



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

**Notice of Public Meeting
Technical Review Committee**

Upstairs Conference Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, December 3, 2025
10:00 AM

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. Final Plat No. 25139: 5390 Gulf Blvd (Sirata Beach Resort)

Kenlock "Wes" Westberry IV of CP ST PETE LLC requests final plat approval to create two separate tracts as depicted on the submitted final plat, for property at 5390 Gulf Blvd (Parcel # 06-32-16-80172-000-0010).

Next Meeting: January 7, 2026

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

Agenda Report

Agenda Title Name: Final Plat No. 25139: 5390 Gulf Blvd (Sirata Beach Resort)

Action Request:

Strategic Objective:

Date: December 3, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Frances Robustelli, City Manager

Summary of Issue: The subject request is the final plat of the preliminary plat approved under Case No. 25040. The subject plat includes the entirety of the Sirata Beach Resort property, inclusive of a portion of Government Lot 2 and the entire Sirata Beach Resort Tract A. While Laws of Florida as of 2025 require plats to be approved administratively if they are verified to meet all criteria of F.S. 177.091, the applicant has modified the interior proposed tract line separating the two tracts to meet the request made by the City Commission during review of the preliminary plat.

Funding: N/A

Attachments:

1. Certificate of Completeness
2. Application
3. Final Plat
4. Survey
5. Property Information Report
6. Draft Unified Site Plan Declaration
7. Comment Response Letter
8. Entity Detail



COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION

Memo To: Technical Review Committee
From: Brandon Berry, Senior Planner
Date: 11/17/25
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete for review and will be scheduled for the Technical Review Committee and placed on the agenda for **December 3, 2025**.

Case Number: 25139
Application Type: Final Plat
Applicant/Agent: Rebeca Rodriguez of Kimley-Horn
Owner: CP St Pete, LLC
Parcel Number: 06-32-16-80172-000-0010
Address: 5390 Gulf Boulevard, St. Pete Beach, FL 33706
Zone: Large Resort/Preservation

Submittal Documents:

1. Application for final plat, signed by Wes Westberry IV, dated 11/5/2025, consisting of one sheet.
2. SIRATA BEACH RESORT final plat, prepared by Pierson Monetti, PSM, of MRIC Spatial, signed October 29, 2025, consisting of two sheets.
3. ALTA Boundary, Topographic, & Tree Survey, prepared by Pierson Monetti, PSM, of MRIC Spatial, signed October 27, 2025, consisting of three sheets.
4. Property Information Report, prepared by Guy Thomas of STEWART TITLE GUARANTY COMPANY, dated 09/30/25, consisting of four sheets.
5. Preliminary Plat No. 25111 response letter, prepared by Scott Gilner, P.E. of Kimley-Horn, dated October 29, 2025, consisting of three sheets.
6. Draft Declaration of Unified Site Plan Covenants, prepared by Kevin B. Reali, Esq. of Stearns Weaver Miller, undated/unsigned, consisting of three sheets.

The documents above are determined to be sufficient to undertake review as required by Florida Statutes (F.S.) 177.071. Corrections to the submittal documents to meet requirements of F.S. 177.091 or its references may be required. Once all comments, if any, have been resolved, and the City's consulting surveyor has determined the plat meets all statutory requirements, the City's administrative authority will provide signature on the plat title page within ten business days, or a sooner date if viable.

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

City Professionals:

Brandon Berry, Senior Planner
Camden Mills, Public Services Director

Kristin Coman, Senior Planner
Kelly Intzes, Fire Marshal



COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION

Gil Martinez, Senior Planner
Frances Robustelli, City Manager
Ralf Brookes, City Attorney
Luke Curtis, Building Official

Laura Canary, Community Development Director
Peyt Dewar, Code Enforcement Manager
Consulting surveyor for St. Pete Beach

Cc: Rebeca Rodriguez, Agent, via email (rebeca.rodriguez@kimley-horn.com)



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 Center View Boulevard

Address: 740 Center 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

LR

LR

Zoning: (Large Resort)

Land Use: (Large Resort)

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 submitted final plat.

Wes Westberry 11/5/2025
Signature of Applicant & Date

For office use only:

Case Number: _____

Fees: _____

TRC Action:

- Approved as requested Approved with conditions Denied

SIRATA BEACH RESORT

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.

PLAT NOTES:

- 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..
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA WEST ZONE, STATE PLANE COORDINATE SYSTEM. THE COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN ANY PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.
- IN ADDITION TO THE EASEMENTS AS SHOWN HEREON, THE LANDS WITHIN THIS PLAT ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:
 - EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED ON 11/08/1963, IN OFFICIAL RECORDS BOOK 1799, PAGE 465, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
 - EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED ON 04/01/1964, IN OFFICIAL RECORDS BOOK 1898, PAGE 341, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND RE-RECORDED ON 01/17/1989, IN OFFICIAL RECORDS BOOK 6918, PAGE 742, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
 - EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED ON 11/20/1967, IN OFFICIAL RECORDS BOOK 2718, PAGE 533, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
 - EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED ON 09/09/1998, IN OFFICIAL RECORDS BOOK 10232, PAGE 264, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
 - DECLARATION OF EASEMENT BY NICKLAUS OF FLORIDA, INC, A FLORIDA CORPORATION, AND SIRATA BEACH RESORT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED ON 04/21/2004, IN OFFICIAL RECORDS BOOK 13516, PAGE 700, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
 - PLAT OF SERATA REPLAT AS RECORDED IN PLAT BOOK 31, PAGE 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
 - RESTRICTIONS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM HAROLD P. BENNETT AND LOU BENNETT, HIS WIFE TO VIVIAN M. MANN, RECORDED IN DEED BOOK 820, PAGE 257, TO-WIT: THE ABOVE PROPERTY IS TO BE RESTRICTED FOR RESIDENTIAL PURPOSES, AND AGAINST WHAT ARE COMMONLY KNOWN AS BEACH SHACKS AND ALL BUILDINGS WILL HAVE SANITARY SEWERAGE DISPOSAL SYSTEMS, EACH RESIDENCE TO CONTAIN NOT LESS THAN FOUR ROOMS EXCLUDING BATHROOMS AND CLOSETS"; AS MODIFIED BY DEED BOOK 952, PAGE 255, TO "RELEASE, RELINQUISH, DISCHARGE AND CANCEL ANY AND ALL RESTRICTIONS OR COVENANTS AS CONTAINED IN DEED OF FEBRUARY 18TH, 1939 CONVEYING SAID PROPERTY FROM HAROLD P. BENNETT AND LOU BENNETT, HIS WIFE TO VIVIAN M. MANN; INSOFAR AS ANY OF SUCH RESTRICTIONS AND COVENANTS COULD BE CONSTRUED TO PREVENT CONSTRUCTION OR MAINTENANCE ON SAID PROPERTY OF ANY HOTEL, APARTMENT HOUSE, OR RESTAURANT OF A TYPE COMPARABLE TO OTHER IMPROVEMENTS IN THE VICINITY; AND REFERENCED IN THAT CERTAIN WARRANTY DEED TO NICKLAUS OF FLORIDA, INC., RECORDED IN OFFICIAL RECORDS BOOK 9061, PAGE 1527, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND AS SHOWN IN EXHIBIT "B" PERMITTED EXCEPTIONS ATTACHED TO SPECIAL WARRANTY DEED FROM GPIF SIRATA LLC, A DELAWARE LIMITED LIABILITY COMPANY TO CP ST. PETE, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 22281, PAGE 2157 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
 - METES AND BOUNDS DESCRIPTION FOR THE COASTAL CONSTRUCTION CONTROL LINE, PINELLAS COUNTY, FLORIDA RECORDED ON 01/02/2002, IN OFFICIAL RECORDS BOOK 11760, PAGE 2687, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS SIRATA BEACH RESORT, THAT IT HEREBY DEDICATES ALL PUBLIC RIGHT-OF-WAY, UTILITY EASEMENTS, AND PUBLIC PLACES TO THE CITY OF PINELLAS PARK AND THE PUBLIC IN GENERAL AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL AND PRIVATE PROVIDERS OF UTILITY SERVICES INCLUDING BUT NOT LIMITED TO CABLE, ELECTRIC, GAS, POTABLE WATER, RECLAIMED WATER, STORM SEWER AND SANITARY SEWER FACILITIES.

OWNER:

CP ST PETE, LLC

BY: _____
XXXXXXXXXX

WITNESS _____

WITNESS _____

ADDRESS _____

ADDRESS _____

PRINT NAME _____

PRINT NAME _____

ACKNOWLEDGEMENT OF OWNER:

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY ON THIS ____ DAY OF _____, 2025, A.D., BEFORE ME PERSONALLY APPEARED XXXXXX XXXXXXXX, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED:

SIGNATURE

PRINTED NAME

TITLE

SERIAL NUMBER, IF APPLICABLE

CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT ADMINISTRATOR

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE COMMUNITY DEVELOPMENT ADMINISTRATOR OF CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, THIS ____ DAY OF _____, 2025.

APPROVED BY: _____
LAURA CANARY
COMMUNITY DEVELOPMENT DIRECTOR

PRINTED NAME

CERTIFICATE OF APPROVAL OF THE CITY MANAGER

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY MANAGER OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, THIS ____ DAY OF _____, 2025.

APPROVED BY: _____
FRANCIS ROBUSTELLI
CITY MANAGER

PRINTED NAME

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK ____ , PAGE(S) ____ , PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS ____ DAY OF _____, 2025.

KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA BY: _____
DEPUTY CLERK

PRINTED NAME

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY SURVEYOR OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA THIS ____ DAY OF _____, 2025.

XXXXXXXX X XXXXXXXXXXXX
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER LS XXXX

CERTIFICATE OF CONFORMITY

I HEREBY CERTIFY THAT PURSUANT TO CHAPTER 177.081 (1), FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT AND FIND IT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS, OR MEASUREMENTS, NOR DOES IT VERIFY THE GEOMETRIC DATA FOR CLOSURE SHOWN ON THIS PLAT.

DATE LEWIS D. KENT
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER LS 5220

SURVEYORS CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE CITY OF PINELLAS PARK LAND DEVELOPMENT CODE; AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE ____ DAY OF _____, 2025 AS SHOWN HEREON; AND THAT LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING

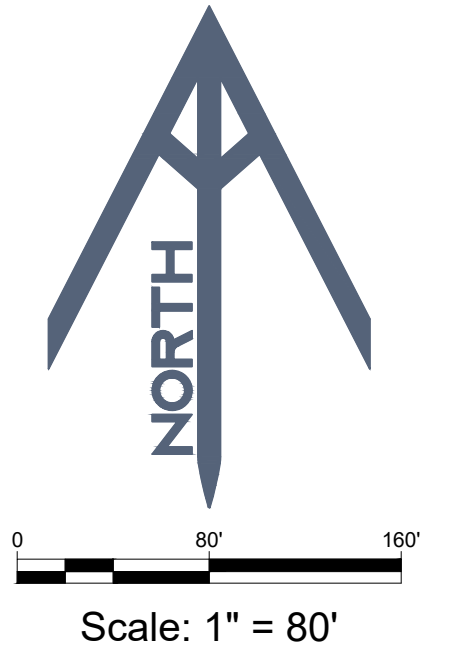
DATE
PIERSON MONETTI
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7227
CERTIFICATE OF AUTHORIZATION NO. LB8352
10901 SPUR CT, TAMPA, FL 33626



SIRATA BEACH RESORT

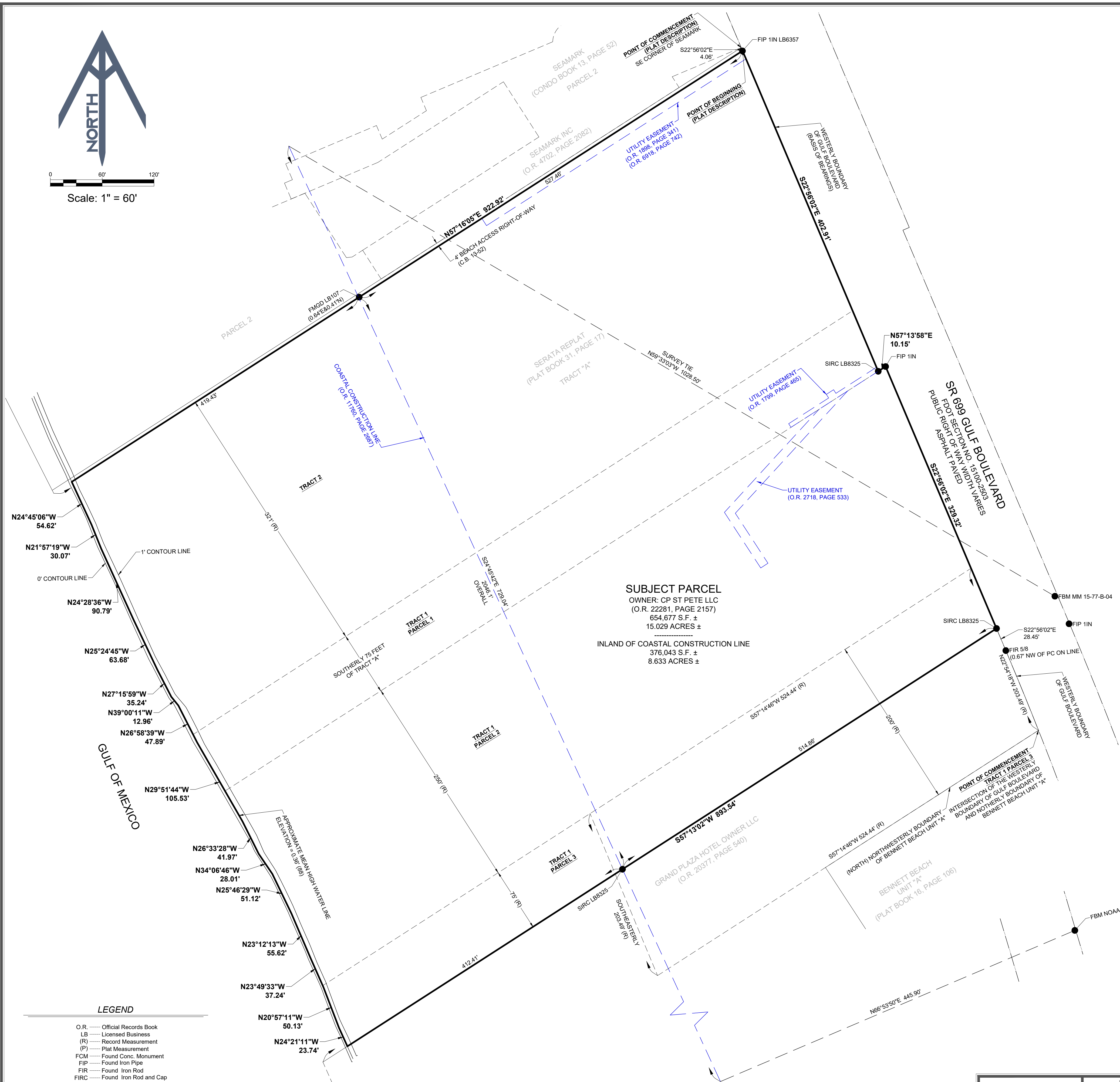
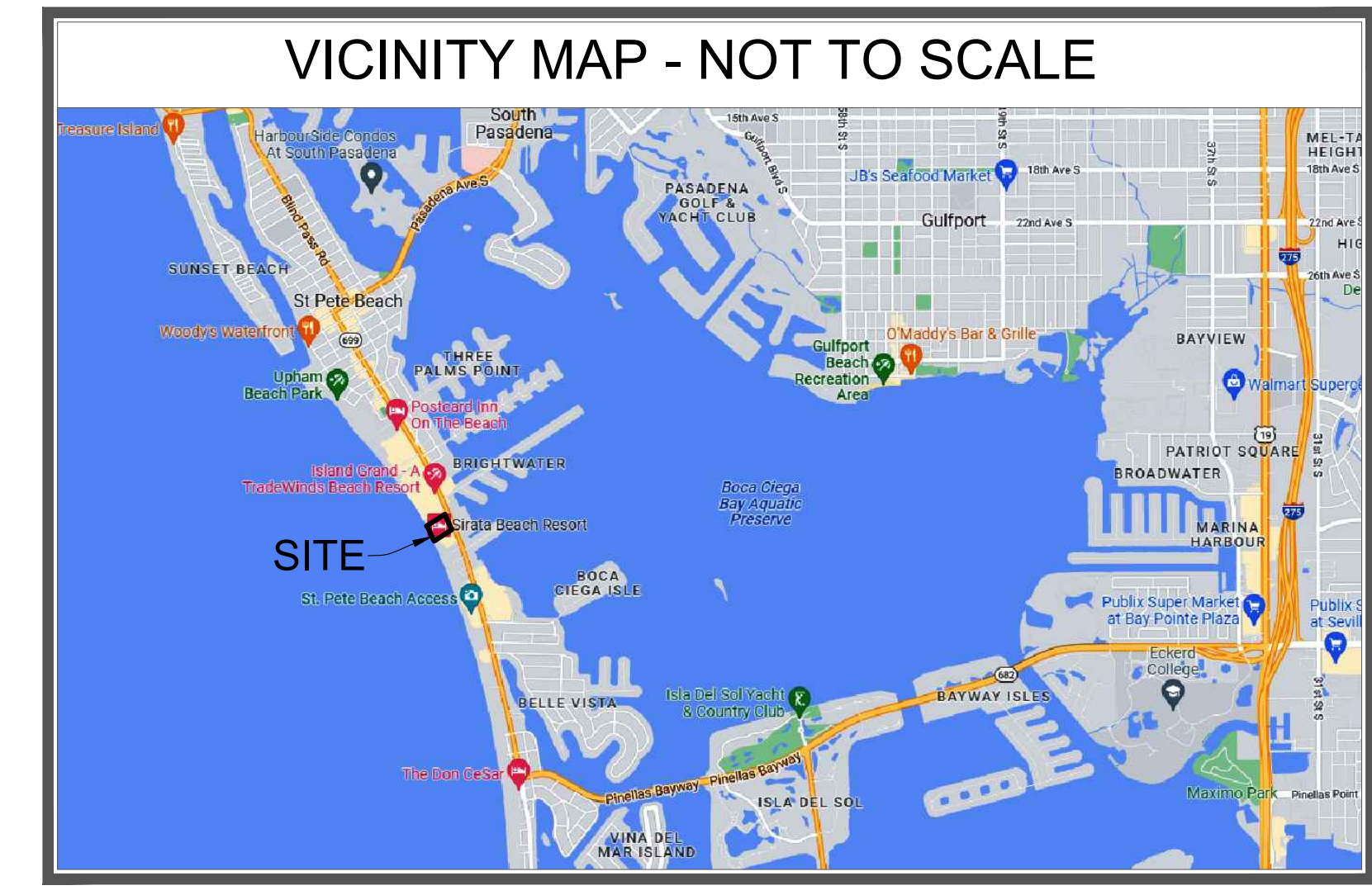
PARTIALLY BEING A REPLAT OF ALL OF SERATA REPLAT, AS RECORDED IN PLAT BOOK 31, PAGE 17
 PART OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST,
 CITY OF ST. PETERSBURG BEACH, PINELLAS COUNTY, FLORIDA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S57°16'05"W	120.00'
L2	N32°43'55"W	5.00'
L3	N57°16'05"E	55.00'
L4	N32°43'55"W	5.00'
L5	N57°16'05"E	10.00'
L6	S32°43'55"E	5.00'
L7	N57°16'05"E	55.86'
L8	S57°16'05"W	357.00'
L9	N32°43'55"W	10.00'
L10	S42°32'24"W	192.14'
L11	S33°08'02"E	69.12'
L12	S56°51'58"W	10.00'
L13	N33°08'02"W	76.88'
L14	N42°32'24"E	161.86'



- LEGEND:
- ⊙ ----- INDICATES PERMANENT CONTROL POINT
 SET NAIL & DISK STAMPED PCP MRC LB8325
 - ----- INDICATES (P.R.M.) PERMANENT REFERENCE
 SET MONUMENT - 4"x4" CONCRETE MONUMENT LB8325,
 UNLESS OTHERWISE NOTED.
 - ----- INDICATES ALTERNATIVE (P.R.M.) PERMANENT REFERENCE
 MONUMENT - AS DESCRIBED
 - INS ----- INSTRUMENT
 - PG. ----- PAGE
 - (NR) ----- INDICATES NON-RADIAL LINE
 - RB ----- INDICATES RADIAL BEARING
 - O.R. ----- OFFICIAL RECORDS BOOK
 - P.B. ----- PLAT BOOK
 - D.E. ----- PRIVATE DRAINAGE EASEMENT
 - U.E. ----- PRIVATE UTILITY EASEMENT
 - P.U.E. ----- PUBLIC UTILITY EASEMENT
 - SMGD ----- SET MAG NAIL & DISK
 - SIRC ----- SET IRON ROD & CAP
 - PRM ----- PERMANENT REFERENCE MONUMENT

201 Douglas Rd E, Ste 9
 Oldsmar, FL 34677-2942
 813-515-0821
 MRICSpatial.com
 Licensed Business #8325



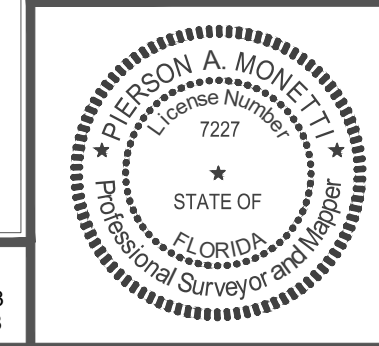
RECORD DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA AND DESCRIBED AS FOLLOWS:
TRACT 1: FEE
 (PARCEL 1)
 THE SOUTHEASTERLY 75 FEET OF TRACT "A" OF SERATA REPLAT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 17, PUBLIC RECORDS OF 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" 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).

PROPOSED PLAT 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°13'56"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 37°13'02"W, 693.54 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, 53.68 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.

SURVEYOR'S NOTES:
 1) Easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters taken from Stewart Title Property Information Report No. 20250437, bearing an effective date of September 19, 2025.
 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. 121030279H for City of St. Pete Beach, Community No. 125148, Hillsborough County, Florida, dated August 24, 2021 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM 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, F.S.
 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).

LEGEND

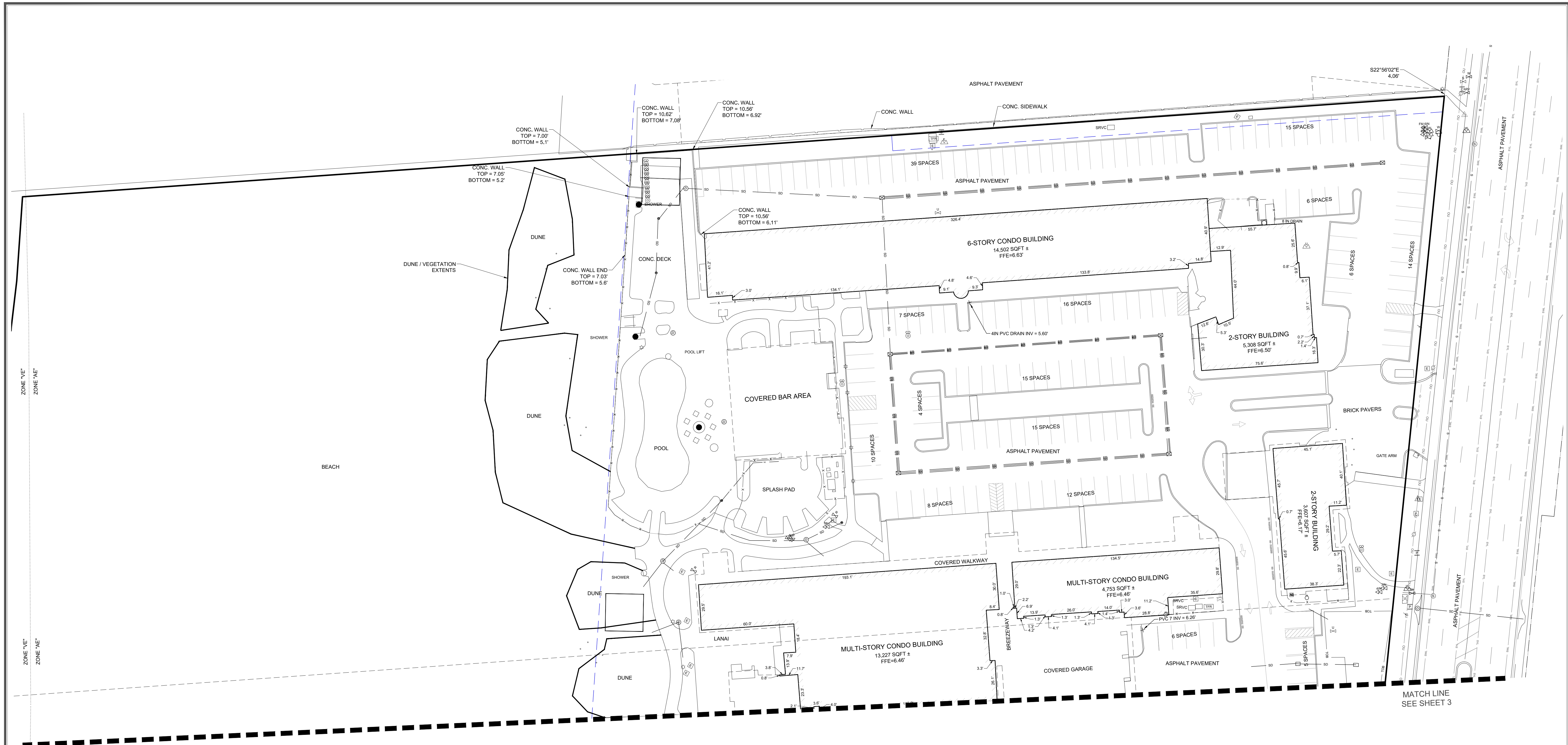
O.R.	Official Records Book
LB	Licensed Business
(R)	Record Measurement
(P)	Plat Measurement
FCM	Found Conc. Monument
FIP	Found Iron Pipe
FIR	Found Iron Rod
FIRC	Found Iron Rod and Cap
FMGD	Found Mag Nail and Disk
SIRC	Set Iron Rod and Cap
SMGD	Set Mag Nail and Disk
SX	Set X Cross



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 3

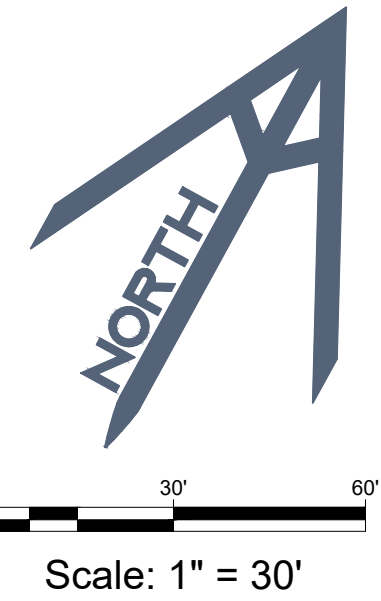


ZONE 'VE'
ZONE 'ME'

S22°56'02"E
4.06'

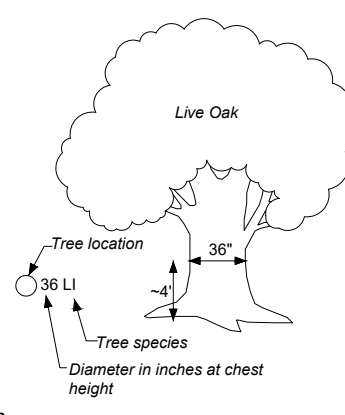
MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 3



TREE LEGEND

- | | |
|-----------------------------|----------------------------|
| ARV ----- Arborvitae | LI ----- Live Oak |
| BIR ----- Birch | LL ----- Longleaf Pine |
| CB ----- Chinaberry | MAG ----- Magnolia |
| CM ----- Camphor | OP ----- Queen Palm |
| CP ----- Cabbage/Sabal Palm | DP ----- Date Palm |
| DBL ----- Two Trees | TFL ----- Three Trees |
| ELM ----- Elm | TO ----- Turkey Oak |
| SG ----- Sweet Gum | UNK ----- Unknown |
| SL ----- Slash Pine | WO ----- Water Oak |
| LB ----- Loblolly Pine | WA ----- Washingtonia Palm |
| CYP ----- Cypress | |
| SYC ----- Sycamore | |



LEGEND

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

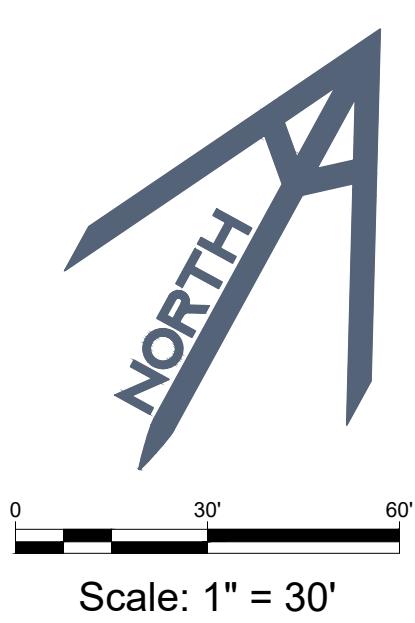
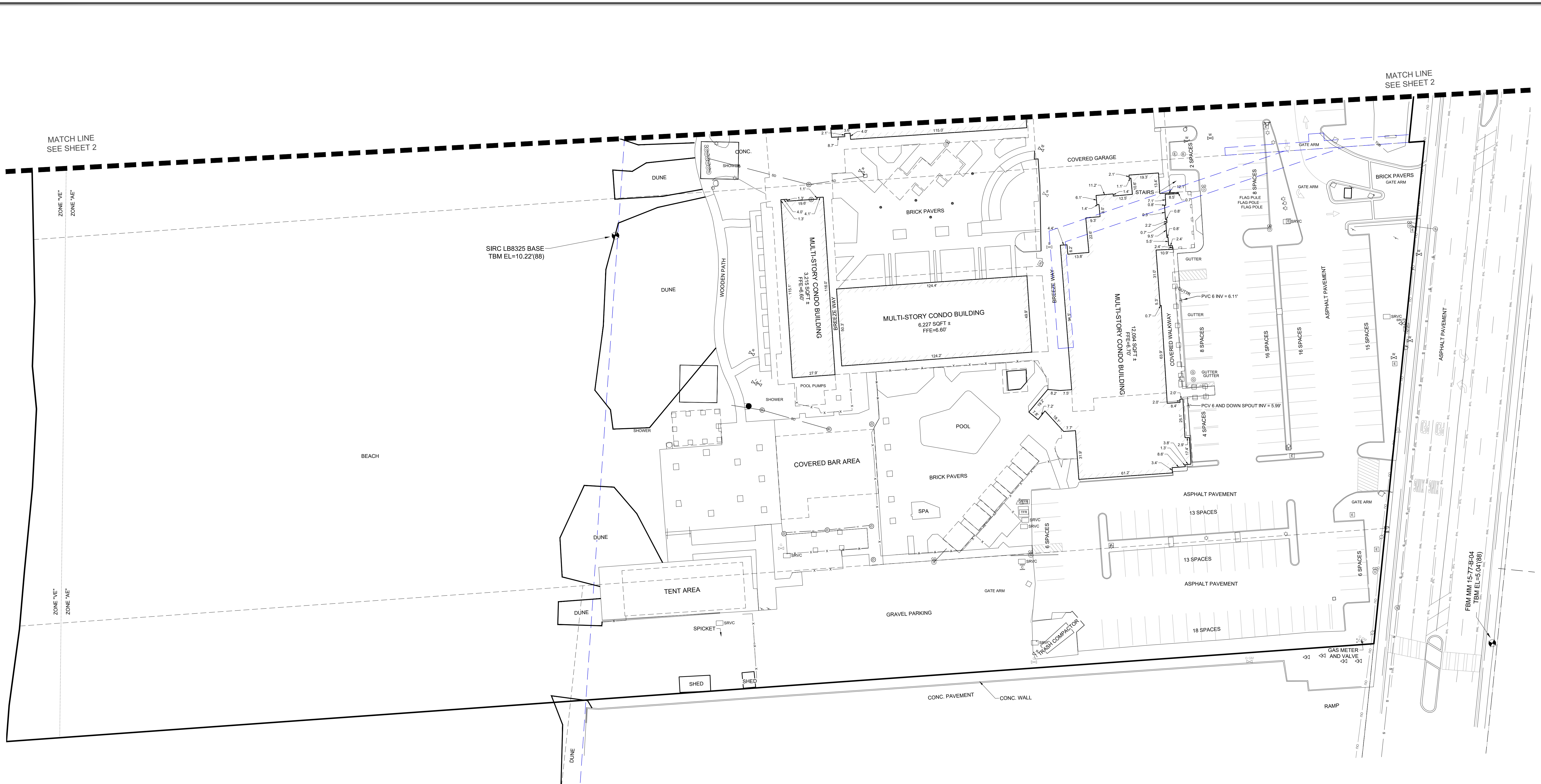
Survey History		
Date	Description	By

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

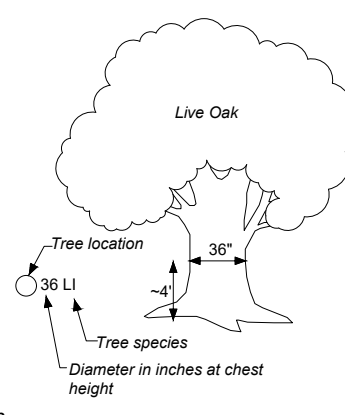
Project Number: 220195 Sheet 2 of 3

See Sheet 1 For Surveyor's Certificate



TREE LEGEND

ARV ----- Arborvitae	LA ----- Laurel Oak
BIR ----- Birch	LI ----- Live Oak
CB ----- Chinaberry	LL ----- Longleaf Pine
CM ----- Camphor	MAG ----- Magnolia
CP ----- Cabbage/Sabal Palm	OP ----- Queen Palm
DBL ----- Two Trees	DP ----- Date Palm
ELM ----- Elm	TFL ----- Three Trees
SG ----- Sweet Gum	TO ----- Turkey Oak
SL ----- Slash Pine	UNK ----- Unknown
LB ----- Loblolly Pine	WO ----- Water Oak
CYP ----- Cypress	WA ----- Washingtonia Palm
SYC ----- Sycamore	



PRM ----- Permanent Reference Monument	FAD ----- Found Aluminum Disk
TBM ----- Temporary Benchmark	FAXL ----- Found Axle
Pg ----- Page	FBD ----- Found Brass Disk
O.R. ----- Official Records Book	FCM ----- Found Conc. Monument
INS# ----- Instrument Number	FCW ----- Found Copper Weld
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(R) ----- Record Measurement	FIPC ----- Found Iron Pipe and Cap
(P) ----- Plat Measurement	FIR ----- Found Iron Rod
(TYP) ----- Typical	FIRC ----- Found Iron Rod and Cap
CONC. ----- Concrete	FBM ----- Found Benchmark
ELEV. ----- Elevation	FMG ----- Found Mag Nail
INV. ----- Invert	FMGD ----- Found Mag Nail and Disk
QMP ----- Corrugated Metal Pipe	FWM ----- Found Monument in Well
HDPE ----- High-Density Polyethylene	FND ----- Found
PVC ----- Polyvinyl Chloride	FNL ----- Found Nail
PCP ----- Reinforced Concrete Pipe	FPHP ----- Found Pinned Iron Pipe
BFP ----- Back Flow Preventor	FPK ----- Found PK Nail
CI ----- Curb Inlet	FPKD ----- Found PK Nail and Disk
FFE ----- Finished Floor Elevation	FX ----- Found X Cross
GII ----- Grate Top Inlet	SIRC ----- Set Iron Rod and Cap
MES ----- Mitered End Section	SMG ----- Set Mag Nail
OCS ----- Outlet Control Structure	SMGD ----- Set Mag Nail and Disk

LEGEND

SYL ----- Solid Yellow Line	SNL ----- Set Nail	EH ----- Electric Handhole	UM ----- Utility Marker
DWL ----- Dashed White Line	SX ----- Set X Cross	WH ----- Water Handhole	WM ----- Water Marker
DYL ----- Dashed Yellow Line	TP ----- Traverse Point	GH ----- Gas Handhole	FB ----- Fiber Vault
OU ----- Overhead Utility Lines	WP ----- Work Point	FM ----- Fiber Marking	TV ----- Telephone Vault
S ----- Sanitary Sewer Line	SWL ----- Solid White Line	IR ----- Irrigation Handhole	UV ----- Utility Vault
G ----- Gas Line	DYL ----- Dashed Yellow Line	SH ----- Sanitary Handhole	CP ----- Cable Pedestal
SD ----- Storm Drain Line	OU ----- Overhead Utility Lines	WH ----- Water Handhole	GM ----- Gas Marking
W ----- Water Line	S ----- Sanitary Sewer Line	WM ----- Water Marking	SM ----- Sanitary Marking
C ----- Communications Line	G ----- Gas Line	SM ----- Sanitary Marking	FMV ----- Force Main Valve
TT ----- Train Tracks	SD ----- Storm Drain Line	SMV ----- Sanitary Valve	GV ----- Gas Valve
F ----- Fence	W ----- Water Line	RV ----- Reclaimed Water Valve	IV ----- Irrigation Valve
GR ----- Guard Rail	C ----- Communications Line	RV ----- Reclaimed Water Valve	GV ----- Gas Valve
TOB ----- Top of Bank	TT ----- Train Tracks	SMV ----- Sanitary Valve	UV ----- Utility Valve
CP ----- Cleanout	F ----- Fence	RV ----- Reclaimed Water Valve	WV ----- Water Valve
CD ----- Cleanout	GR ----- Guard Rail	SMV ----- Sanitary Valve	DM ----- Drainage Manhole
FD ----- Fire Dept. Connection	TOB ----- Top of Bank	RV ----- Reclaimed Water Valve	EM ----- Electric Manhole
FD ----- Fire Hydrant	CP ----- Cleanout	SMV ----- Sanitary Valve	MH ----- Manhole
	CD ----- Cleanout	RV ----- Reclaimed Water Valve	MB ----- Mail Box
	FD ----- Fire Dept. Connection	SMV ----- Sanitary Valve	TR ----- Transformer
	FD ----- Fire Hydrant	RV ----- Reclaimed Water Valve	SC ----- Service Cabinet
		SMV ----- Sanitary Valve	B ----- Benchmark

EV ----- Electric Vault	CB ----- Cable Box
FB ----- Fiber Vault	EB ----- Electric Box
TV ----- Telephone Vault	FB ----- Fiber Box
UV ----- Utility Vault	RWB ----- Reclaimed Water Box
CP ----- Cable Pedestal	TB ----- Telephone Box
GM ----- Gas Marking	TRB ----- Traffic Box
SM ----- Sanitary Marking	
FMV ----- Force Main Valve	
GV ----- Gas Valve	
IV ----- Irrigation Valve	
RV ----- Reclaimed Water Valve	
UV ----- Utility Valve	
WV ----- Water Valve	
DM ----- Drainage Manhole	
EM ----- Electric Manhole	
MH ----- Manhole	
MB ----- Mail Box	
TR ----- Transformer	
SC ----- Service Cabinet	
B ----- Benchmark	

Survey History

Date	Description	By

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 3 of 3

See Sheet 1 For Surveyor's Certificate

PROPERTY INFORMATION REPORT

Showing Information Required by F.S. 177.041 Prior to Platting Lands

File Number: 20250437

Agent File Number: 05263.0011

Provided for: Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.

Effective date of search: from 01/17/1978 to 09/19/2025 at 08:00 AM

Description of Real Property Situated in Pinellas County, Florida:

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**.

As of the effective date of the report, the apparent record fee simple title owner to the above real property is CP St. Pete, LLC, a Delaware limited liability company, by virtue of that certain Special Warranty Deed dated 12/01/2022 and recorded 12/05/2022 in Official Records [Book 22281, Page 2157](#), of the Public Records of Pinellas County, Florida.

The following encumbrances are all of the mortgages of record that have not been satisfied nor released nor otherwise terminated by law:

1. Amended and Restated Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing from CP St. Pete LLC, a Delaware limited liability company to The Huntington National Bank, in the amount of \$103,500,000.00, dated 12/01/2022 and recorded 12/05/2022 in Official Records [Book 22281, Page 2190](#), of the Public Records of Pinellas County, Florida, amending and restating those certain various mortgages and loan documents named therein, collectively the “Existing Mortgage”, most recently referenced therein by Amended and Restated Fee and Leasehold Mortgage between GPIF Sirata LLC to TPG RE Finance 12, Ltd recorded 02/06/2017, in Official Records [Book 19511, Page 355](#), of the Public Records of Pinellas County, Florida; as Modified in Official Records [Book 19855, Page 1505](#), of the Public Records of Pinellas County, Florida. Above document was assigned in Official Records [Book 19949, Page 2400](#), to Wells Fargo Bank National Association, as Participation Agent, etc.; As further assigned by Assignment of Mortgage, Note and Loan Documents to The Huntington National Bank recorded 12/05/2025 in Official Records [Book 22281, Page 2168](#), of the Public Records of Pinellas County, Florida; and all as affected by Assumption Agreement between Original Borrower: GPIF Sirata LLC, a Delaware limited liability company, New Borrower: CP St. Pete, LLC, a Delaware limited liability company and New Lender: The Huntington National Bank, in Official Records [Book 22281, Page 2174](#), of the Public Records of Pinellas County, Florida
2. Amended and Restated Assignment of Leases, Rents and Profits executed by CP St. Pete LLC, a Delaware limited liability company to The Huntington National Bank recorded on 12/05/2022, in Official Records [Book 22281, Page 2222](#), of the Public Records of Pinellas County, Florida, amending and restating that certain Assignment of Rents and Leases executed by GPIF Sirata LLC to TPG RE Finance 12, Ltd recorded on 02/06/2017, in Official Records [Book 19511, Page 389](#), of the Public Records of Pinellas County, Florida; as assigned to Wells Fargo Bank National Association, as Participation Agent, etc. in Official Records [Book 19949, Page 2408](#), of the Public Records of Pinellas County, Florida; as further assigned by Assignment of Leases and Rents and other loan documents to The Huntington National Bank recorded 12/05/2025 in Official Records [Book 22281, Page 2168](#), of the Public Records of Pinellas County, Florida; and all as affected by Assumption Agreement between Original Borrower: GPIF Sirata LLC, a Delaware limited liability company, New Borrower: CP St. Pete, LLC, a Delaware limited liability company and New Lender: The Huntington National Bank, in Official Records [Book 22281, Page 2174](#), of the Public Records of Pinellas County, Florida

3. Assignment of Financing Statement and other loan documents to The Huntington National Bank recorded 12/05/2025 in Official Records [Book 22281, Page 2168](#), of the Public Records of Pinellas County, Florida; assigning that certain UCC Financing statement naming TPG RE Finance 12, Ltd., as secured party, and GPIF Sirata LLC, as debtor, filed 02/06/2017 of record in Official Records [Book 19511, Page 406](#), of the Public Records of Pinellas County, Florida; Assignment of Financing Statement to Wells Fargo Bank National Association, as Participation Agent, etc. recorded 02/26/2018, in Official Records [Book 19953, Page 546](#), of the Public Records of Pinellas County, Florida; UCC Financing Statement Continuation recorded on 01/18/2022, in Official Records [Book 21894, Page 1392](#), of the Public Records of Pinellas County, Florida; and all as affected by Assumption Agreement between Original Borrower: GPIF Sirata LLC, a Delaware limited liability company, New Borrower: CP St. Pete, LLC, a Delaware limited liability company and New Lender: The Huntington National Bank, in Official Records [Book 22281, Page 2174](#), of the Public Records of Pinellas County, Florida

Existing Easements affecting the title:

1. Easement granted to Florida Power Corporation recorded on 11/08/1963, in Official Records [Book 1799, Page 465](#), of the Public Records of Pinellas County, Florida.
2. Easement granted to Florida Power Corporation recorded on 04/01/1964, in Official Records [Book 1898, Page 341](#), of the Public Records of Pinellas County, Florida and re-recorded on 01/17/1989, in Official Records [Book 6918, Page 742](#), of the Public Records of Pinellas County, Florida.
3. Easement granted to Florida Power Corporation recorded on 11/20/1967, in Official Records [Book 2718, Page 533](#), of the Public Records of Pinellas County, Florida.
4. Easement granted to Florida Power Corporation recorded on 09/09/1998, in Official Records [Book 10232, Page 264](#), of the Public Records of Pinellas County, Florida.
5. Declaration of Easement by Nicklaus of Florida, Inc, a Florida corporation. and Sirata Beach Resort, LLC, a Delaware limited liability company recorded on 04/21/2004, in Official Records [Book 13516, Page 700](#), of the Public Records of Pinellas County, Florida.

Other Matters affecting the title:

1. Plat of Serata Replat as recorded in Plat [Book 31, Page 17](#), of the Public Records of Pinellas County, Florida.
2. Restrictions contained in that certain Warranty Deed from Harold P. Bennett and Lou Bennett, his wife to Vivian M. Mann, recorded in Deed [Book 820, page 257](#), to-wit: The above property is to be restricted for residential purposes, and against what are commonly known as beach shacks and all buildings will have sanitary sewerage disposal systems, each residence to contain not less than four rooms excluding bathrooms and closets"; as modified by Deed [Book 952, page 255](#), to "release, relinquish, discharge and cancel any and all restrictions or covenants as contained in deed of February 18th, 1939

conveying said property from Harold P. Bennett and Lou Bennett, his wife to Vivian M. Mann; insofar as any of such restrictions and covenants could be construed to prevent construction or maintenance on said property of any hotel, apartment house, or restaurant of a type comparable to other improvements in the vicinity; and referenced in that certain Warranty Deed to Nicklaus of Florida, Inc., recorded in Official Records [Book 9061, page 1527](#), Public Records of Pinellas County, Florida and as shown in Exhibit "B" Permitted Exceptions attached to Special Warranty Deed from GPIF Sirata LLC, a Delaware limited liability company to CP St. Pete, LLC, a Delaware limited liability company recorded in Official Records [Book 22281, Page 2157](#) of the Public Records of Pinellas County, Florida.

3. Metes and Bounds Description for the Coastal Construction Control Line, Pinellas County, Florida recorded on 01/02/2002, in Official Records [Book 11760, Page 2687](#), of the Public Records of Pinellas County, Florida.

This report is provided pursuant to the requirements of Florida Statute 177.041 for the uses and purposes specifically stated therein, and is not to be used as the basis for issuance of an insurance commitment and/or policy. This report has been prepared expressly for the appropriate governing body as defined by Ch 177.071, Florida Statutes, and is not to be relied upon by any other group or person for any other purpose.

This report is not title insurance. Pursuant to s 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors and omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Prepared Date: 09/30/2025

Prepared by: Guy Thomas

STEWART TITLE GUARANTY COMPANY

THIS INSTRUMENT PREPARED BY:

KEVIN B. REALI, ESQ.
Stearns Weaver Miller
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

Parcel ID No. 06-32-16-80172-000-0010

RESERVED FOR CLERK

DECLARATION OF UNIFIED SITE PLAN COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the City of St. Pete Beach, a Florida municipal corporation, pertaining to the regulation of land development activities, the undersigned, **CP ST. PETE LLC**, a Delaware limited liability company, whose address is 740 Centre View Boulevard, Crestview Hills, Kentucky 41017, being the fee owner of real property located within the City of St. Pete Beach, County of Pinellas and State of Florida, as described in **Exhibit "A"** attached hereto do hereby make the following declaration of conditions, limitations and restrictions on said lands, hereafter to be known and referred to as a Declaration, as to the following particulars:

1. That the aforesaid plot or combination of separate lots, plots, parcels, acreage or portions thereof, shall hereafter be regarded as, and are hereby declared to be unified under one building site, also known as a zoning lot for the purposes of development as defined in Division 2, Section 2.1 of the Land Development Code of the City of St. Pete Beach.

2. That the said property shall henceforth be considered as a single zoning lot for the purposes of development.

3. Any portion thereof subdivided, sold, assigned, transferred, conveyed or devised shall be bound by the terms of this Declaration. If the holder of a mortgage encumbering any portion of said property should exercise the holder's rights under the mortgage by foreclosure or otherwise, this Declaration shall survive any such foreclosure.

4. That this Declaration shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the undersigned, and the heirs, successors and assigns of the undersigned, and all parties claiming under them until such time as the same may be released in writing under the order of a duly authorized representative of the City of St. Pete Beach. The undersigned also agree that this instrument shall be recorded in the public records of Pinellas County, Florida.

[THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGES TO FOLLOW]

Signed, sealed and delivered
the presence of:

CP ST. PETE LLC, a Delaware
limited liability company

Print Name: _____
Address: _____

By: _____
Name: _____
Its: _____

Print Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2025, by _____, as _____ of CP ST. PETE LLC, a Delaware limited liability company, on behalf of said entity, [] who is personally known to me, or [] who has produced the following identification: _____ (check one).

Name: _____ (print)
NOTARY PUBLIC
Commission No.: _____
Commission Expiration Date: _____

EXHIBIT "A"
[of Declaration of Unified Site Plan Covenants]

LEGAL 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.



October 29, 2025

Mr. Brandon Berry, Senior Planner
Community Development Department
City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, Florida 33706

RE: Response to Comments
Project Name: Sirata Beach Resort Preliminary Plat (#25111)

Dear Mr. Berry:

On behalf of our client, Columbia Sussex, LLC (Owner), Kimley-Horn and Associates, Inc. is providing the following response to comments from the City of St. Pete Beach TRC review of the preliminary plat #25111 held on August 20th, 2025.

PUBLIC WORKS

- 1. No comments.

Response: Acknowledged.

BUILDING

- 2. No comments.

Response: Acknowledged.

CODE ENFORCEMENT

- 3. No comments.

Response: Acknowledged.

RECREATION

- 4. No comments.

Response: Acknowledged.

FIRE

- 5. No comments.

Response: Acknowledged.

PLANNING & ZONING/TRANSPORTATION

No comments on the preliminary plat. You may move on to the final plat submittal when other departments' comments, if any, are addressed.

GENERAL QUESTIONS

1. Will SIRATA BEACH RESORT be the primary name of the subdivision.
2. Final plat review fee shall be charged as a pass-through review fee per Appendix A, Code of Ordinances.
3. No comments on the content of the unified declaration of site plan covenant, but the associated Exhibit A references the existing tracts rather [than] the ones being proposed. As this plat will likely be recorded prior to site plan issuance, should Exhibit A be updated with the new Tract A-1 & A-2 references and legal descriptions?

Response:

- a. **Yes, SIRATA BEACH RESORT will be the primary name of the subdivision.**
- b. **Acknowledged and understood.**
- c. **Exhibit "A" was updated to match the plat legal description. We cannot refer to the proposed tracks because the way to refer to a platted lot is to refer to the recording information of the plat, which won't exist until after the declaration is recorded. The description by lot doesn't exist yet. The best way to make the two documents (the plat and the declaration) match is to use the same legal descriptions on each. The legal description of the plat, the title report, and the declaration all match exactly.**

FINAL PLAT COMMENTS

1. Include plat PRM references at final plat submittal, and set PRM where 1" FIR is currently shown on the survey at the change in direction near Gulf Blvd if necessary

Response: Acknowledged.

2. Include F.S. 177.061, 177.071 & 177.081 statements/dedications on final plat submittal. Include F.S. 177.091(27) statement on final plat submittal, and 177.091(28) statement if relevant. Staff has not identified the PSM who will review the plat on the City's behalf, but will attempt to provide prior to submittal if necessary, so their information can be shown on the title page.

Response: Acknowledged. All relevant statements/dedications have been included on the revised final plat.

3. The Show width of existing easements on final plat submittal per F.S. 177.091(16). Easements required by Res 2023-21 may be referenced on the site plan, as it appears this plat will be submitted for final recording prior to submittal of the site plan application for new development

Response: The final plat has been revised to include the width of all existing easements.

4. Provide title opinion or property information report with final plat submittal per F.S. 177.041(2).

Response: The property information report has been included in this submittal package.

If you have any questions, I can be reached by phone at 813-620-1460 or by email at Scott.Gilner@kimley-horn.com.

Sincerely,



Scott W. Gilner, P.E. #63945
Project Manager



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Detail by Entity Name

Foreign Limited Liability Company
CP ST. PETE, LLC

Filing Information

Document Number	M22000016719
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Event Effective Date	NONE

Principal Address

740 CENTRE VIEW BLVD
CRESTVIEW HILLS, KY 41017

Mailing Address

740 CENTRE VIEW BLVD
CRESTVIEW HILLS, KY 41017

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

Yung, William
740 CENTRE VIEW BOULEVARD
CRESTVIEW HILLS, KY 41017

Title President

Karam, Asaad
740 CENTRE VIEW BLVD
CRESTVIEW HILLS, KY 41017

Title VP, Construction & Development

Kreke, Neal
740 CENTRE VIEW BLVD
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Title Treasurer

Weirich, Daniel
740 CENTRE VIEW BLVD
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740 CENTRE VIEW BLVD
CRESTVIEW HILLS, KY 41017

Annual Reports

Report Year	Filed Date
2024	01/12/2024
2025	01/27/2025
2025	10/24/2025

Document Images

10/24/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
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