires, “[i]nsofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines” on proposed platted lots. The proposed plat depicts lot lines that are parallel with the lot lines to both the north and south of the Property. Since Gulf Boulevard is not linear along the boundary of the Property, the Application includes the *most practical* side lot lines consistent with the existing development pattern. Accordingly, the Application satisfies LDC Sec. 24.8

b. Compliance with LDC Sec. 7.2(j)

LDC Sec. 7.2(j) prohibits any zoning lot from “be[ing] reduced in dimension or area below the minimum requirements set forth in this Code.” The replat does not propose any changes to the zoning lot. Only changes to the parcels set forth within the zoning lot are proposed. To ensure compliance with LDC Sec. 7.2(j), CP will execute a Unified Site Plan Covenant, in the form previously approved by the City, ensuring that the Property is one zoning lot in accordance with LDC. Sec. 7.2(j).

III. Conclusion

Please review the Application for administrative approval and feel free to reach out if you have any questions or you believe there are any additional LDC provisions that are applicable to replatting property within the City. The Application complies with the requirements of LDC Sec. 24.8 and does not propose modifications to the zoning lot. We understand that the current City Attorney may have proposed modifications to the approved City form of Unified Site Plan Covenant. Please send over a redline of those changes as soon as possible so that these changes do not delay the required administrative approval of the Application.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



S. Elise Batsel



July 24, 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
- Replat Cover Letter
- Survey

Please contact me at (813) 620-1460 or 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".

Scott Gilner, P.E. #63945

Project Manager