



**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

*****Updated 6/30/26 to add items 2. and 3.*****

Wednesday, July 8, 2026
11:00 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. Unnecessary & Undue Hardship Variance No. 26111: 3400 Gulf Blvd (Don CeSar Hotel)

Jeffrey S. Connell, of designONE Studio Architect for Michael E. Lentz, VP of Don CeSar TRS LLC requests to construct an elevated outdoor seating and access deck over a newly-redeveloped drainage area with a northern side yard setback of zero feet where 48.7 feet is required and the former deck had a setback of approximately 21 feet (LDC Sec. 14.7.(b)(3)).

2. Discussion: Fisherman's Park and Sunset Park seawalls

Staff discussion on seawall replacements along parks adjacent Sunset Way.

3. Discussion: Community Center seawall

Staff discussion on seawall replacements along the waterfront of the Community Center.

Next Meeting: July 22, 2026

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

Agenda Report

Agenda Title Name: Unnecessary & Undue Hardship Variance No. 26111:
3400 Gulf Blvd (Don CeSar Hotel)

Action Request:

Strategic Objective:

Date: July 8, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Jeffrey S. Connell, of designONE Studio Architect for Michael E. Lentz, VP of Don CeSar TRS LLC requests to construct an elevated outdoor seating and access deck over a newly-redeveloped drainage area with a northern side yard setback of zero feet where 48.7 feet is required and the former deck had a setback of approximately 21 feet (LDC Sec. 14.7.(b)(3)).

Funding:

Attachments:

1. Variance Application Package
2. ALTA Survey

CASE #: _____

PARCEL #: _____

SUBMITTAL DATE: _____ AMOUNT DUE: _____ PAYMENT DATE: _____

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following Items are to be submitted, along with this 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.
- The application fee and associated mailing fee, payable to the City of St. Pete Beach (non-refundable)
-

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	Don CeSar TRS LLC Michael E. Lentz, VP	4747 Bethesda Ave, Suite 1300 Bethesda, MD 20814	240-744-5265
Applicant/ Agent	Jeffrey S. Connell designONE studio Architect	358 Roswell Street, Suite 1250 Marietta, GA 30060	404-277-0228
Owner Email Address: Mike.Lentz@hosthotels.com		Applicant/Agent Email Address: jeff@designone-studio.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation Resort Facilities Medium (RFM) District	Future Land Use Designation Resort Facilities Medium (RFM) District	Lot Area 275,764 SF 6.31 acres
Legal Description: Lot 1 and Lot 2 of Don CeSar Place Hotel Replat, according to the plat thereof, as recorded in plat book 120 at page 69 of the public records of Pinellas County, FL.		
Address: 3400 Gulf Boulevard, St. Pete Beach, FL 33706		
Explanation of Request: <u>The Rowe Bar deck to the west at The Don CeSar hotel is adjacent to The Don CeSar Property Owner's Corporation (DCPOC) Neighborhood beach dune area. The Owner is in the process of installing new storm water retention and treatment throughout the hotel site. As a result, the previous pond that was concealed under the Rowe Bar deck is expanding to the north and east to meet city/state requirements. Per LDC Section 14.7 (b), the side yard setback is 10% of the lot width. The Owner is respectfully requesting a variance to expand the deck to the north property line</u>		

into the setback to fully conceal the new retention pond and prevent accidental access by a guest, public, or staff. The deck remains within the property line and is the same height as the existing deck that is being replaced.

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship 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. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

The property in question directly abuts the DCPOC (Don CeSar Property Owners Corporation), which is a zoned recreational use, requiring a setback of 10% of total property width. Additionally, the hotel is zoned for Resort Facilities Medium, which is not typically directly adjacent to recreational use zoning areas. The adjacent property in question, although owned by the DCPOC, is an "uninhabitable" space that is part of the beach dunes and occasionally used for emergency vehicle beach access.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The request for expanding the deck footprint is a result of the city/state required and approved storm water retention pond. The deck is being utilized to cover and protect/shield access to the pond so guests, the public, and staff cannot accidentally walk into the pond. A fence was discussed with the team but is not desirable due to the aesthetic concerns of having an open retention pond with sheet piles exposed to the Rowe Bar deck, the hotel ballroom, and to the public beach. Additionally, there was a concern of unauthorized access by climbing over the fence by guests or public. A complete coverage of the pond by this deck prevents this unauthorized access and screens it from public and guest view.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

As mentioned in item 1 above, the RFM zoning designation for The Don CeSar is unique from many other resort properties due to the direct adjacency to the single family residential lots.

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

The request to expand the deck will not allow for an increase in density and the Owner is not requesting any additional conditioned area for The Don CeSar Hotel. The Rowe Bar Deck was previously in this location and is being replaced due to hurricane damage and the expansion of the retention pond below the deck. This request is only for the expansion of the exterior deck footprint to conceal the pond below.

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

The Owner acknowledges this statement. The increase in deck coverage does not enable the hotel to increase financial return on the parcel or property. Most of the increased area is for a ramp to access the upper portion of the deck and for access to a sidewalk to the east for access/egress.

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

Granting this variance will satisfy the requirement from the Florida Department of Environmental Protection (FDEP) to conceal and protect the pond from pedestrian access. Other Owners or parcels, were they to have a new retention pond, would also be required to conceal/protect the pond if it is accessible to pedestrians.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

This request is the minimum expansion of the deck to fully conceal the new FDEP and City approved retention pond. The deck does not extend further than the limits of the sheet piles forming the edge of the pond.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

We feel this request for additional deck is not injurious to the adjacent DCPOC neighborhood and directly adjacent parcels. As referenced in number 1 above, the portion of the DCPOC property that this deck is adjacent to is not a parcel that contains any structures, houses, or personal property. It is a dune area that is not able to be developed in the future, therefore there is not a concern for encroachment in the setback area. The deck is not causing any additional storm runoff to adjacent parcels as well because any standing water on the deck will permeate through the gaps in the deck boards and into the new retention pond below. Additionally, we feel concealing the expanded pond is a benefit to the neighboring properties as it will shield the view of a retention pond from pedestrians accessing the beach.


Signature of Applicant

6/13/2026
Date


Signature of Authorized Agent

6/9/26
Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Jeffrey S. Connell, agrees to maintain the posted 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): Jeffrey S. Connell

Address: 358 Roswell Street, Suite 1250, Marietta, GA 30060

[Signature] 6/9/2020
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 9 day of June, 2020 by:
Jeffrey S. Connell who appeared before me, and is personally known to me, or has produced
Georgia Drivers License as identification, and did take an oath.

My commission Expires: September 12 2021 NOTARY: [Signature]

Print Name: Arturo Antunez Notary

Public, State of Florida

(Notarial Seal)





Owner's Authorization For Agent Form
Community Development Department
City of St. Pete Beach, Florida 727-363-9241

I/We Michael E. Lentz, Vice President of Don CeSar TRS LLC

(Property Owner(s) printed name)

hereby authorize Jeffrey S. Connell

(Agent's printed name)

to represent me in an application for Variance

(Type of application: Variance, Conditional Use, Zoning, etc.)

Signature of Owner

Michael E. Lentz

Owner's Printed Name

Signature of Owner

Owner's Printed Name

The foregoing instrument was acknowledged before me this 3rd day
of June 2026, by Michael E. Lentz who
is personally known ☒ or produced _____ as
identification.

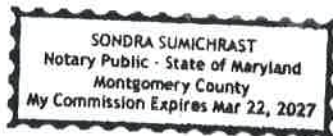
Sondra Sumichrast

(Notary Signature)

6/3/2026

(Date)

My commission expires 3.22.2027





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.

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

JSC 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.

JSC 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.

JSC 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.

JSC 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.

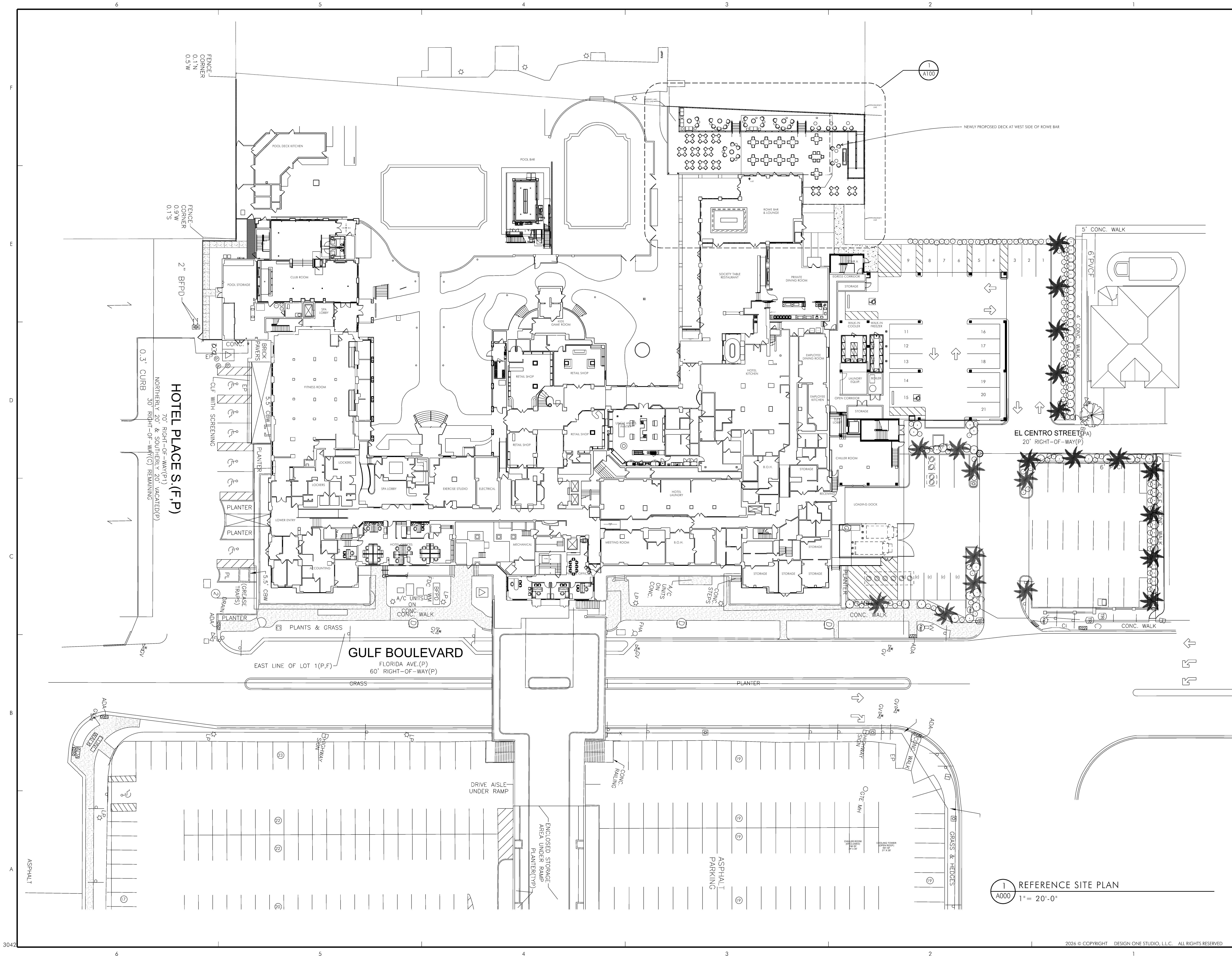
JSC I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are 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.

JSC 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.

JSC
Signature of Applicant

06/01/2026
Date



THE DON CESAR HOTEL
ROWE BAR DECK RECONSTRUCTION

3400 GULF BLVD, ST. PETE BEACH, FL 33706

THE
DON CESAR



358 ROSWELL STREET - SUITE 1250
MARIETTA, GEORGIA 30060
p: 404-266-9604
www.designone-studio.com



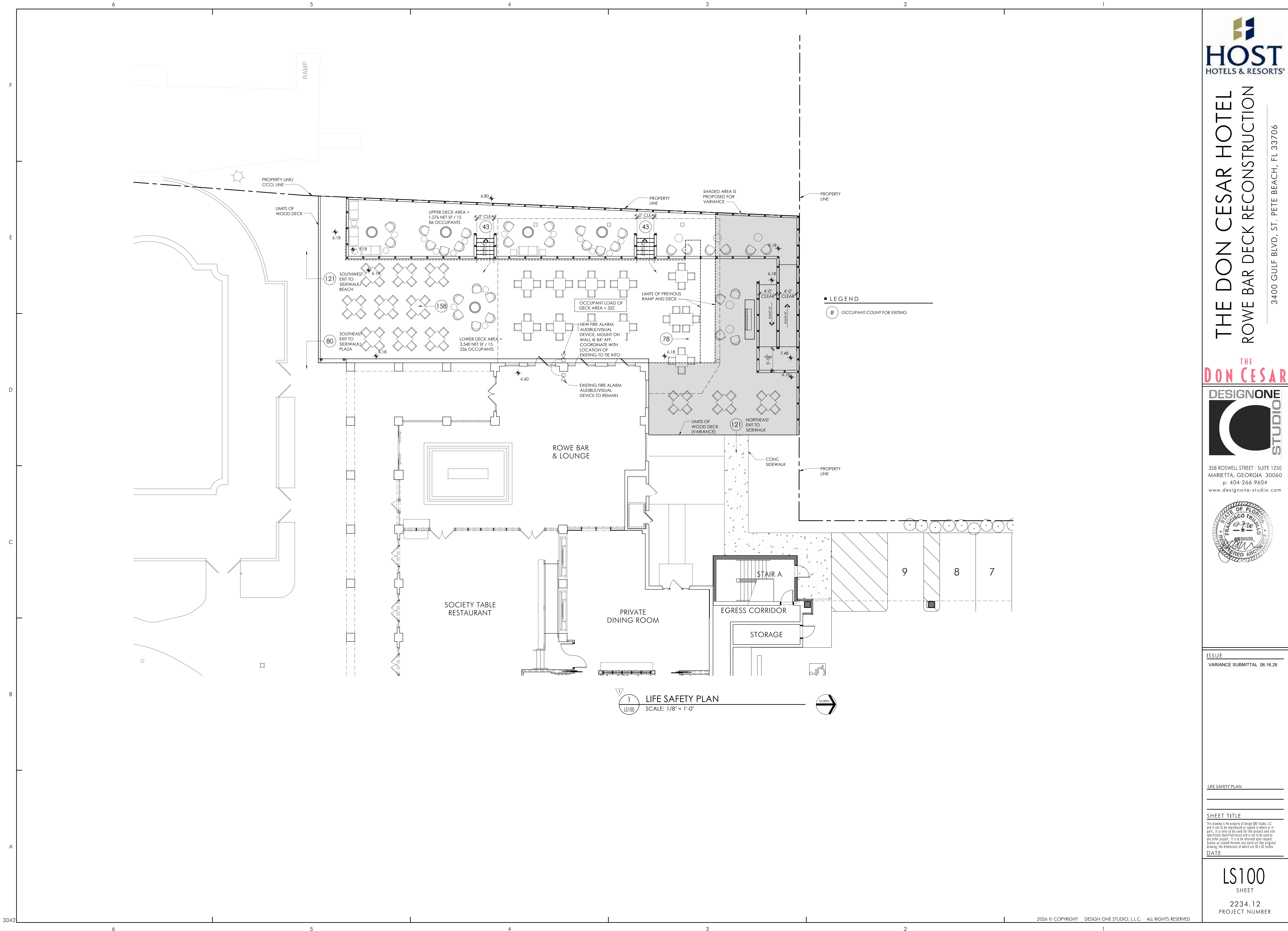
ISSUE
VARIANCE SUBMITTAL 06.16.26

REFERENCE SITE PLAN

SHEET TITLE
This drawing is the property of Design One Studio, LLC and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Scales as stated herein are valid on the original drawing, the dimensions of which are 30" x 42 inches. DATE

A000
SHEET
2234.12
PROJECT NUMBER

1
A000
REFERENCE SITE PLAN
1" = 20'-0"



THE DON CESAR HOTEL
ROWE BAR DECK RECONSTRUCTION

3400 GULF BLVD, ST. PETE BEACH, FL 33706

THE
DON CESAR



358 ROSWELL STREET · SUITE 1250
MARIETTA, GEORGIA 30060
p: 404-266-9604
www.designone-studio.com



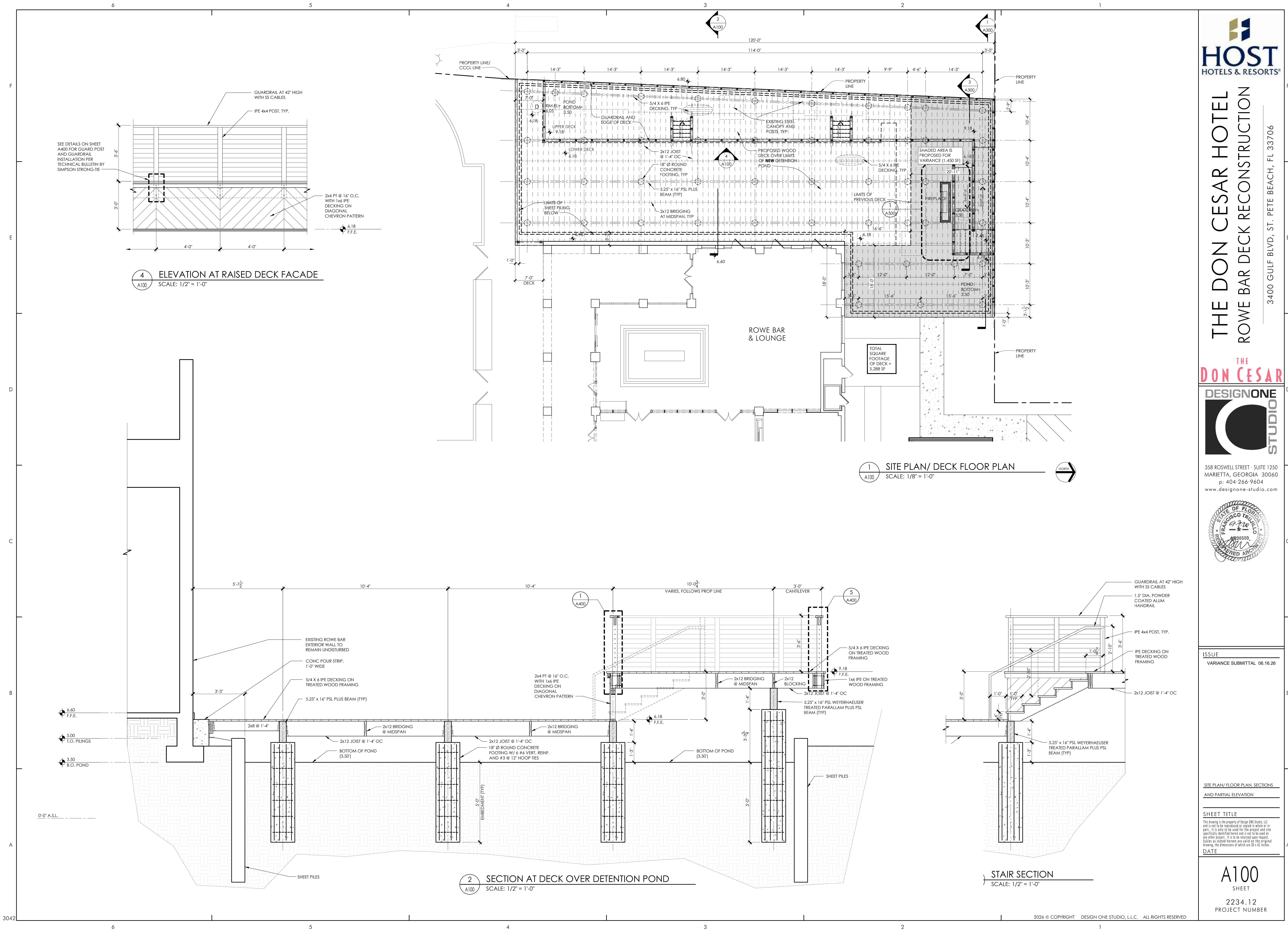
ISSUE
VARIANCE SUBMITTAL 06.16.26

LIFE SAFETY PLAN

SHEET TITLE
This drawing is the property of Design One Studio, LLC and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Scales as noted herein are valid on the original drawing, the dimensions of which are 30 x 42 inches.
DATE

LS100
SHEET

2234.12
PROJECT NUMBER



THE DON CESAR HOTEL
ROWE BAR DECK RECONSTRUCTION

3400 GULF BLVD, ST. PETE BEACH, FL 33706

THE
DON CESAR
DESIGNONE
STUDIO

358 ROSWELL STREET - SUITE 1250
MARIETTA, GEORGIA 30060
p: 404-266-9604
www.designone-studio.com

ISSUE
VARIANCE SUBMITTAL 06.16.26

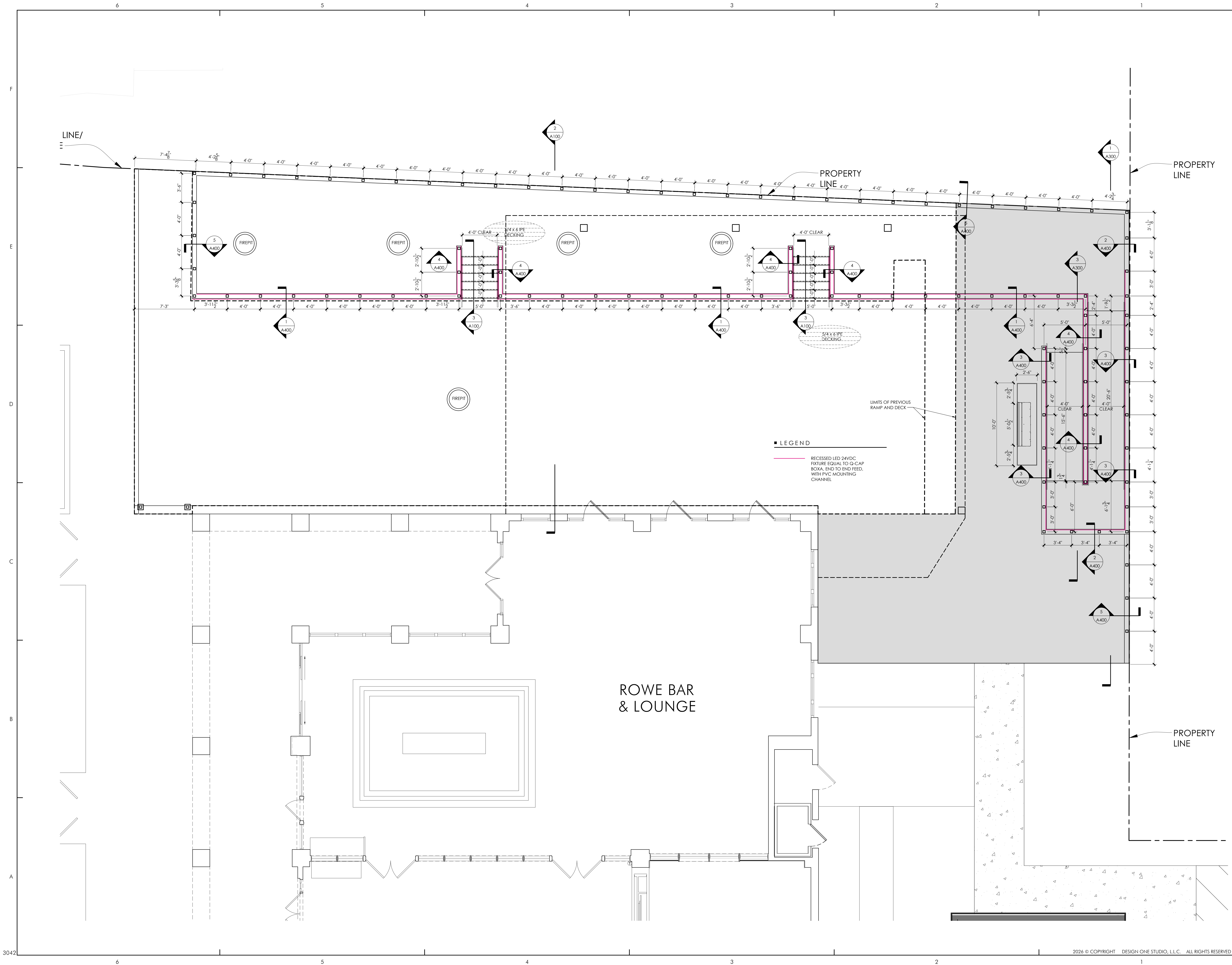
SHEET TITLE
The drawing is the property of Design One Studio, LLC and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Scales as noted herein are valid on the original drawing, the dimensions of which are 30 x 42 inches.

DATE
03/06/26

A100
SHEET
2234.12
PROJECT NUMBER

2026 © COPYRIGHT DESIGN ONE STUDIO, L.L.C. ALL RIGHTS RESERVED

RELEASED FOR CONSTRUCTION 03/06/26 DATE



THE DON CESAR HOTEL

ROWE BAR DECK RECONSTRUCTION

3400 GULF BLVD, ST. PETE BEACH, FL 33706

358 ROSWELL STREET - SUITE 1250
MARIETTA, GEORGIA 30060
p: 404-266-9604
www.designone-studio.com

ISSUE
VARIANCE SUBMITTAL 06.16.26

DECK RAILING POST
LOCATIONS PLAN

SHEET TITLE
The drawing is the property of Design One Studio, LLC and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Scales as noted herein are valid on the original drawing, the dimensions of which are 30 x 42 inches.
DATE

A200
SHEET
2234.12
PROJECT NUMBER

2026 © COPYRIGHT DESIGN ONE STUDIO, L.L.C. ALL RIGHTS RESERVED

RELEASED FOR CONSTRUCTION 03/09/26 DATE

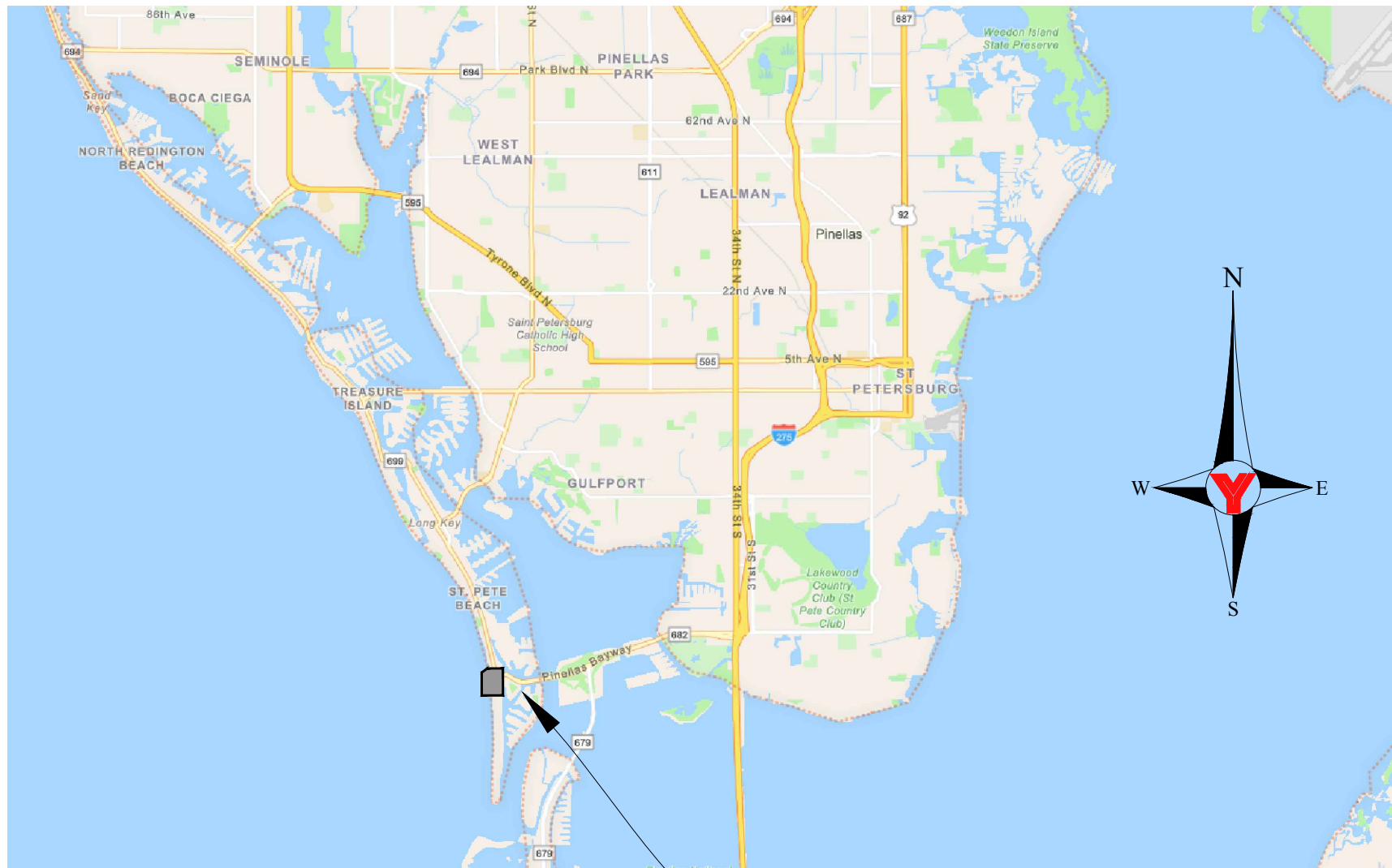
ALTA/NSPS BOUNDARY SURVEY

DON CESAR HOTEL

SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST

PINELLAS COUNTY FLORIDA

JUNE 2025



SITE LOCATION

AN ALTA/NSPS BOUNDARY SURVEY OF:

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

PARCEL 1:

LOT 1 AND LOT 2 OF DON CESAR PLACE HOTEL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120 AT PAGE 69 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPLACE A VEHICULAR-PEDESTRIAN OVERPASS FACILITY ON THAT PORTION OF STATE ROAD 600 AT THE FOLLOWING LOCATION: BETWEEN MARITANA DRIVE AND 35TH AVENUE, MILE POSTS 1.740 & 1.877 AS SET FORTH IN MEMORANDUM OF AGREEMENT BY AND BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, A COMPONENT AGENCY OF THE STATE OF FLORIDA, AND BEACH RESORTS INTERNATIONAL, INC. DATED JUNE 28, 1973 AND RECORDED IN O.R. BOOK 4109, PAGE 21, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

ALTA/NSPS TABLE A ITEM NOTES

- Monuments were found or set at all major corners of the boundary of the surveyed property.
- Address of the surveyed property: 3400 & 3860 GULF BOULEVARD, ST. PETE BEACH, FL 33706
- The flood zone classification of the subject property is Zone AE (EL 9&10&11) and Zone VE (12&13), as per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12103C0278H, Community Number 125149, Panel 0278, Suffix H, Map revised AUGUST 24, 2021. (SHOWN HEREON)
- Subject property contains 165,151 square feet or 3.79 acres, more or less.
- Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate. SPOT ELEVATIONS SHOWN ON SURVEY, BENCHMARK PROVIDED IN SURVEYORS NOTES.
- (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report of letter. (NO LETTER WAS PROVIDED)
- (a) Exterior dimensions of all buildings at ground level (SHOWN HEREON).
(b) (1) exterior footprint of all buildings at ground level. (SHOWN HEREON)
(c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. (SHOWN HEREON)
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). (SHOWN HEREON)
- Number of parking spaces: MOST PARKING AREAS WITHIN SURVEY AREA ARE UNDER CONSTRUCTION
9 total parking spaces:
0 regular parking spaces
9 space marked disabled parking (SHOWN HEREON).
- As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties. (NO PARTY WALLS ON SUBJECT PROPERTY)
- (a) plans and/or reports provided by client (with reference as to the sources of information) (NO PLANS WERE PROVIDED)
- Names of adjoining landowners according to current tax records. (SHOWN HEREON)
- As specified by the client, distance to the nearest intersecting street:
Approximately 80' south of most northeast corner of Pinellas Byway.
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. (SITE UNDER CONSTRUCTION AS SHOWN HEREON)
- Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. (SHOWN HEREON)

TITLE COMMITMENT NOTES:

SCHEDULE B EXCEPTIONS:

Commitment No.: 3020-806071

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Policy. NOT A SURVEY MATTER
- Any rights, interests, or claims of parties in possession of the land not shown by the public records. NOT A SURVEY MATTER
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. SHOWN ON SURVEY
- Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. NOT A SURVEY MATTER
- Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. NOT A SURVEY MATTER
- Taxes or special assessments no shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. NOT A SURVEY MATTER
- Any minerals or mineral rights leased, granted or retained by current or prior owners. NOT A SURVEY MATTER
- Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable. NOT A SURVEY MATTER
- Dedications, easements, streets, parks, public places and right-of-way vacations as shown on the Plat of Don Ce-Sar Place Hotel Replat, recorded in Plat Book 120, Page 69 of the Public Records of Pinellas County, Florida. (As to Parcel 1) AS SHOWN ON SURVEY
- Easement granted to Florida Power & Light Company recorded in Book 86, Page 581. (as to Parcel 1) MAY AFFECT EASTERLY PORTION OF SURVEY. ABOVE GROUND UTILITIES SHOWN ON SURVEY.
- Easement granted to City of St. Petersburg Beach, Florida, recorded in Book 3748, Page 117. (As to Parcel 1) AS SHOWN ON SURVEY
- Easement granted to Beach Resorts international, Inc., a Florida corporation, according to Pedestrian Easement, recorded in Book 3748, Page 119. (As to Parcel 1) AS SHOWN ON SURVEY
- Terms and conditions of the Memorandum of Agreement between State of Florida Department of Transportation, a component agency of the State of Florida and Beach Resorts International, Inc. recorded in Book 4109, Page 21. (As to Parcel 2) APPROXIMATE BOUNDARY OF AGREEMENT VEHICULAR-PEDESTRIAN OVERPASS SHOWN ON SURVEY
- Terms and conditions of the Cable Television Service Agreement, between Teleprompter Southeast, Inc. and Don Cesar Resort Hotel, Ltd., a Florida limited partnership, doing business as Don Cesar Beach Resort Hotel recorded in Book 5082, Page 1647. As to All Parcels (To be deleted upon receipt and review of proof of termination.) NOT A SURVEY MATTER
- Easement granted to The City of St. Petersburg Beach, a Florida municipal corporation, recorded in Book 6971, Page 1466. (as to Parcel 1) AS SHOWN ON SURVEY
- Deed of conveyance of Pipelines, Appurtenances to Pinellas County, recorded in Book 16387, Page 2467. NOT A SURVEY MATTER
- Riparian rights are not guaranteed or insured. Title to no portion of the herein described land lying below ordinary high water mark is hereby insured. (As to All Parcels) NOT A SURVEY MATTER
- The Company does not insure title to any land lying between the mean high water line on the date of recordation of the Erosion Control Line Plat and the Erosion Control Line as shown therein, which may have vested in the insured or its predecessors in title pursuant to Chapter 161, Florida Statutes. (As to All Parcels) NOT A SURVEY MATTER
- The right, title or interest, if any, of the public to use a public beach or recreation area or any part of the land described in Schedule A hereof, lying between the water abutting said land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line; or (d) any other line which has been or which hereafter may be legally established as relating to such public use. (As to All Parcels) NOT A SURVEY MATTER
- Due to all or part of the land described herein being artificially filled in land in what was formerly navigable waters, this policy is subject to the right of the United States Government, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce. (As to All Parcels) NOT A SURVEY MATTER
- Rights of transient hotel guest, as transient hotel guests only. NOT A SURVEY MATTER
- Rights of tenants in possession, as tenants only, under unrecorded leases, with no rights of first refusal, options, or other rights to purchase. NOT A SURVEY MATTER
- Any facts, rights, interests or claims that may exist by reason of the following matters disclosed by an ALTA/NSPS Land Title Survey prepared by Deuel & Associates, dated November 22, 2016, last revised January 27, 2017, Job No. 2006-199-5 (the "Survey"):
a) Variations between the locations of fences and record lines of title (all Parcels).
b) Overhead utility lines, storm sewer manholes, sanitary manholes, sanitary sewer cleanouts, gas meters, water meters located on the Land (all Parcels). SHOWN ON SURVEY

SURVEYOR'S NOTES

- THIS IS AN ALTA/NSPS LAND TITLE SURVEY. THE SURVEY DATE IS MAY 16, 2025 (LAST DATE OF FIELDWORK). THE SUBJECT PROPERTY FOR THIS SURVEY IS PARCEL 1 OF THE LEGAL DESCRIPTION.
- THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' OR SMALLER.
- THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
- THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
- UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS VALID AS TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- THE COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NA083/2011), AS ESTABLISHED USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN) OF FIXED BASE STATIONS. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET, GROUND DISTANCES.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE, NATIONAL GEODETIC SURVEY (NGS) AND THE EAST RIGHT OF WAY LINE OF MISSOURI AVENUE.
- ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: PINELLAS COUNTY BENCHMARK NOAA, HAVING A PUBLISHED, ADJUSTED ELEVATION OF 6.82 FEET (NAVD 88). INFORMATION OBTAINED FROM THE NGS DATA SHEET, PID AG0740.
- THIS SURVEY PREPARED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 3020-806071, COMMITMENT EFFECTIVE DATE OF FEBRUARY 20, 2017 AT 9:12AM.
- AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12103C0278H, COMMUNITY NUMBER 125149, PANEL 0278, SUFFIX H, EFFECTIVE DATE OF AUGUST 24, 2021, THE ABOVE-DESCRIBED PROPERTY APPEARS TO BE IN MULTIPLE ZONES AS NOTED ON DRAWING.
- NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR. INFORMATION SHOWN HEREON WAS ACQUIRED FROM THE PINELLAS COUNTY'S PROPERTY APPRAISERS WEBSITE.
- THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE-GROUND EVIDENCE AND SURFACE MARKING FOUND DURING THIS SURVEY. THERE MAY BE OTHER UNDERGROUND INSTALLATIONS WITHIN OR NEAR THE SUBJECT PROPERTY WHICH WERE NOT LOCATED AND ARE NOT SHOWN. UTILITIES SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION AND DO NOT NECESSARILY INDICATE AVAILABILITY.
- FORTY-EIGHT (48) HOURS BEFORE DIGGING, BORING, PILE-DRIVING, PLANTING, ETC. NOTIFY SUNSHINE 811 BY CALLING 811 SO THAT UNDERGROUND UTILITIES MAY BE FIELD SPOTTED.
- GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS AND/OR AGREEMENTS.
- MANY AREAS OF THIS SITE WERE UNDER CONSTRUCTION DURING THE FIELD WORK AND THIS SURVEY MAY NOT REFLECT CURRENT CONDITIONS.

LEGEND

- CLEANOUT
- SPEAKER ENCLOSURE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- METER, WATER
- BACKFLOW PREVENTER
- STAND PIPE
- VALVE BOX RECLAIMED WATER
- HANDICAP MARKING
- OAK TREE
- PALM TREE
- LIGHT POLE
- GUYS ANCHOR
- SIGNAL CONTROL BOX
- SERVICE BOX FIBER OPTIC
- WITNESS - FIBER OPTIC
- SIGN SINGLE SUPPORT
- WIRE PULLBOX
- MISCELLANEOUS POST
- CURB INLET
- ELECTRICAL SERVICE BOX
- ELECTRICAL OUTLET
- FLOOD LIGHT
- GRATE INLET
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- MANHOLE, UNKNOWN
- LIGHT POLE, CONCRETE
- BOLLARD
- SIGNAL MAST ARM
- PEDESTRIAN SINGLE UNIT
- SHOWER AND FOOT WASH
- TRANSFORMER
- VALVE COVER WATER
- VALVE RECLAIMED WATER
- BENCH

- FENCE
- LIMITS OF EASEMENT

- ASPHALT
- CONCRETE
- BUILDING
- MONUMENT - CONCRETE
- IRON ROD AND CAP FOUND
- IRON ROD AND CAP SET
- RIVET AND DISC SET
- NAIL AND DISC SET
- IRON PIPE FOUND

ABBREVIATIONS

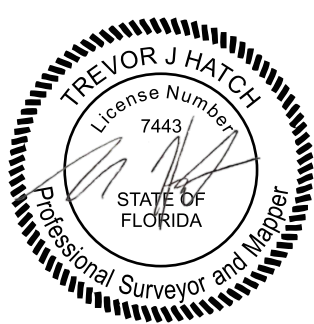
- B/C BACK OF CURB
- E/P EDGE OF ASPHALT PAVEMENT
- MHW MEAN HIGH WATER LINE
- A/C AIR CONDITIONER
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- (M) MEASURED
- N/F NOW OR FORMERLY
- OHL OVERHEAD UTILITY LINE(S)
- ORB OFFICIAL RECORDS BOOK
- OR PLAT BOOK
- PG PAGE
- PIN PROPERTY IDENTIFICATION NUMBER
- (P) PLAT
- PLS PROFESSIONAL LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER

CERTIFIED TO:

First American Title Insurance Company
and
designONE studio

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, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 18, and 19 of Table A thereof. The fieldwork was completed on 4/29/2025.

Date of plat or map: MAY 22, 2025.



TREVOR HATCH PSM LS 7443
DATE

NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION
1				6			
2				7			
3				8			
4				9			
5				10			

CREW CHIEF LP 4/29/25
DRAWN CMI 5/1/25
CHECKED TH 5/1/25
FIELD BOOK
FIELD DATE

PREPARED FOR:

designONE studio
358 ROSWELL ST., SUITE 1250
MARIETTA, GA 30060
404 277 0228



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGICAL & PLANNING & SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA

DON CESAR HOTEL
ALTA/NSPS BOUNDARY SURVEY

SECTION 7, TOWNSHIP 32S., RANGE 16E.

JOB NO.
25000800SS

SHEET NO.
1 OF 2

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

Agenda Report

Agenda Title Name: Discussion: Fisherman's Park and Sunset Park seawalls

Action Request:

Strategic Objective:

Date: July 8, 2026

Prepared By: Camden Mills, Public Services Director

Through: Frances Robustelli, City Manager

Summary of Issue: Staff discussion on seawall replacements along parks adjacent Sunset Way.

Funding:

Attachments: 1. Technical Memo - Park Seawalls

TECHNICAL MEMORANDUM



To: Camden J. Mills, PE, City of St. Pete Beach

From: Mark Romano, PE, Advanced Engineering & Design, Inc. (AED)

CC: Justin Keller, PE, AED; File

Date: June 3, 2026

Re: City of St. Pete Beach
Hurricane Damage Right-of-Way Rehabilitation
Sunset Park & Fisherman's Park
City Project No. 4021
Preliminary Plan Design Assumptions

Sunset Park and Fisherman's Park are valued waterfront recreational assets owned by the City of St. Pete Beach. Both parks sustained considerable damage during the 2024 storm season requiring repair of seawalls, parking and ground surfaces and re-establishing other recreation amenities. This document serves to document the assumptions utilized in the development of preliminary plans. Design assumptions have been presented in a list format to streamline the presentation of information.

Please note the following attached to this memorandum:

1. Preliminary Site Plan (Sunset Park, Recommended Option 1)
 2. Preliminary Site Plan (Sunset Park, Alternate Option 2)
 3. Preliminary Site Plan (Fisherman's Park)
-
1. Preliminary Site Plan Layout
 - a. Sunset Park (Recommended Option 1)
 - i. Site layout was prepared in accordance with City of St. Pete Beach Land Development Code.
 - ii. Per City Code, 6' wide landscape buffers are provided on all sides of property besides the boundary adjacent to Blind Pass. It is assumed that for purposes of buffering the right-of-way would be considered a part of the overall parcel negating the need to provide an additional buffer south of the properties northern lot line.

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

Agenda Report

Agenda Title Name: Discussion: Community Center seawall

Action Request:

Strategic Objective:

Date: July 8, 2026

Prepared By: Camden Mills, Public Services Director

Through: Frances Robustelli, City Manager

Summary of Issue: Staff discussion on seawall replacements along the waterfront of the Community Center.

Funding:

Attachments: