



# SPECIAL EXCEPTION SITE PLAN REVIEW

Application No. \_\_\_\_\_

## List of Required Submittals

Only complete applications will be accepted:

- Completed SE & SPR application form
- Pre-Application Meeting Notes
- Application fee payment (Additional Fees required if variances are requested)
- Affidavit to Authorize Agent, if Agent signs application
- Data Sheet
- Traffic Impact Report (Methodology to be approved by Transportation and parking Management)
- Public Participation Report
- Site plan and survey of the subject property:
  - Two (2) copies (please fold to 8 ½ x 11") & one reduced site plan 8 ½ x 11" to scale: black and white & color
  - Drawn to scale (engineers scale no smaller than 1" = 50'); North arrow
  - Phasing schedule, if applicable
  - Dimensions and exact locations of:
    - property lines, structures, internal walkways, pedestrian connections
    - vehicle use areas (driveways, parking spaces, curbing, wheel stops, ingress/egress, etc.)
    - utilities (overhead power lines, exterior lighting, easements, etc.)
    - buffer walls, fences with elevation and height and material indicated
    - solid waste disposal method and location
    - storm water retention, preservation areas
    - any other architectural or engineering features
- Landscape plans: Two (2) copies (please fold to 8 ½ x 11")
  - One reduced site plan 8 ½ x 11" to scale (black and white) & (color)
  - Legend identifying plants by scientific and common name, size, spacing & quantity
  - Location, type and size in diameter at breast height (d.b.h.) of all specimen trees indicated to be preserved or removed
- Elevation drawings: 8 ½ x 11" to scale (color), Depicts all sides of existing & proposed structure(s)
- PDF of application documents (may be emailed to Staff Planner)
- Variance Narrative, if requesting, addressing application criteria
- Projects within the DC zoning district(s): Digital 3D building models of the proposed building(s): CD-ROM or DVD; file format: 3DS, MAX – (.max, .3ds) or AutoCAD – (.dwg, .dxf). The file shall be organized so that the objects of the same material are on the same layer with each layer named appropriately (i.e. such objects as walls, framing, and structure should be grouped in separate layers). The building model to be placed in the correct orientation/direction within the file, with overhead view on screen as follows: North = Up, South = Down, East = Right, and West = Left.

**A Pre-Application Meeting is Required Prior to Submittal.**

To schedule, please call (727) 892-5498.

Completeness review by City Staff \_\_\_\_\_

### Included in this packet:

- Pre-Application Meeting Notes
- Application
- Affidavit to Authorize Agent
- Data Sheet
- Traffic Input Report
- Neighborhood Worksheet
- Public Participation Report

Planning and  
Development Services  
Department

Development Review  
Services Division

City of St. Petersburg  
P.O. Box 2842  
St. Petersburg, FL 33731  
727 / 893.7471

UPDATED: 12-17-2020



# Pre-Application Meeting Notes

Meeting Date: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Address/Location: \_\_\_\_\_

Request: \_\_\_\_\_

Type of Application: \_\_\_\_\_ Staff Planner for Pre-App: \_\_\_\_\_

Attendees: \_\_\_\_\_

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:

(See Public Participation Report in applicable Application Package for CONA and FICO contacts.)

Notes: \_\_\_\_\_  
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**SPECIAL EXCEPTION**  
 **SITE PLAN REVIEW**

Application No. \_\_\_\_\_

All applications are to be filled out completely and correctly. The application shall be submitted to the Development Review Services Division, located on the 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> KT St Pete Runner LLC	
Street Address: 105 NE 1ST ST	
City, State, Zip: DELRAY BEACH FL 33444	
Telephone No:	Email:
<b>NAME of AGENT OR REPRESENTATIVE:</b> R. Donald Mastry, Trenam Law	
Street Address: 200 Central Avenue, Suite 1600	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 727-824-6140	Email: dmastry@trenam.com
<b>NAME of ARCHITECT or ENGINEER:</b>	
Company Name: L2 Studios, Inc.	Contact Name: Tim Lemons
Telephone No: 407-648-8888	
Website: www.l2studios.com	Email: tlemons@l2studios.com
<b>PROPERTY INFORMATION:</b>	
Address/Location: 232 2nd St. N. and 256 2nd St. N	
Parcel ID#(s): 19-31-17-74466-016-0011 and 19-31-17-74466-016-0010	
<b>DESCRIPTION OF REQUEST:</b> site plan review/bonus approval, streamline; variance to minimum sidewalk width adjacent to grand tree from 10 ft to 5 ft.	
<b>PRE-APP MEETING DATE:</b> 10/17/22	<b>STAFF PLANNER:</b> CDM

**FEE SCHEDULE**

	<b><u>SPECIAL EXCEPTION (SE)</u></b>		<b><u>SITE PLAN REVIEW (SPR)</u></b>
Special Exception (SE), General Application:	\$1,250.00	Site Plan Review (SPR), General, By Commission	\$1,250.00
Special Exception (SE), Modification:	\$ 500.00	Site Plan Review (SPR), General, By POD	\$ 500.00
Concurrency	\$ 25.00	Site Plan Review (SPR), General, Related to SE	\$ 0.00
		Site Plan Review (SPR), Modification, By Commission	\$ 500.00
Each Variance Requested for SE/SPR	\$ 200.00	Site Plan Review (SPR), Modification, By POD	\$ 250.00

*Cash, credit, and checks made payable to the "City of St. Petersburg"*

**AUTHORIZATION**

City staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department. The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

**NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.**

Signature of Owner/Agent\*: \_\_\_\_\_ R. Donald Mastry, as agent \_\_\_\_\_

\*Affidavit to Authorize Agent required, if signed by Agent.

\_\_\_\_\_ Date



CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: KT ST PETE RUNNER LLC

This property constitutes the property for which the following request is made

Property Address: 232 2ND ST N and 256 2ND ST N

Parcel ID No.: 19-31-17-74466-016-0010 and 19-31-17-74466-016-0011

Request: All approvals needed in connection with the redevelopment of the property, including, without limitation,

CRA and site plan approval.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): R. Donald Mastry, Trenam Law

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): [Handwritten Signature]

Howard Erbstein
Printed Name

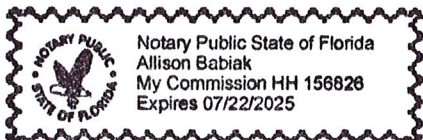
Sworn to and subscribed on this date

Identification or personally known:

Notary Signature: [Handwritten Signature]

Date: 3/29/22

Commission Expiration (Stamp or date):





**SPECIAL EXCEPTION**  
 **SITE PLAN REVIEW**

**DATA SHEET**

ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED. FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.

DATA TABLE				
1.	<b>Zoning Classification:</b> DC-1			
2.	<b>Existing Land Use Type(s):</b> Retail, surface parking			
3.	<b>Proposed Land Use Type(s):</b> Hotel			
4.	<b>Area of Subject Property:</b> 23,281 sf (0.53 ac)			
5.	<b>Variance(s) Requested:</b> reduction in minimum sidewalk width adjacent to grand tree from 10 ft to 5 ft.			
6.	<b>Gross Floor Area</b> (total square feet of building(s))			
	Existing:	7,794	Sq. ft.	
	Proposed:	200,626	Sq. ft.	
	Permitted:	n/a	Sq. ft.	
7.	<b>Floor Area Ratio</b> (total square feet of building(s) divided by the total square feet of entire site)			
	Existing:	0.33	Sq. ft.	7,794
	Proposed:	4.31	Sq. ft.	100,298
	Permitted:	n/a	Sq. ft.	n/a
8.	<b>Building Coverage</b> (first floor square footage of building)			
	Existing:	5,703	Sq. ft.	24.5 % of site
	Proposed:	21,650	Sq. ft.	93.0 % of site
	Permitted:	23,281	Sq. ft.	100 % of site
9.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)			
	Existing:	2,623	Sq. ft.	11.3 % of site
	Proposed:	1,229	Sq. ft.	5.3 % of site
10.	<b>Interior Green Space of Vehicle Use Area</b> (include all green space within the parking lot and drive lanes)			
	Existing:	2,608	Sq. ft.	11.2 % of vehicular area
	Proposed:	0	Sq. ft.	0 % of vehicular area
11.	<b>Paving Coverage</b> (including sidewalks within boundary of the subject property; do not include building footprint(s))			
	Existing:	12,347	Sq. ft.	53.0 % of site
	Proposed:	402	Sq. ft.	1.7 % of site

# SPECIAL EXCEPTION SITE PLAN REVIEW

## DATA SHEET

DATA TABLE (continued page 2)					
12.	<b>Impervious Surface Coverage</b> (total square feet of all paving, building footprint and other hard surfaced areas)				
	Existing:	18,050	Sq. ft.	77.5	% of site
	Proposed:	22,052	Sq. ft.	94.7	% of site
	Permitted:	23,281	Sq. ft.	100	% of site
13.	<b>Density / Intensity</b>				
	<i>No. of Units</i>		<i>No. of Employees</i>		<i>No. of Clients (C.R. / Home)</i>
	Existing:	0	Existing:	n/a	Existing: n/a
	Proposed:	0	Proposed:	n/a	Proposed: n/a
	Permitted:	n/a			
14 a.	<b>Parking (Vehicle) Spaces</b>				
	Existing:	32	includes	2	disabled parking spaces
	Proposed:	127	includes	5	disabled parking spaces
	Permitted:	48	includes	2	disabled parking spaces
14 b.	<b>Parking (Bicycle) Spaces</b>				
	Existing:	0	Spaces	0	% of vehicular parking
	Proposed:	5	Spaces	3.9	% of vehicular parking
	Permitted:	0	Spaces	0	% of vehicular parking
15.	<b>Building Height</b>				
	Existing:	34.3	Feet	2	Stories
	Proposed:	171' 5"	Feet	14	Stories
	Permitted:	n/a	Feet	n/a	Stories
16.	<b>Construction Value</b>				
	What is the estimate of the total value of the project upon completion? \$ 43,000,000				
	<i>Note: See Drainage Ordinance for a definition of "alteration." If yes, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.</i>				



# NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
232 2ND ST N and 256 2ND ST N,	
<b>Street Address:</b> and 234 3RD AVE N	<b>Case No.:</b>
<b>Description of Request:</b> site plan review/bonus approval, streamline; variance to minimum sidewalk width adjacent to grand tree from 10 ft to 5 ft.	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



# PUBLIC PARTICIPATION REPORT

Application No. \_\_\_\_\_

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

**NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.**

APPLICANT REPORT	
<b>Street Address:</b> 232 2ND ST N and 256 2ND ST N, and 234 3RD AVE N	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	N/A
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	On 1/9/23 this application was sent to Downtown Neighborhood Assn., CONA and FICO.
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	N/A
2. Summary of concerns, issues, and problems expressed during the process	
N/A	

NOTICE OF INTENT TO FILE	
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Tom Lally at <a href="mailto:variance@stpetecona.org">variance@stpetecona.org</a> ), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 <sup>th</sup> Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.	
<input type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO:	1/9/23
<input type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	



## **NARRATIVE IN SUPPORT OF SITE PLAN APPLICATION**

KT St Pete Runner LLC (the “Developer”) is the owner of the property located at 232 2nd St. N. and 256 2nd St. N. (collectively, the “Property”). The Property is zoned DC-1, which permits various residential and commercial uses by right, with an unlimited FAR and no maximum height.

The Property is currently used as a retail store and surface parking lot. The Developer proposes to redevelop it with a 14-story building containing 192 hotel rooms and a 127-space parking garage (collectively, the “Project”).

The Developer is requesting site plan/bonus, streamline approval for the Project. Under the streamline approval process, the Property has a maximum FAR of 7.0 and a maximum height of 375 ft. The Developer proposes a 4.31 FAR (as set forth in the attached FAR calculations) and a maximum height of 171’ 5”.

The Developer is proposing a 5 ft wide sidewalk at the northeast corner of the Property adjacent to a grand tree (live oak), in order to protect the tree from disturbance. This requires a variance to the minimum sidewalk width requirement of 10 ft, found in Sec. 16.40.140.4.2 of the Code. The Code specifically contemplates such variances to accommodate unique conditions such as grand trees (Sec. 16.40.140.4.2.C).

### **Discussion of Standards of Review for Site Plans**

(Sec. 16.70.040.1.4 of the City of St. Petersburg Land Development Code (“Code”))

*1. The use is consistent with the Comprehensive Plan;*

The Property is designated Central Business District and Intown Activity Center on the City’s Comprehensive Plan. These designations permit the highest intensity development within the City along with a range of various uses, including those proposed for the Project.

*2. The property for which a site plan review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;*

The Property’s land use (Central Business District and Intown Activity Center) and zoning (DC-1) designations permit the Project.

*3. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and county roads shall be based on the latest access management standards of FDOT or the county, respectively;*

The Project complies with these items and meets or exceeds all Code requirements. Vehicular and pedestrian access to the Project will be provided on 3<sup>rd</sup> Ave. N. and 2<sup>nd</sup>

St. N. Sufficient loading, utility and emergency access are provided from these access points.

4. *Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;*

The Project complies with these items and meets or exceeds all Code requirements. Off street parking and loading will be provided within the Project's new parking garage and ground floor parking, which is accessed on 3<sup>rd</sup> Ave. N. and the alley to the south of the Property. The parking garage will be screened and the Project will be landscaped in accordance with the Code.

5. *Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;*

Traffic impact reports are not required in downtown. The entitlements for the Project are already permitted by the Property's land use and zoning designations.

6. *Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval of a drainage plan as required City ordinance, county ordinance, or SWFWMD;*

The Project complies with these items and meets or exceeds all Code requirements. The Project includes upgrading the Property's drainage system as required by the Code.

7. *Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;*

No signage is proposed with this application, but all signage or lighting for the Project will meet or exceed all Code requirements.

8. *Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;*

The Project complies with these items and meets or exceeds all Code requirements. The building and the Project's open space are oriented towards 2<sup>nd</sup> St. N. and 3<sup>rd</sup> Ave. N.

The Project meets or exceeds all required setbacks and is consistent with the appearance, harmony and character of other buildings in downtown and the surrounding high-intensity mixed use neighborhood, which is approved for and contains similar mid to high rise type buildings.

9. *Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;*

There are no known environmental, historic or archaeological sites on the Property. A discussion of the Project's sensitivity to a nearby potentially eligible historic landmark is provided below in Section 14. The Project is compatible with the surrounding high-intensity mixed use neighborhood, which is approved for and contains similar mid to high rise type buildings.

10. *Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;*

The Project is not expected to cause any detrimental effects on property values in the neighborhood. The surrounding neighborhood consists of similar high-intensity mixed-uses and the Project will likely enhance property values in this area.

11. *Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;*

The Project complies with these items and meets or exceeds all Code requirements. The Project meets or exceeds all required setbacks and the parking garage will be screened from surrounding properties. The Project provides amenities which are comparable to other buildings of its type in the city. No adverse effects of noise, lights, dust, fumes and other nuisances are expected given the compatibility of the Project with the surrounding high-intensity, downtown mixed-use neighborhood.

12. *Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;*

The Property is of sufficient size for the development proposed and is appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.

13. *Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;*

The Project complies with these items and meets or exceeds all Code requirements. No wetlands or other protected vegetation are known to exist on the Property. Removal of any protected trees shall be in accordance with the Code.

The large live oak tree within the right of way of 3<sup>rd</sup> Ave. N. at the northeast corner of the Property will be preserved and incorporated into the Project.

*14. Sensitivity of the development to on-site and or adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;*

The Project complies with these items and meets or exceeds all Code requirements.

No archaeological resources are known to exist on or within 200 ft of the Property. No local or national landmarks are located on or within 200 ft of the Property.

The Property and some of those surrounding it are located within the Downtown St. Petersburg National Register Historic District. National register designations do not impose any restrictions on the use of property.

The structure on the Property is contributing to the national district; however, it has been extensively altered over the years. The Developer believes that this structure does not qualify for designation as a local or national landmark and, thus, is not a historic resource requiring protection.

There are two potentially eligible local landmarks within 200 ft of the Property:

1. Heritage Hotel (234 3rd Ave. N.)
  - a. Location- adjacent to west side of Property
  - b. Historical Significance- Potentially Eligible Local Landmark
2. Endicott House (233 3rd St. N.)
  - a. Location- 199 ft west of Property
  - b. Historical Significance- Potentially Eligible Local Landmark

The adjacent Heritage Hotel (now Hotel Indigo) is listed on the city's list of potentially eligible local landmarks. While the structure is on the potentially eligible list, it has been extensively altered over the years and contains few, if any, character defining elements. The Developer believes that the structure does not qualify for designation as a local or national landmark and, thus, is not a historic resource requiring protection.

The Project is separated from the Endicott House by almost 200 ft, which distance includes the Heritage Hotel and its parking lots.

As the Project increases with height, the building is setback significantly further from the west and south property lines. Additionally, the attention to detail and design elements at the ground level including multilevel commercial uses, transparent

storefronts and landscaping will activate the pedestrian level and reduce the perception of height. The parking garage will be screened to further reduce impacts to adjacent properties.

The proposed setbacks and separation distinguish the Project from surrounding historic resources and allow for ample visibility to them. No character defining elements of any historic resources will be obstructed by the Project.

Based on the foregoing, the Developer believes it has shown ample sensitivity to historic resources.

*15. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;*

The Property is not located within a hurricane vulnerability zone.

*16. Meets adopted levels of service and the requirements for a certificate of concurrency by complying with the adopted levels of service for:*

- a. Water.*
- b. Sewer.*
- c. Sanitation.*
- d. Parks and recreation.*
- e. Drainage.*

The Project will meet all adopted levels of service.

**Discussion of Standards of Review for Planning and Zoning Decisions, Generally**

(Sec. 16.70.040.1.E of Code)

- E. Standards for review. In reviewing the application for a planning and zoning decision in addition to the standards of review applicable to the decision, the POD, commission or the City Council shall consider whether the proposed amendment is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the plan.*

The application is consistent with and furthers the purpose of the Code and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the promotion of redevelopment, the elimination of surface parking and the promotion and expansion of downtown.

## Discussion of Standards of Review for Variances

(Sec. 16.70.040.1.6 of the Code)

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*
  - a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site;*
  - b. *Substandard lot. If the site involves the utilization of an existing legal nonconforming lot which is smaller in width, length or area from the minimum lot requirements of the district;*
  - c. *Preservation district. If the site contains a designated preservation district;*
  - d. *Historic resources. If the site contains historical significance;*
  - e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features;*
  - f. *Neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;*
  - g. *Public facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals;*

The Project is the redevelopment of an irregular lot in the DC district. A grand tree (live oak) is adjacent to the northeast corner of the Property where the variance is requested.

2. *The special conditions existing are not the result of the actions of the applicant;*

The Developer has taken no action to cause the existing condition of the Property. The tree significantly predates the Developer and the Code.

3. *Owing to the special conditions, a literal enforcement of this chapter would result in unnecessary hardship;*

Without the requested variance to allow a 5 ft wide sidewalk, the grand tree adjacent to the Property could be damaged by installing a new 10 ft sidewalk. Not granting the variance would result in an unnecessary hardship to the Developer, and would be contrary to the purpose of the Code and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the protection of grand trees and the promotion of redevelopment.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

As just discussed, strict application of the Code would force the Developer to place a larger sidewalk closer to the existing grand tree. This would potentially conflict with other provisions of the Code related to grand trees and results in an unreasonable use of the Property.

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

The Developer is requesting the minimum variance necessary to protect the tree and allow for the Project.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter.*

Granting the variance will permit the Developer to redevelop the Property, while protecting the grand tree. Doing so is consistent with the purpose of the Code and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the protection of grand trees and the promotion of redevelopment.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare;*

Granting the variance will have no negative impact on neighboring properties or the public welfare, as it results in the protection of a grand tree.

8. *The reasons set forth in the application justify the granting of a variance.*

The Developer believes it has met this criterion.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

The Developer is not relying on any of these items to justify the requested variance.

**FAR SUMMARY:**

<b>Site Area (SF):</b>	23,281
<b>Site Area (AC):</b>	0.53

**Summary**

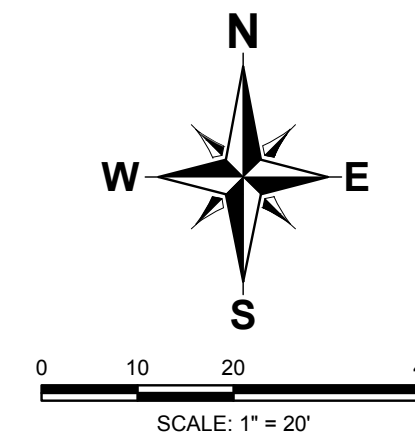
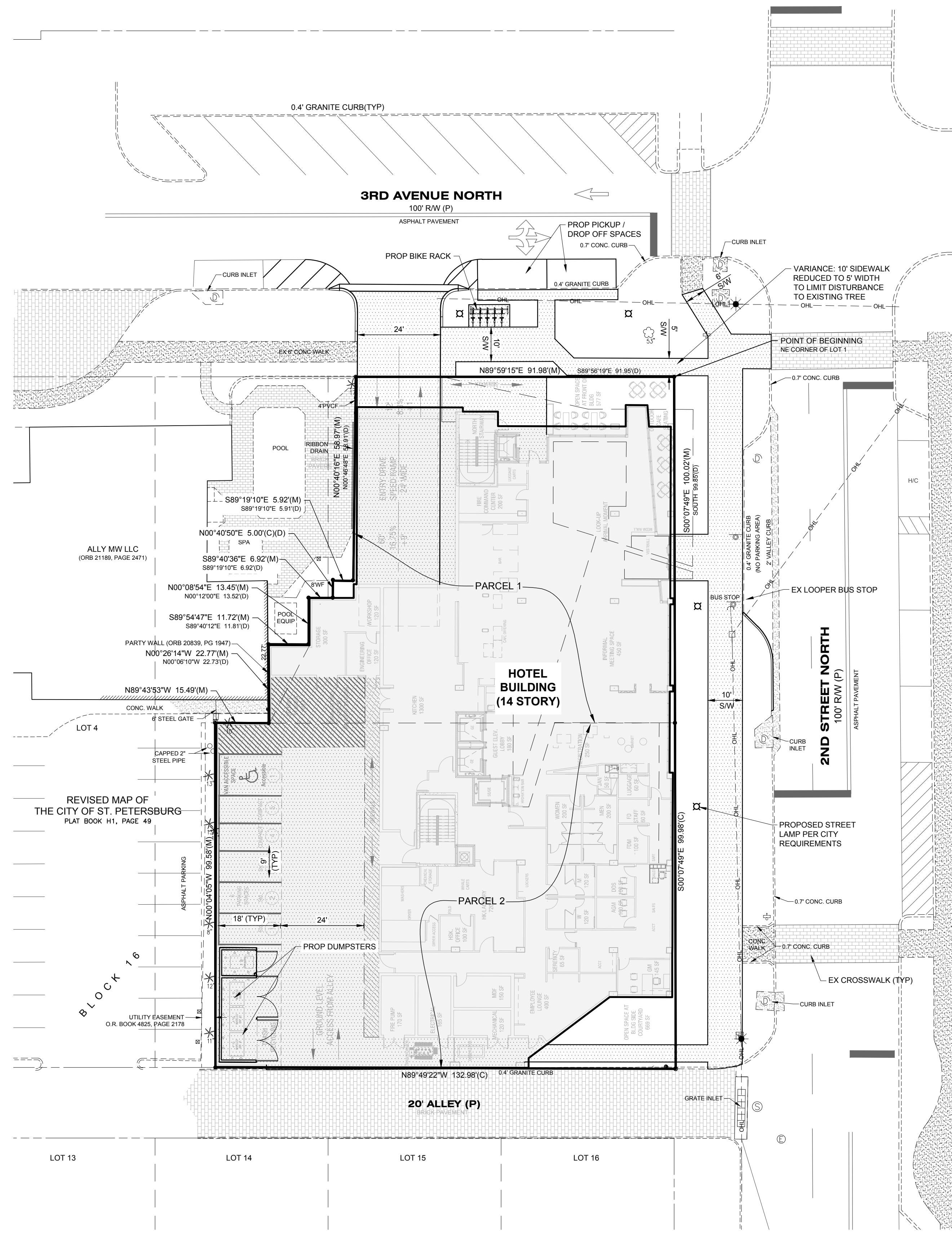
<b>Area</b>	<b>Square Footage</b>	<b>Note</b>
<i>Development Area Available:</i>		
FAR- 7.0	162,967	Bonus Approval, Streamline
Hotel Uses Above Ground Floor	34,922	1.5 FAR Exempt
Structured Parking	65,407	Fully Exempt From FAR
<b>Total Development Area Available</b>	<b>263,296</b>	
<i>Proposed Constructed Area (GSF):</i>		
Hotel	135,219	
Structured Parking	65,407	
<b>Total Area to be Built</b>	<b>200,626</b>	

**FAR BREAKDOWN:**

<b>Area</b>	<b>Square Footage</b>	<b>Note</b>
Total	200,626	
Hotel Uses Above Ground Floor	34,922	1.5 FAR Exempt
Structured Parking	65,407	Deduct Full Area
<b>Calculated FAR SF</b>	<b>100,298</b>	
<b>Calculated FAR</b>	<b>4.31</b>	
<b>Base FAR SF</b>	<b>69,843</b>	
<b>Base FAR</b>	<b>3.00</b>	
<b>Bonuses Needed FAR SF</b>	<b>30,455</b>	
<b>Bonuses Needed FAR</b>	<b>1.31</b>	
<b>Bonus</b>	<b>Square Footage</b>	<b>Note</b>
Historic Preservation (TDRs)	11,641	0.5 FAR
Workforce Housing (financial contribution)	18,814	0.81 FAR
<b>Total Bonus SF</b>	<b>30,455</b>	
<b>Total Bonus FAR</b>	<b>1.31</b>	



L:\4\4050\Koller Hospitality\002 Koller Hospitality\DWG\Construction\C1.0 SITE PLAN.dwg (SITE PLAN) RayG Jan 09, 2023 - 11:28am



<b>PROJECT LOCATION</b>	
232 & 256 2ND STREET NORTH ST. PETERSBURG, FLORIDA 33701 PINELLAS COUNTY	
<b>PARCEL ID</b>	
19-31-17-74466-016-0010, & 19-31-17-74466-016-0011	
<b>EXISTING LAND USE</b>	
RETAIL	
<b>FUTURE LAND USE</b>	
CBD CENTRAL BUSINESS DISTRICT	
<b>ZONING/OVERLAY DISTRICT</b>	
DC-1 DOWNTOWN CENTER	
<b>BUILDING UNIT MIX</b>	
HOTEL 192 ROOMS	
<b>DENSITY</b>	
EXISTING	N/A
PROPOSED HOTEL	N/A
<b>TOTAL SITE AREA (IMPERVIOUS AREA + OPEN GREEN SPACE + INTERIOR GREEN SPACE OF VUA)</b>	
EXISTING (18,050 SF + 2,623 SF + 2,608 SF)	23,281 SF (0.53 AC)
PROPOSED (22,052 SF + 1,229 SF + 0 SF)	23,281 SF (0.53 AC)
<b>GROSS FLOOR AREA</b>	
EXISTING	7,794 GFA
PROPOSED HOTEL	135,219 GFA
PERMITTED	162,967 GFA
<b>FLOOR AREA RATIO EXEMPTIONS</b>	
STRUCTURED PARKING AREAS	EXCLUDED FROM AREAS
HOTEL USES ABOVE GROUND FLOOR - REDUCES SF @ 1.5 FAR (23,281 x 1.5 = 34,922 SF)	
	34,922 SF EXEMPT FROM FAR CALC
<b>FLOOR AREA RATIO</b>	
EXISTING	0.33
PROPOSED WITH EXEMPTIONS (135,219 GFA - 34,922 SF = 100,298 GFA USED FOR FAR)	4.31
PERMITTED	7.00
<b>BUILDING HEIGHT</b>	
MAX BUILDING HEIGHT	300-375 FT
NUMBER OF STORIES	14
BUILDING HEIGHT	171' - 5"
<b>BUILDING SETBACKS</b>	
NORTH	10' (ABOVE 75')
SOUTH	20' (ABOVE 75')
EAST	10' (ABOVE 75')
WEST	29' (ABOVE 75')
<b>BUILDING COVERAGE</b>	
EXISTING	5,703 SF
PROPOSED	21,650 SF
PERMITTED	23,281 SF (100%)
<b>OPEN GREEN SPACE</b>	
EXISTING	2,623 SF
PROPOSED	1,229 SF
<b>INTERIOR GREEN SPACE OF VEHICULAR USE AREA</b>	
EXISTING	2,608 SF
PROPOSED	0 SF
<b>PAVING COVERAGE</b>	
EXISTING	12,347 SF
PROPOSED	402 SF
<b>MAXIMUM PERMITTED IMPERVIOUS AREA</b>	
MAX IMPERVIOUS AREA	100% (23,281 SF)
<b>IMPERVIOUS SURFACE COVERAGE (BUILDING COVERAGE + PAVING COVERAGE)</b>	
EXISTING (5,703 SF + 12,347 SF)	18,050 SF
PROPOSED (21,650 SF + 402 SF)	22,052 SF
PERMITTED	23,281 SF
<b>PARKING DATA</b>	
EXISTING	32 SPACES
<b>PARKING REQUIRED</b>	
HOTEL (1 PER 4 ROOMS)	
	46 SPACES
<b>PARKING PROVIDED</b>	
PARKING GARAGE	127 SPACES
<b>BICYCLE PARKING</b>	
EXISTING	0
PROP SHORT TERM SPACES	5
PROP LONG TERM SPACES	0



**SITE PLAN**  
**KOLTER HOTEL**  
**232 & 256 2ND STREET NORTH**  
**CITY OF ST PETERSBURG, FLORIDA**

BY	SHEET TITLE
REVISION	
NO.	DATE

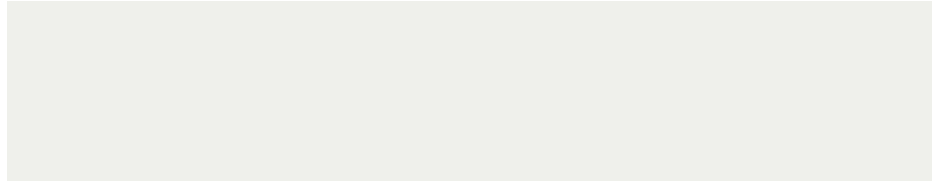
NOT FOR CONSTRUCTION

January 9, 2023

FLOOD ZONE:	X	PANEL NO.:	12103C 0219H
DATUM:		DATED:	08/24/2021
NAVD88			
SEC TWP RING:	19/31/17	DATE:	01/09/2023
JOB No.:	4050.0002		
C1.0			
SHEET 1 OF 1			



Paint on stucco - Accents  
Sherwin Williams SW 7075 Web Gray



Paint on stucco - Overall (walls, frames)  
Sherwin Williams SW 7006 Extra White



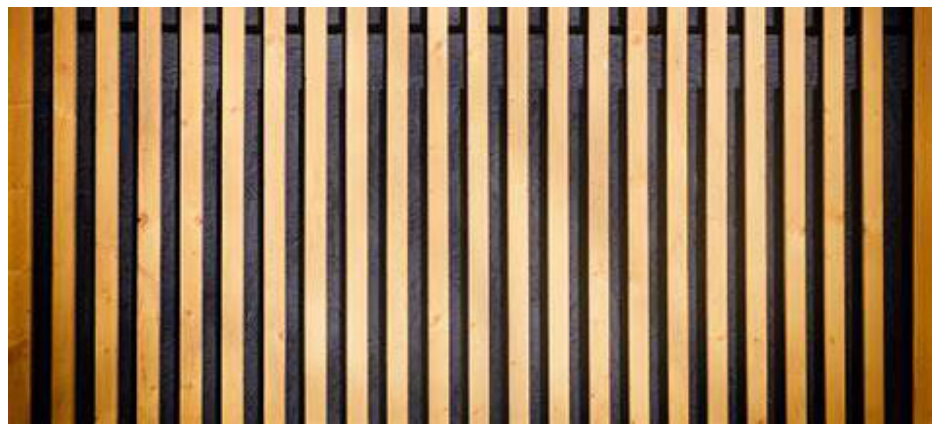
Paint on stucco - Accents  
Sherwin Williams SW 6118 Leather Bound



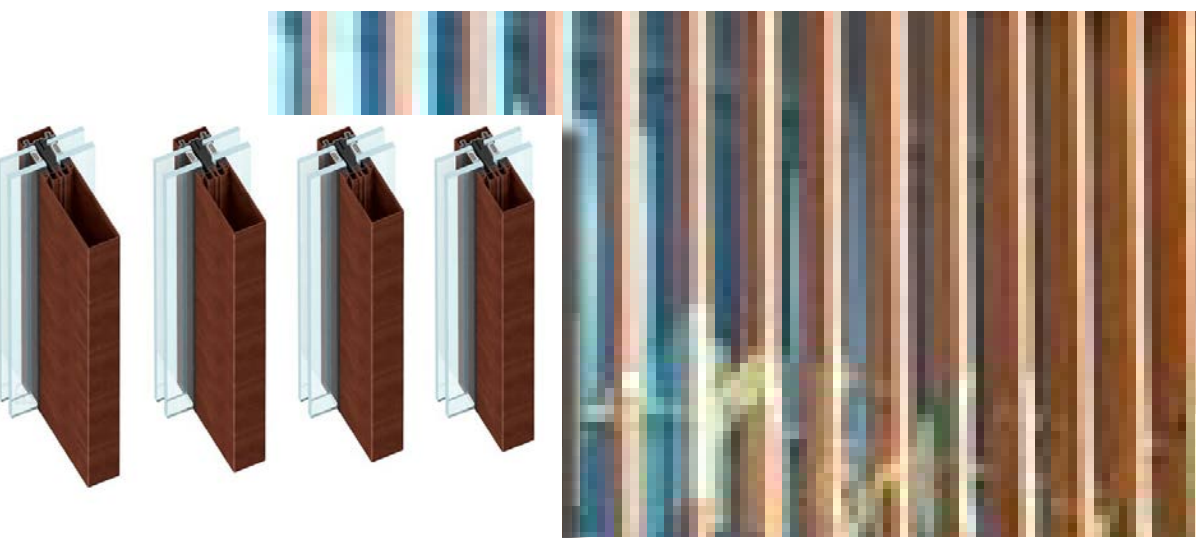
Paint on stucco - Accents, base  
Sherwin Williams SW 6258 Tricorn Black



Paint on stucco - Accents, garage  
Sherwin Williams SW 7064 Passive



Printed Vinyl Screen at Garage Levels  
(Custom Graphic TBD)



Mullion Extensions at Entry Storefront

**3rd Ave. N. & 2nd St. N.**  
St. Petersburg, Florida

**North Elevation Rendered**

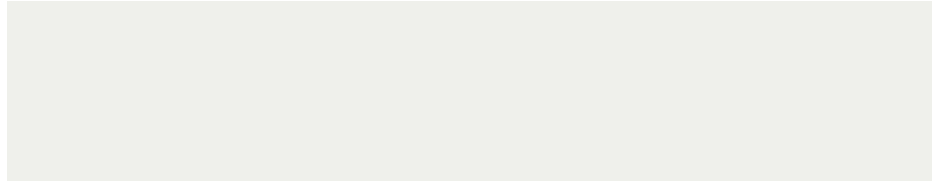
SUBMISSION  
04 January 2023

**A4.5**

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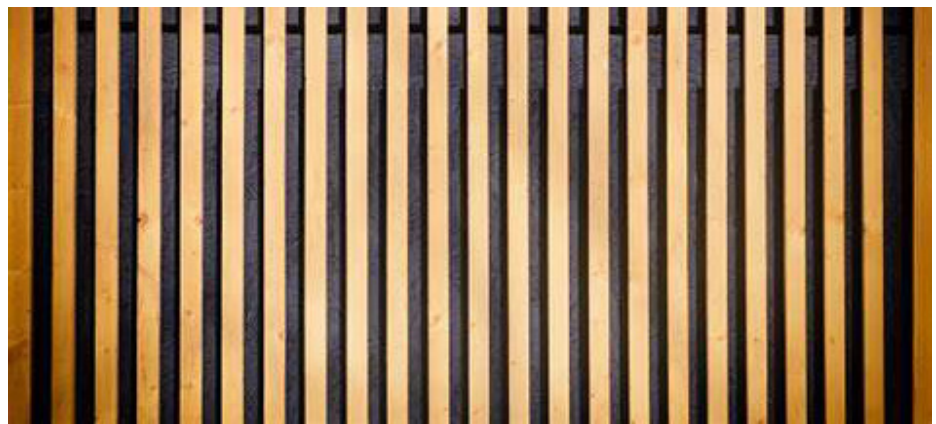
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Sherwin Williams SW 7075 Web Gray



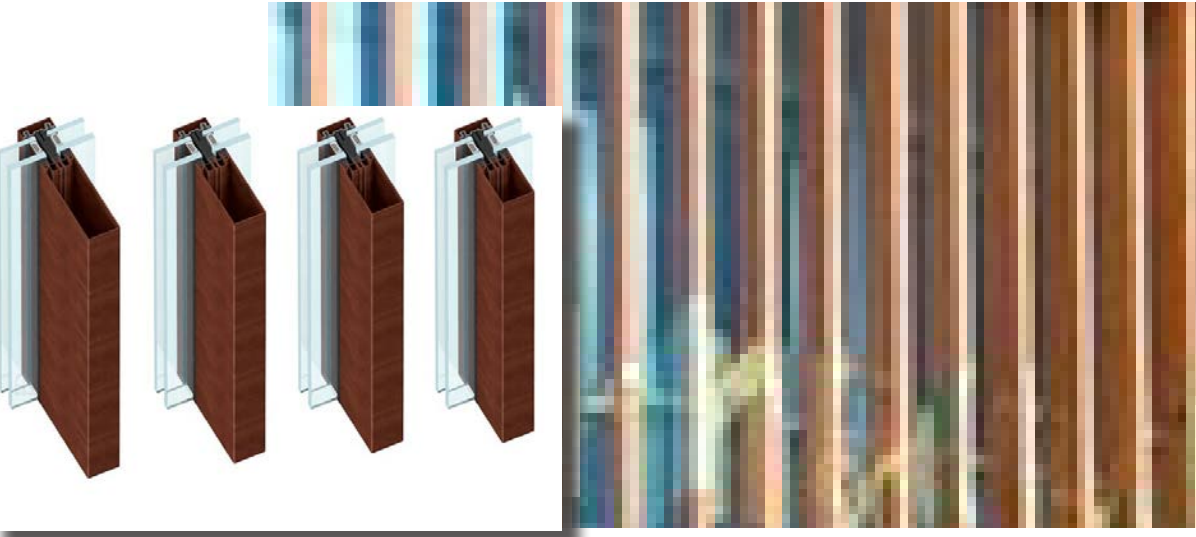
Paint on stucco - Overall (walls, frames)  
Sherwin Williams SW 7006 Extra White



Paint on stucco - Accents, base  
Sherwin Williams SW 6258 Tricorn Black



Printed Vinyl Screen at Garage Levels  
(Custom Graphic TBD)



Mullion Extensions at Entry Storefront

**3rd Ave. N. & 2nd St. N.**  
St. Petersburg, Florida

**East Elevation Rendered**

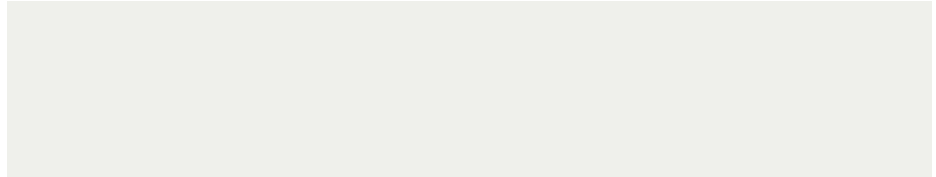
SUBMISSION  
04 January 2023

**A4.6**

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ALL RIGHTS RESERVED



Paint on stucco - Accents  
Sherwin Williams SW 7075 Web Gray



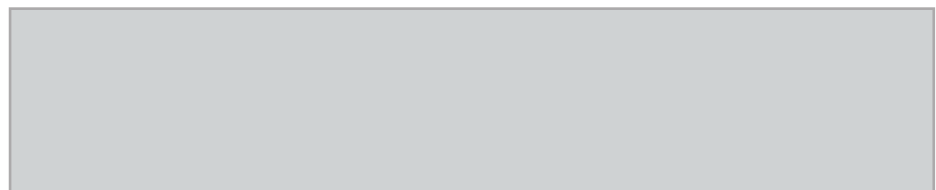
Paint on stucco - Overall (walls, frames)  
Sherwin Williams SW 7006 Extra White



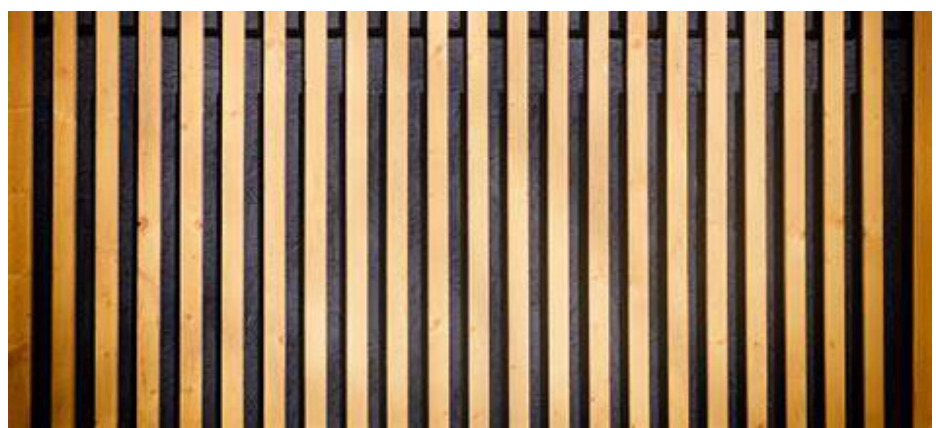
Paint on stucco - Accents  
Sherwin Williams SW 6118 Leather Bound



Paint on stucco - Accents, base  
Sherwin Williams SW 6258 Tricorn Black



Paint on stucco - Accents, garage  
Sherwin Williams SW 7064 Passive



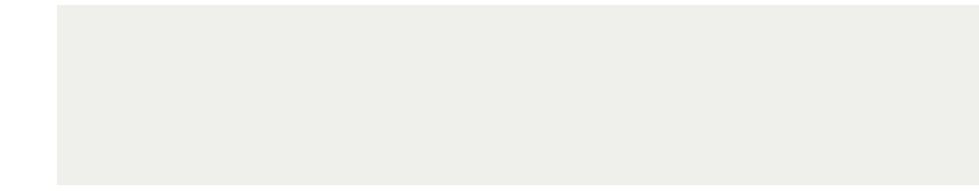
Printed Vinyl Screen at Garage Levels  
(Custom Graphic TBD)

**3rd Ave. N. & 2nd St. N.**  
St. Petersburg, Florida

**South Elevation Rendered**



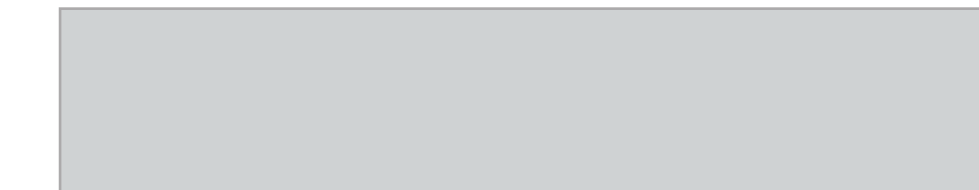
Paint on stucco - Accents  
Sherwin Williams SW 7075 Web Gray



Paint on stucco - Overall (walls, frames)  
Sherwin Williams SW 7006 Extra White



Paint on stucco - Accents  
Sherwin Williams SW 6118 Leather Bound



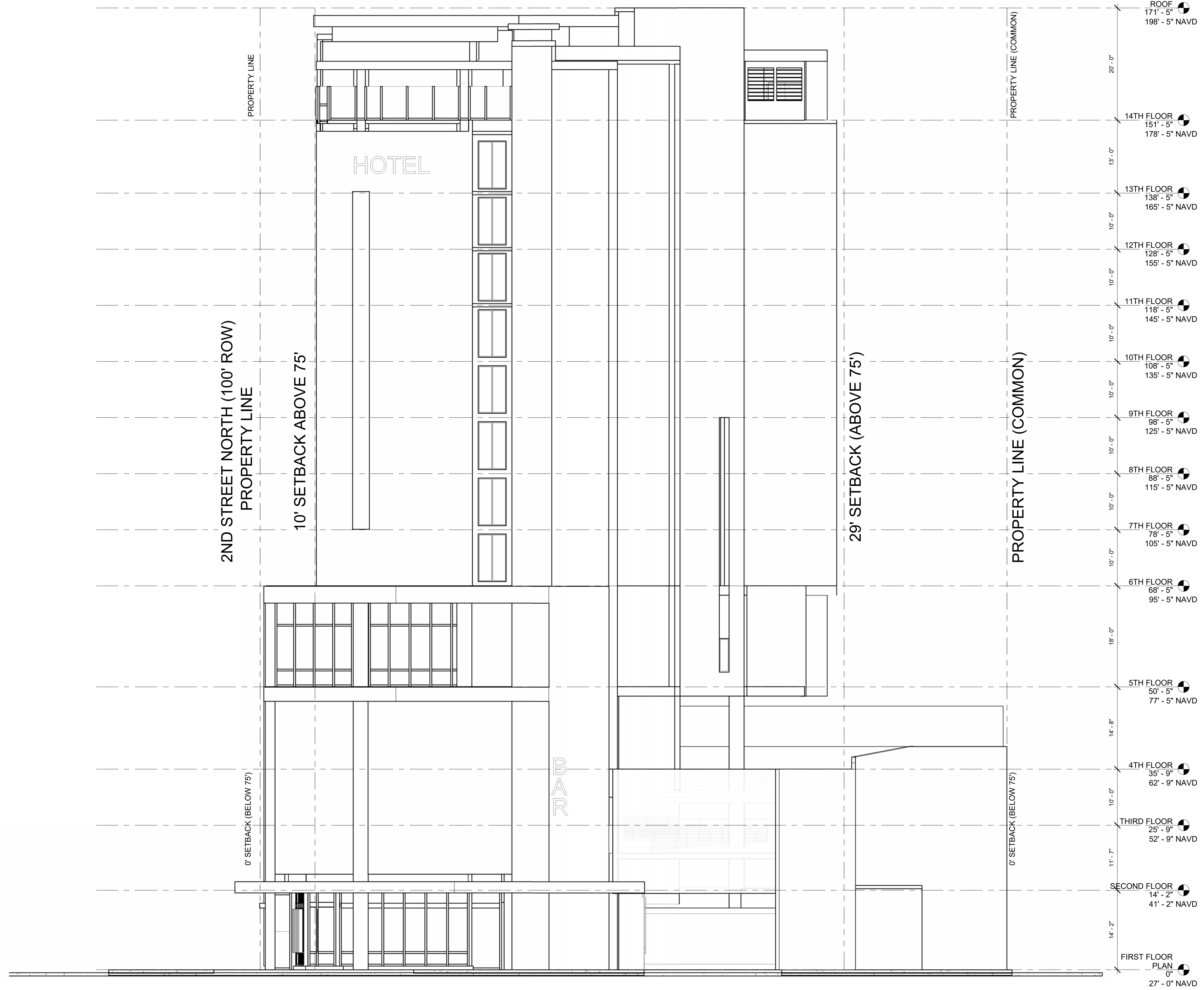
Paint on stucco - Accents, garage  
Sherwin Williams SW 7064 Passive



Printed Vinyl Screen at Garage Levels  
(Custom Graphic TBD)

**3rd Ave. N. & 2nd St. N.**  
St. Petersburg, Florida

**West Elevation Rendered**



**3rd Ave. N. & 2nd St. N.**  
St. Petersburg, Florida

**North Elevation Technical**

SUBMISSION  
04 January 2023

**A4.1**

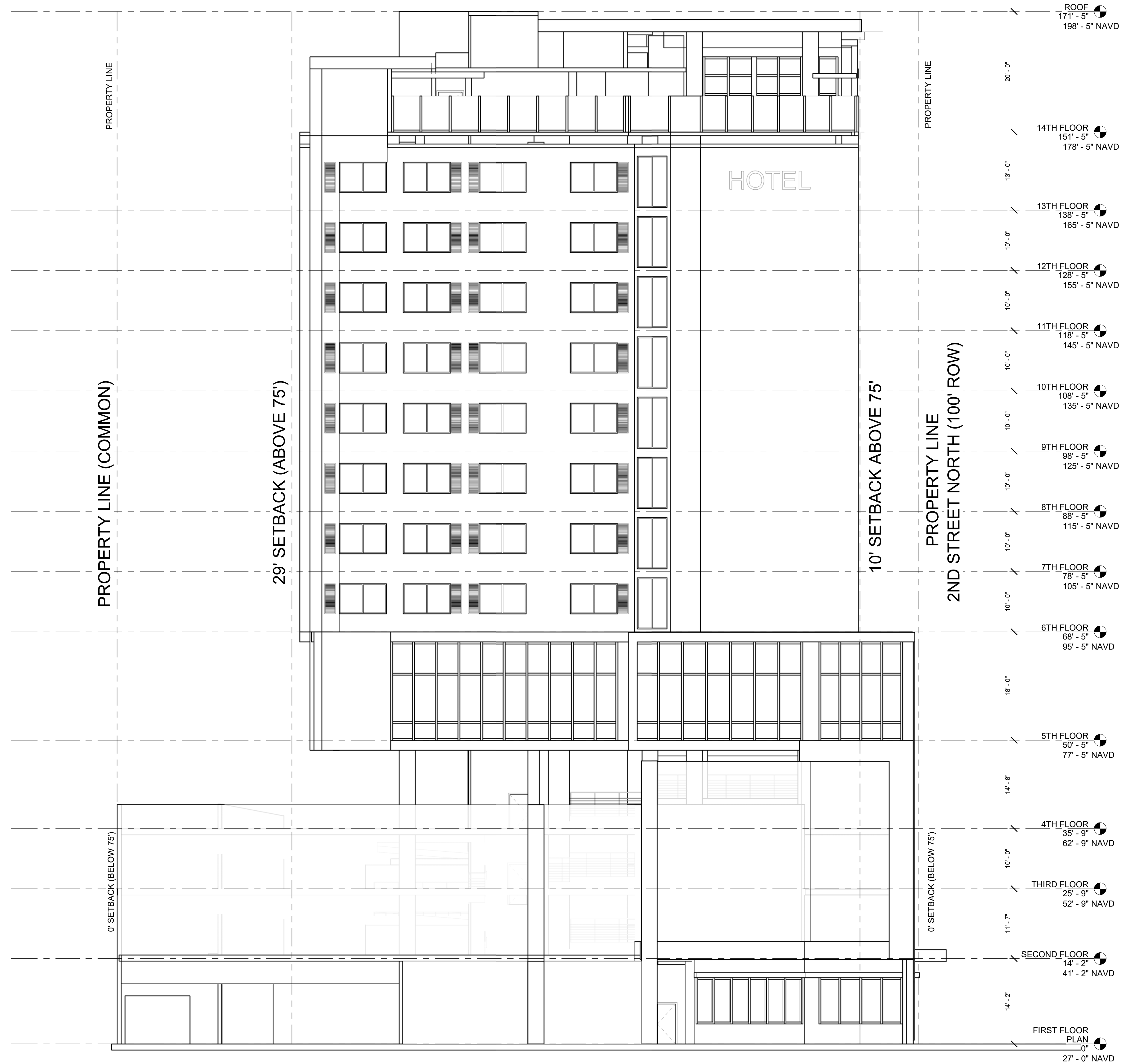


**3rd Ave. N. & 2nd St. N.**  
St. Petersburg, Florida

**East Elevation Technical**

SUBMISSION  
04 January 2023

**A4.2**



**3rd Ave. N. & 2nd St. N.**  
St. Petersburg, Florida

**South Elevation Technical**

SUBMISSION  
04 January 2023

**A4.3**



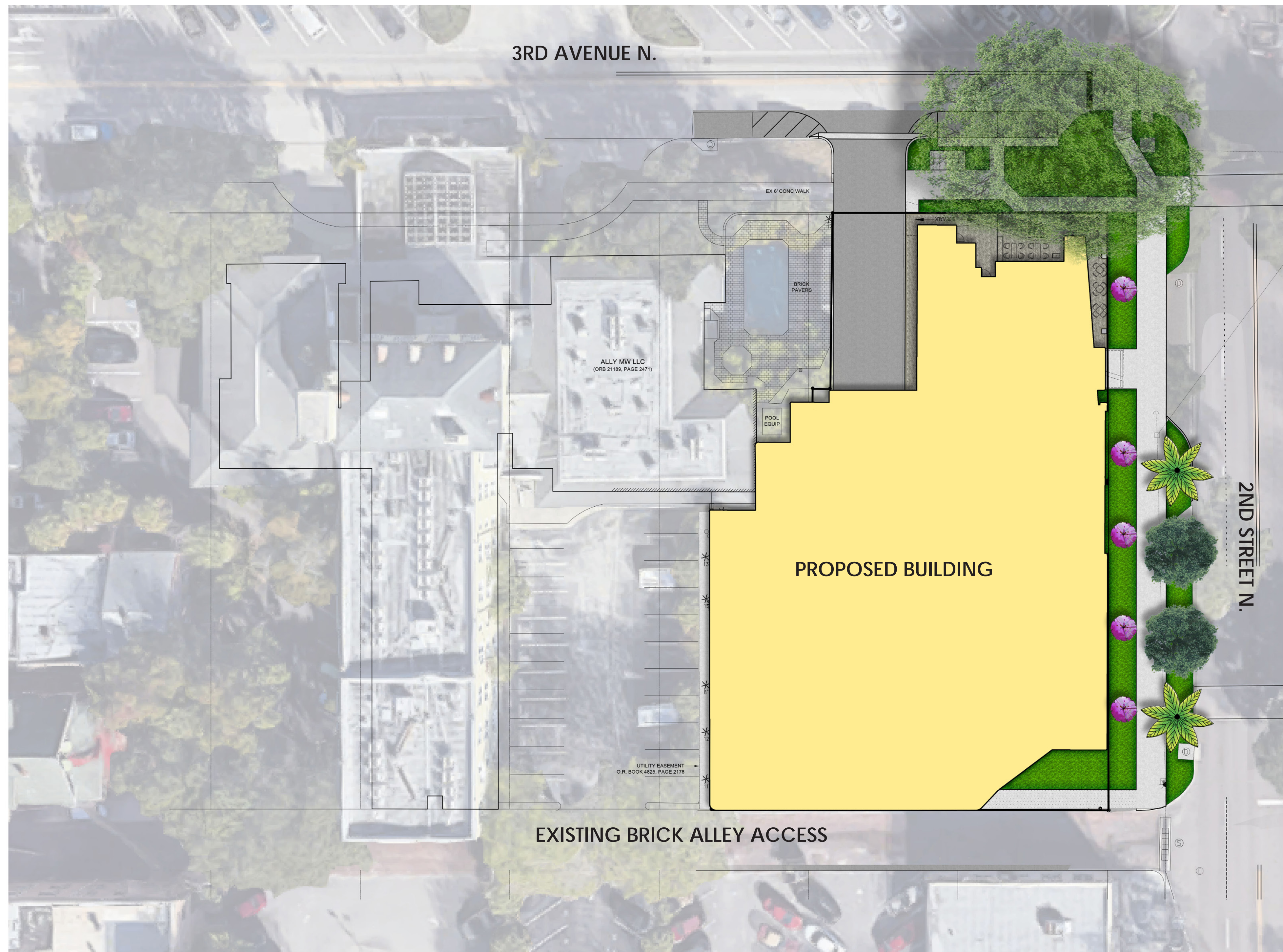


**3rd Ave. N. & 2nd St. N.**  
St. Petersburg, Florida

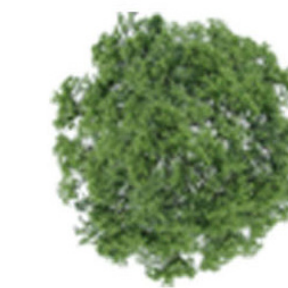
**West Elevation Technical**

SUBMISSION  
04 January 2023

**A4.4**



LANDSCAPE KEY



EXISTING GRAND OAK TREE



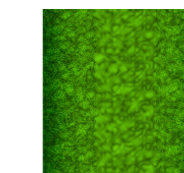
SHADE TREE: RED MAPLE, MAGNOLIA, ELM, LIVE OAK



LARGE SHRUB/SMALL TREE: JATROPHA, HIBISCUS STANDARD,



LARGE PALM: ROYAL PALM, FOXTAIL PALM



HEDGE/GROUNDCOVER: PODOCARPUS, DWARF CLUSIA, CONFEDERATE JASMINE, BLUE DAZE

3rd Ave. N. & 2nd St. N.  
St. Petersburg, Florida

Landscape Plan  
Scale: N.T.S

**A BOUNDARY SURVEY OF:**

**PARCEL 1:**

The North 1/2 of Lots 1 and a portion of Lots 2 and 3, Block 16, Revised Map of the City of St. Petersburg, according to the Plat thereof, as recorded in Plat Book 1, Page 49, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, all described as follows:

Commencing at the Northeast corner of Lot 1, said Block 16 for a Point of Beginning; proceed South 99.85 feet along the East Line of said Lot 1; thence N.89°59'32"W., 117.46 feet; thence N.00°06'10"W., 22.73 feet to the wall face of the existing Restaurant Building; thence the following 3 course along said wall 1) S.89°40'12"E., 11.81 feet; 2) N.00°12'00"E., 13.52 feet; 3) S.89°19'10"E., 6.92 feet; thence N.00°40'50"E., 5.00 feet; thence S.89°19'10"E., 5.91 feet; to the wall face of the existing Restaurant Building; thence N.00°46'48"E., 58.91 feet along said wall and its extension to the South right-of-way line of 3rd Avenue North; thence S.89°56'19"E., 91.95 feet along said South right-of-way line to the Point of Beginning.

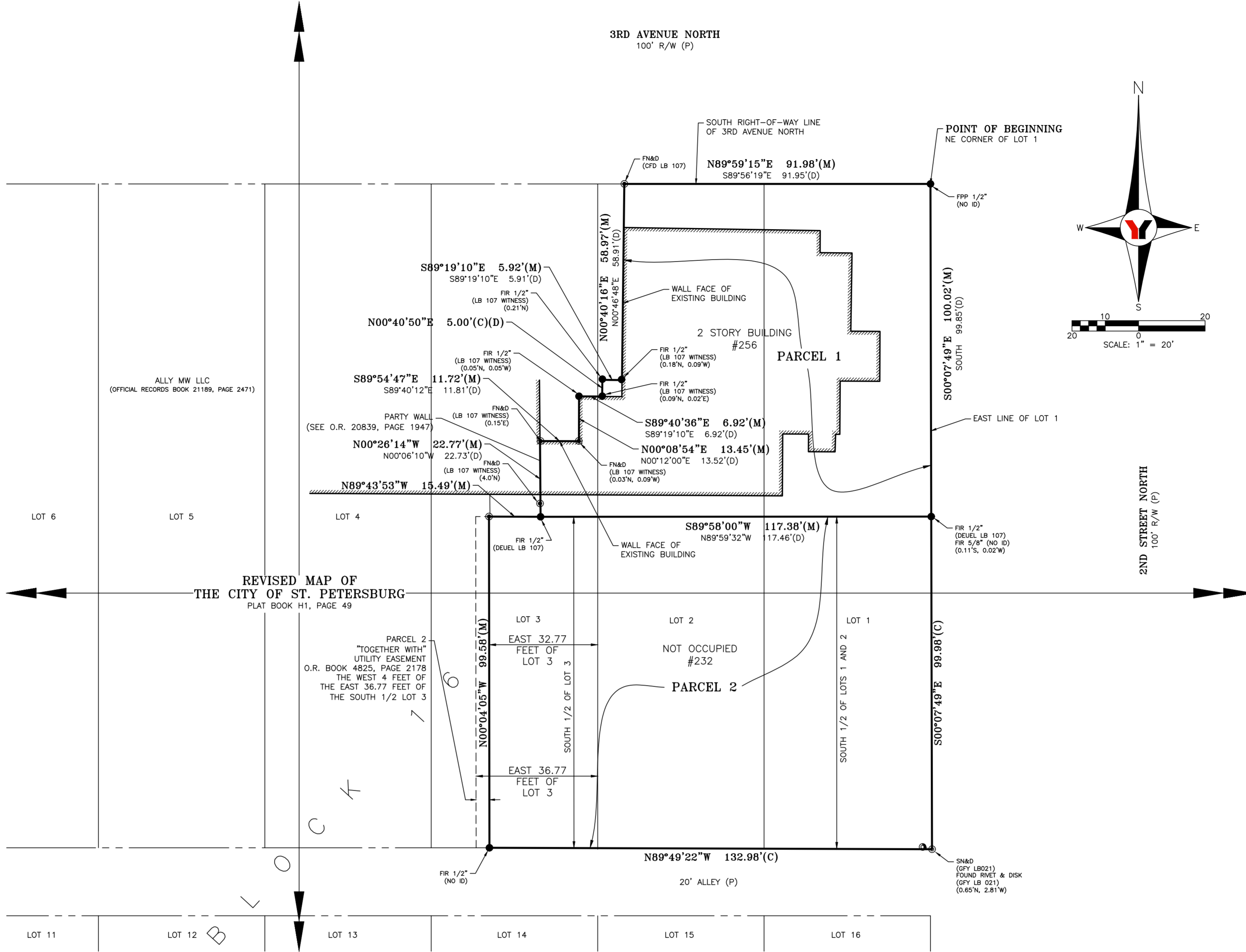
**PARCEL 2:**

The South 1/2 of Lots 1 and 2 and the South 1/2 of the East 32.77 feet of Lot 3, Block 16, REVISED MAP OF THE CITY OF ST. PETERSBURG, according to the plat thereof recorded in Plat Book 1, Page 49, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

TOGETHER WITH a utility easement for water, gas, and/or electricity lines and/or pipes on, through or across, and an easement for encroachment of load-bearing columns and roof overhang, created by and contained in that certain Grant of Easement by and between Garden Cafeteria, Inc., and Barnes & Pendergast, Inc., dated February 26, 1979 and recorded March 13, 1979 in Official Records Book 4825, Page 2178, of the Public Records of Pinellas County, Florida, on or covering certain portions of that certain parcel of land described as:

The West four (4) feet of the East 36.77 feet of the South 1/2 of Lot 3, Block 16, REVISED MAP OF THE CITY OF ST. PETERSBURG, according to the plat thereof recorded in Plat Book 1, Page 49, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

St. Petersburg, Florida



**SURVEYOR'S NOTES**

- This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
- 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 performed a limited search of the public records, but this search was not exhaustive.
- This map is intended to be displayed at a scale of 1" = 20' 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 (if any).
- 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.
- Bearings shown hereon are relative to Grid North as established by the National Ocean Service (NOS) through its program office National Geodetic Survey (NGS) and the South right of way line of 3rd Avenue North being N 89°59'15" E.
- Survey prepared with the benefit of the following Title Commitments by American Land Title Association Commitment for Title Insurance, issued by Chicago Title Insurance Company, Order Number: 9561996, Issuing Office File Number: Kolter Urban Acquisition, Commitment Date: 06/01/2021 @ 8:00 AM.
- Information on adjoining property owners or adjoining property recording information was obtained from the Pinellas County Property Appraiser 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.
- All tree species shown are for informational purposes only and any tree species that may be critical should be verified by a certified arborist.
- 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.
- The SE corner was established using previous George F. Young, Inc. survey records, specifically from Project #130251005C, in which the SE corner was monumented with a George F. Young, Inc. rivet and disk in the top of a granite curb in 2014. A monument matching this description was found in the top of curb 2.8' West of the corner. It is possible that the granite curb segment may have been removed and replaced in a different position since that time due to construction work related to the previous project.
- Parcel 1 and Parcel 2 are contiguous along their common boundary lines, without any gaps, gores, or hiatuses.

REVISED MAP OF THE CITY OF ST. PETERSBURG PLAT BOOK H1, PAGE 49

**ALTA/NSPS TABLE A ITEM NOTES**

- Monuments were found or set at all major corners of the boundary (shown hereon).
- Address(es) of the surveyed property (and current landowners per title commitments): 232 & 256 2nd Street North, St. Petersburg, FL (Kolter Group Acquisitions LLC)
- Flood zone classification: ZONE X (unshaded), per FEMA Flood Insurance Rate Map number 12103C0219H, with an effective date of August 24, 2021.
- Gross land area is 23,281 square feet or 0.53 acre, more or less.
- Zoning setback requirements were not provided to this surveyor.
- Exterior dimensions of all buildings at ground level. (SHOWN HEREON).
- Square footage of building at ground level within subject parcel is 5,746 square feet.
- The height of the building is 34.3 feet above grade at the roof peak.
- Substantial features observed (SHOWN HEREON).
- Subject parcel contains 32 regular and 2 handicap parking spaces. There are an additional 2 regular and 1 handicap parking spaces adjacent to the subject parcel, in the public right of way of 3rd Avenue North.
- Client did not designate a determination of the relationship and location of certain division or party walls with respect to adjoining properties, however Schedule B2 Exception Item 10 acknowledges matters specifically pertaining to party walls on Parcel 1.
- Utilities existing on or serving the property per plans and/or reports provided by the client (NOT PROVIDED).
- Names of adjoining landowners according to current tax records (SHOWN HEREON).
- Distance to the nearest intersecting street: Subject parcel abuts two street right-of-ways..
- No evidence of current earth moving work, building construction, or building additions was observed during the time field work was performed on the subject parcel.
- No evidence of recent street or sidewalk construction or repairs was observed during the time field work was performed on the subject parcel.
- No plottable appurtenant (offsite) easements or servitudes were disclosed to the surveyor.



**TITLE COMMITMENT NOTES:**

- SCHEDULE B-II EXCEPTIONS:  
Commitment Order Number: 9561996
- ITEMS 1, 2, 3B, 3C, 3D, 4, 5, and 11 are not matters of survey.
- ITEM 3A: 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. (SURVEY SHOWN HEREON)
- ITEM 6: Grant of Easement by and between Garden Cafeteria, Inc., and Barnes & Pendergast, Inc., dated February 26, 1979 and recorded March 13, 1979 in Official Records Book 4825, Page 2178. (As to Parcel 2) (AFFECTS THE "TOGETHER WITH" PART OF PARCEL 2 DESCRIPTION, SHOWN HEREON)
- ITEM 7: Notice of Adoption of a Development Order recorded in Official Records Book 6900, Page 2224 and Notice of Development Order recorded in Official Records Book 6933, Page 78, as amended by Official Records Book 8053, Page 1395 and Official Records Book 9869, Page 892, Public Records of Pinellas County, Florida. (AFFECT SUBJECT PARCEL, BLANKET IN NATURE)
- ITEM 8: Resolution No. 93-546 recorded in Official Records Book 8426, Page 438. (As to Parcel 1) (DOES NOT AFFECT SUBJECT PARCEL)
- ITEM 9: Distribution Easement granted to Duke Energy Florida, Inc., d/b/a Duke Energy, a Florida corporation recorded August 6, 2014 in Official Records Book 18485, Page 2660. (As to Parcel 2) (AFFECTS PARCEL 2. BLANKET IN NATURE, DESCRIBED AS A 10.00 WIDE EASEMENT AREA DEFINED AS LYING 5.00 FEET ON EACH SIDE OF GRANTEE'S FACILITIES)
- ITEM 10: Declaration of Party Wall Agreement by Heritage Hotel Associates, LLC, a Florida limited liability company, dated May 10, 2017 and recorded January 9, 2020 in Official Records Book 20839, Page 1947. (As to Parcel 1) (BLANKET IN NATURE, SHOWN HERON)
- ITEM 11: Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, right, duties, obligations and other matters contained in that certain unrecorded Lease by and between Ping Pong Partners, LLC, a South Dakota limited liability company, as Landlord, and Robinson Sports, Inc., d/b/a FIT2RUN, as evidenced by and together with its own terms, covenants, conditions, restrictions, provisions, rights, duties, obligations and other matters contained in that certain Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 21167, Page 2693, and all rights thereunder of said Lessee and of any person claiming by, through or under the said lessee. (As to Parcel 1) (AFFECTS SUBJECT PARCEL, BLANKET IN NATURE)

**CERTIFIED TO:**

K TITLE COMPANY LLC  
KT ST. PETE RUNNER LLC  
CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK  
CHICAGO TITLE INSURANCE COMPANY  
STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, and 18 of Table A thereof. The fieldwork was completed on September 15, 2021. The survey also meets the minimum technical standards for surveys set forth by the Florida Board of Professional Surveyors and Mappers, pursuant to Chapter 5J-17, Florida Administrative Code.

Date of plat or map: September 17, 2021.

NO.	BY	DATE	DESCRIPTION
1	CPM	9/22/21	REVISE & CORRECT CERTIFICATIONS
2			
3			
4			
5			

NO.	BY	DATE	DESCRIPTION
6			
7			
8			
9			
10			

INITIALS	DATE
CREW CHIEF SP	9/17/21
DRAWN OMK	9/14/21
CHECKED CM	9/17/21
FIELD BOOK	21-004
FIELD DATE	9/17/21

PREPARED FOR: K TITLE, KT ST. PETE RUNNER LLC, CIBC BANK, CHICAGO TITLE INSURANCE COMPANY, STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.



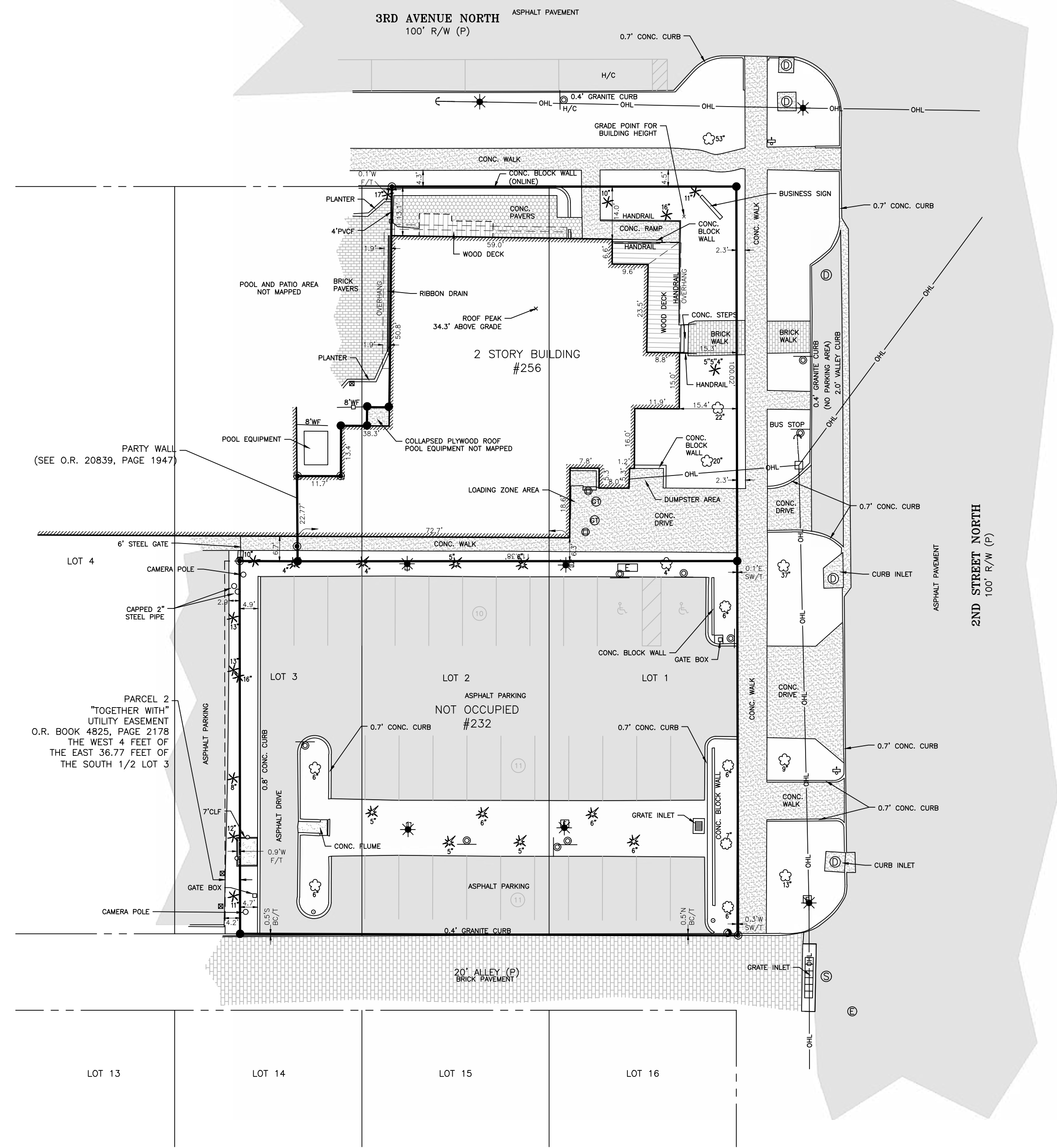
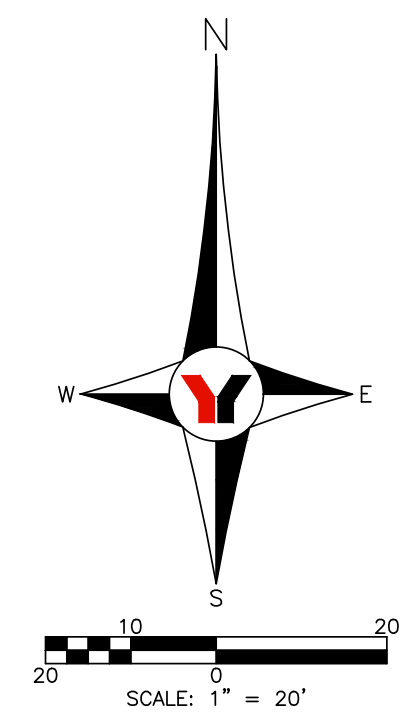
**George F. Young, Inc.**  
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701  
PHONE (727) 822-4317 FAX (727) 822-2919  
BUSINESS ENTITY: LB21 WWW.GEORGEFYOUNG.COM  
CIVIL & TRANSPORTATION ENGINEERING ECOLOGY GIS LANDSCAPE ARCHITECTURE  
PLANNING SURVEYING SUBSURFACE UTILITY ENGINEERING  
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

Digitally signed by Christopher P. McLaughlin, PSM  
Date: 2021.09.22 18:40:31 -0400

**232 & 256 2ND STREET NORTH**  
**ALTA/NSPS SURVEY**

SECTION 19, TOWNSHIP 31S., RANGE 17E.

JOB NO. 21006500S  
SHEET NO. 1 OF 2



LEGEND	
○	BOLLARD
●	CLEANOUT
✱	CONCRETE LIGHT POLE
⊞	ELECTRICAL SERVICE BOX
—	GUY WIRE
♿	HANDICAP MARKING
⊕	MANHOLE, DRAINAGE
⊖	MANHOLE, ELECTRIC
⊗	MANHOLE, GREASE TRAP
⊙	MANHOLE, SANITARY
⊠	METER, ELECTRIC
⊛	MISC. POST
⊚	NUMBER OF STANDARD PARKING SPACES
♣	PEDESTRIAN SINGLE UNIT
⊞	POWER POLE - CONCRETE
⊞	SIGN, SINGLE SUPPORT
⊞	WIRE PULL BOX

TREE LEGEND	
✱	TREE CYPRESS
✱	TREE OAK
✱	TREE PALM
✱	TREE UNKNOWN TYPE

ABBREVIATIONS	
BC/T	BACK OF CURB TIE
(C)	CALCULATED
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
(D)	DEED/DESCRIPTION
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FN&D	FOUND NAIL AND DISK
F/T	FENCE TIE
H/C	HANDICAP
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(M)	MEASURED
O.R.	OFFICIAL RECORDS BOOK
PLS	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVCF	POLYVINYL CHLORIDE FENCE
R/W	RIGHT OF WAY
SN&D	SET NAIL AND DISK
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCH MARK
WF	WOOD FENCE

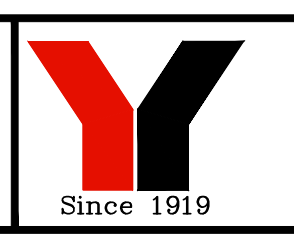
—OHL—	OVERHEAD UTILITY LINES
▨	ASPHALT
▩	BRICK
▧	CONCRETE
▤	CONCRETE PAVERS
▩	ROOFED (REPRESENTS COVERED AREAS, OVERHANGS AND MULTI-STORY BUILDING LINE)

NO.	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			

NO.	BY	DATE	DESCRIPTION
6			
7			
8			
9			
10			

INITIALS	DATE
CREW CHIEF	9/15/21
DRAWN	9/14/21
CHECKED	9/16/21
FIELD BOOK	21-004
FIELD DATE	9/15/21

PREPARED FOR: K TITLE, KT ST. PETE RUNNER LLC  
 CIBC BANK, CHICAGO TITLE INSURANCE COMPANY,  
 STERNS WEAVER MILLER WESSLER ALHADEFF & SITTERSON, P.A.



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 PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING  
 GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

SEE SHEET ONE FOR SIGNATURE, SEAL, DESCRIPTION AND NOTES

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JOB NO. 21006500SS  
 SHEET NO. 2 OF 2