



SPECIAL EXCEPTION
 SITE PLAN REVIEW

Application No. 21-31000003

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): B&T Longterm Real Estate, LLC, and T&G Longterm Real Estate, LLC	
Street Address: PO BOX 7598	
City, State, Zip: ST PETERSBURG FL 33734	
Telephone No:	Email:
NAME of AGENT OR REPRESENTATIVE: 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
NAME of ARCHITECT or ENGINEER: Joseph M. Antunovich	
Company Name: ANTUNOVICH ASSOCIATES	Contact Name: Joseph M. Antunovich
Telephone No: 312.266.1126	
Website: http://www.antunovich.com/	Email: jantunovich@antunovich.com
PROPERTY INFORMATION:	
Address/Location: 114 4TH ST S; 333 2ND AVE S Email:	
Parcel ID#(s): 19-31-17-74466-037-0150 and 19-31-17-74466-037-0120	
DESCRIPTION OF REQUEST: Site plan review/bonus approval, streamline and variance to min. drive aisle width	
PRE-APP MEETING DATE: 2/5/21	
STAFF PLANNER: JCB and CDM	

FEE SCHEDULE

	<u>SPECIAL EXCEPTION (SE)</u>		<u>SITE PLAN REVIEW (SPR)</u>
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, Agent R. Donald Mastry, as agent 3/8/21
 *Affidavit to Authorize Agent required, if signed by Agent. Date



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:

B&T Longterm Real Estate, LLC, and T&G Longterm Real Estate, LLC

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

Property Address: 114 4TH ST S and 333 2ND AVE S

Parcel ID#: 19-31-17-74466-037-0150 and 19-31-17-74466-037-0120

Request: All approvals needed in connection with the redevelopment of the property, including, without limitation, site plan approval, variance approval and CRA 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]

Blake W. Thompson
Printed Name

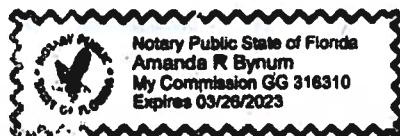
Sworn to and subscribed on this date

Identification or personally known: [Handwritten Signature]

Notary Signature: [Handwritten Signature]

Date: 2/17/2021

Commission Expiration (Stamp or date):



NARRATIVE IN SUPPORT OF SITE PLAN APPLICATION

B&T Longterm Real Estate, LLC, and T&G Longterm Real Estate, LLC (collectively “**Owner**”) is the owner of the property located at 114 4th St. S. and 333 2nd Ave. S., St. Petersburg (collectively, the “**Property**”). The Property is zoned DC-1, which permits various residential and commercial uses by right.

The Owner is requesting bonus approval, streamline, and an associated variance to the minimum drive aisle width.

Description of Project

The new mixed-use building will be comprised of 20 floors that include 16 residential floors above a 4-floor base that includes three levels of enclosed parking and a lobby and commercial space on the ground floor (the “**Project**”). The building contains 51 residential units along with 111 parking spaces and 10,400 sf of commercial space.

The building will be designed in a contemporary vernacular with generous outdoor terraces on the east and west elevations of the building. A generous outdoor amenity pool and garden will be located on the 5th floor of the building.

The residential floors of the building will be enclosed within a glass and metal exterior enclosure highlighted with an expressive metal frame that celebrates the architecture of the building. The lower parking levels of the building will be enclosed with a metal mesh exterior that will screen the enclosed parking within the building. The first floor of the building will contain expansive floor to ceiling glass to express the commercial spaces and to engage the pedestrian sidewalks along 4th Street South and 2nd Avenue South.

The streetscape landscaping will be comprised of generously sized trees and planters with indigenous plants in keeping with the City’s streetscape guidelines. Elements of the marble storefront of the existing former Masonic Temple building will be salvaged or replicated into the storefront of the new building along both street-fronts.

The maximum FAR in the DC-1 district which can be obtained by streamline approval is 7.0 FAR. The Owner proposes to utilize the exemptions and bonuses set forth in the attached table to achieve a 7.00 FAR. The historic preservation bonus will be provided through the use of TDR credits and the workforce housing bonus will be provided through a financial contribution.

The Owner is proposing 22 ft wide drive aisles within the parking garage. This requires a variance to the minimum drive aisle width requirement, which is 24 ft, found in Sec. 16.40.090.3.4.B.3 of the City’s Land Development Code (the “**Code**”). A technical analysis supporting this request is included with this application.

Discussion of Standards of Review for Site Plans
(Sec. 16.70.040.1.4 of the Code)

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

The Project is consistent with the Comprehensive Plan.

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 land use and zoning for the Property 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 access to the Property will be provided on 4th St. S., while pedestrian access will be provided on 2nd Ave. S.

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 will be provided within the Project's parking garage, which is accessed on 4th St. S. Off street loading areas will be available adjacent to the alley on the north side of the Property and within the parking garage. 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 the DC districts. 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.

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

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 is oriented towards 2nd Ave. S., which is the primary frontage for the Property. The Project meets or exceeds all required setbacks and is consistent with the appearance of other buildings in downtown.

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. The Project is compatible with the surrounding high-intensity, downtown mixed-use neighborhood.

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 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. No adverse effects of noise, lights, dust, fumes and other nuisances is expected given the compatibility of the Project with the surrounding high-intensity, downtown mixed-use neighborhood. The Project meets or exceeds all required setbacks and the parking garage will be screened from surrounding properties.

- 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 protected trees, wetlands or other vegetation are known to exist on the Property.

- 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.

The Property and those surrounding it are not located within a historic district. The Property contains a sign of historic significance (former Masonic Temple sign). The Tramor Cafeteria is located at 430 1st Ave. S. This local landmark is 100 ft west of the Property, across the 4th St. S. right of way.

The attention to detail and design elements at the ground level, including landscaping, one story ground floor commercial uses and transparent storefronts, will activate the pedestrian level and reduce the perception of height. The parking garage will be screened on all sides to further reduce impacts to adjacent properties. As the building increases with height, it is further setback from the Property's boundaries.

The proposed setbacks and design distinguish the Project from the Tramor Cafeteria and allow for ample visibility to it. No character defining elements of any historic resources will be obstructed by the Project.

The Owner will comply with Code provisions regarding the sign of historic significance. At this time, the Owner intends on giving the sign to a local Masonic Lodge, which is interested in relocating it to a new building they will be constructing.

Additionally, the Owner will salvage or replicate elements of the marble storefront of the existing former Masonic Temple building into the storefront of the new building along both street-fronts.

Based on the foregoing, the Owner believes it has shown ample sensitivity to the surrounding historic resource.

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

N/A- 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 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 a 100-foot wide lot in the DC district. The Property is adjacent to high intensity residential and commercial uses on all sides. The requested two-foot variance is technical in nature and will only affect the Property in question.

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

The Owner has taken no action to cause the existing condition of the Property. The existing configuration of the Property and surrounding area significantly predate the Owner's ownership and the Code.

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

Without the variance, the Owner would lose a significant number of parking spaces on each floor of the garage, requiring a taller, larger building with an inefficient parking garage. Not granting the variance would result in an unnecessary hardship to the Owner, 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 promotion of redevelopment and the downtown core.

- 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 Owner to redesign the Project to be a taller, larger building, with an inefficient parking garage, resulting 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 Owner is requesting the minimum variance necessary to 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 Owner to redevelop the Property with a design that results in the most efficient utilization of the Property. 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 promotion of redevelopment and the downtown core.

- 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 impact on neighboring properties or the public welfare, as it only relates to drive aisles within the Property's parking garage.

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

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

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 provision for workforce housing and the promotion of the downtown core.

FAR SUMMARY:		
Site Area (SF) :		19,000
Summary		
Area	Square Footage	Note
<i>Development Area Available:</i>		
Max FAR (7.0)	133,000	
Structured Parking	53,629	Fully Exempt From FAR
Total Development Area Available	186,629	
<i>Proposed Constructed Area (GSF):</i>		
Residential	125,192	
Structured Parking	53,629	
Commercial	7,808	
Total Area to be Built	186,629	

FAR BREAKDOWN:		
Area	Square Footage	Note
Total	186,629	
Parking	53,629	Deduct Full Area
Calculated FAR SF	133,000	
Calculated FAR	7.00	
Base FAR SF	57,000	
Base FAR	3.00	
Bonuses Needed FAR SF	76,000	
Bonuses Needed FAR	4.00	
Workforce housing (financial contribution)	19,000	1.00 FAR
LEED Silver Certification or equivalent	19,000	1.00 FAR
Historic Preservation (TDRs)	38,000	2.00 FAR
Total Bonus SF	76,000	
Total Bonus FAR	4.00	



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.	Zoning Classification: DC-1 (Downtown Center 1 District)				
2.	Existing Land Use Type(s): Vacant former meeting hall [114 4th St. S.] and bank [333 2nd Ave., S.]				
3.	Proposed Land Use Type(s): Residential and retail				
4.	Area of Subject Property: 19,000 sf				
5.	Variance(s) Requested: Use of 22 ft. interior parking drive aisles instead of 24 ft. aisles (16.40.090.3.4)				
6.	Gross Floor Area (total square feet of building(s))				
	Existing:	12,880	Sq. ft.		
	Proposed:	186,552	Sq. ft.		
	Permitted:	n/a	Sq. ft.		
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)				
	Existing:	0.68	Sq. ft.	12,880	
	Proposed:	7.00	Sq. ft.	133,000	
	Permitted:	n/a	Sq. ft.	n/a	
8.	Building Coverage (first floor square footage of building)				
	Existing:	6,026	Sq. ft.	32	% of site
	Proposed:	18,050	Sq. ft.	95	% of site
	Permitted:	19,000	Sq. ft.	100	% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:	1,475	Sq. ft.	8	% of site
	Proposed:	710	Sq. ft.	3.74	% of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)				
	Existing:	1,475	Sq. ft.	8	% of vehicular area
	Proposed:	n/a	Sq. ft.	n/a	% of vehicular area
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	11,500	Sq. ft.	61	% of site
	Proposed:	240	Sq. ft.	1.25	% of site



SPECIAL EXCEPTION SITE PLAN REVIEW

DATA SHEET

DATA TABLE (continued page 2)					
12.	Impervious Surface Coverage (total square feet of all paving, building footprint and other hard surfaced areas)				
	Existing:	17,525	Sq. ft.	92	% of site
	Proposed:	18,290	Sq. ft.	96.25	% of site
	Permitted:	19,000	Sq. ft.	100	% of site
13.	Density / Intensity				
	<i>No. of Units</i>		<i>No. of Employees</i>		<i>No. of Clients (C.R. / Home)</i>
	Existing:	0	Existing:	n/a	Existing:
	Proposed:	51	Proposed:	n/a	Proposed:
	Permitted:	n/a			
14 a.	Parking (Vehicle) Spaces				
	Existing:	17	includes	0	disabled parking spaces
	Proposed:	111	includes	5	disabled parking spaces
	Permitted:	67	includes	3	disabled parking spaces
14 b.	Parking (Bicycle) Spaces				
	Existing:	0	Spaces	0	% of vehicular parking
	Proposed:	58	Spaces	53	% of vehicular parking
	Permitted:	58	Spaces	53	% of vehicular parking
15.	Building Height				
	Existing:	35	Feet	3	Stories
	Proposed:	261	Feet	20	Stories
	Permitted:	n/a	Feet	n/a	Stories
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$ \$40,000,000.00				
	<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	
Street Address: 114 4TH ST S and 333 2ND AVE S	Case No.:
Description of Request: Site plan review/bonus approval, streamline and variance to min. drive aisle width	
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

Street Address: 114 4th St S and 333 2nd Ave S

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 2/26/21, this application was sent to CONA, FICO, Downtown Residents Civic Assn. and Downtown Neighborhood Assn.

(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 variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th 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.

- Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 2/26/21
- Attach the evidence of the required notices to this sheet such as Sent emails.

Mathew S. Poling

From: Mathew S. Poling
Sent: Friday, February 26, 2021 11:32 AM
To: 'variance@stpetecona.org'; 'spdna.president@gmail.com'; 'dajahoek@umich.edu'
Cc: R. Donald Mastry; 'Corey D. Malyszka'
Subject: Notice of Intent to File- 114 4th St S and 333 2nd Ave S
Attachments: Site Plan Application.PDF

Please see the attached application which the applicant named therein intends to file regarding the referenced property. If you have any questions about this matter, feel free to contact me.

Thanks,

Matt



MATHEW S. POLING | ATTORNEY

Dir: 813-227-7439 | Fax: 813-227-0406 | [email](#) | [vcard](#) | [bio](#)



101 East Kennedy Boulevard, Suite 2700, Tampa, FL 33602

200 Central Avenue, Suite 1600, St. Petersburg, FL 33701

Main: 813-223-7474 (Tampa) or 727-896-7171 (St. Pete) | www.trenam.com

Please visit our website for the latest in [COVID-19 Legal Updates](#).

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent to

Street and Apt. No., PO Box No.

City, State, ZIP+4®



207853-
P.MEN

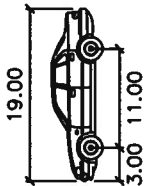
200
FKO
339
SA
38717

PS Form 3800, April 2010 PSN 7530-02-000-9047 See Reverse for Instructions

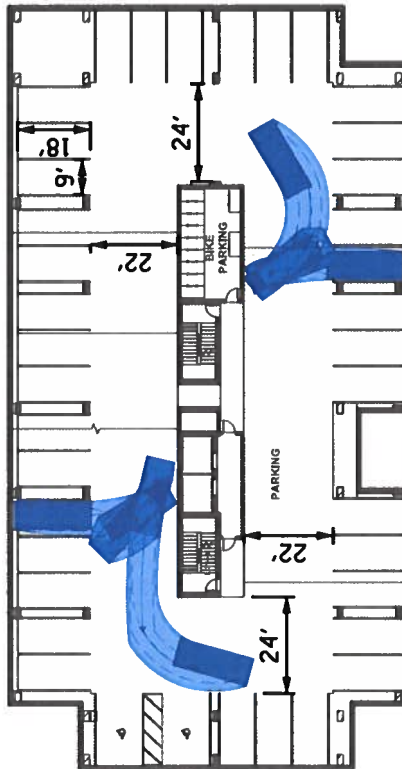
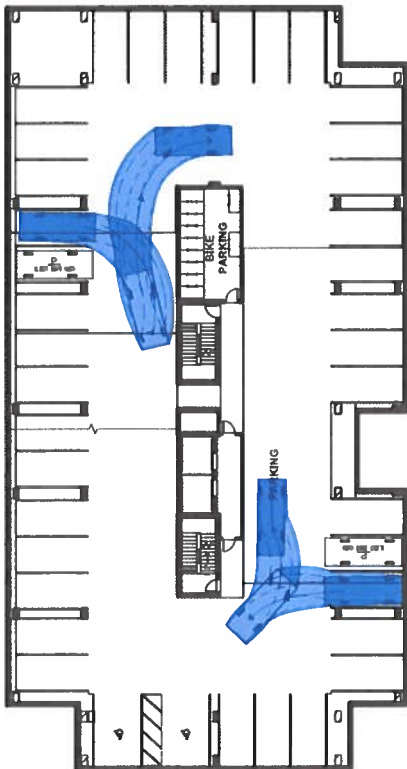
7019 1640 0002 0366 8829



DESIGN VEHICLE



	Feet
Passenger Vehicle Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.00
Steering Angle	: 31.5
Body of Vehicle -	—
Front Tires Path -	—
Rear Tires Path -	—



DRAWING NO: 02-00-01
 DATE: 02-03-01
 PROJECT #14-08
 CHECKED BY: JLB
 REVISIONS:
 FIGURE: B

PASSENGER VEHICLE OUTBOUND MANEUVERS

THE BLAKE BUILDING
 ST. PETERSBURG, FLORIDA

MEMORANDUM TO: Patrick Cusack
Antunovich Associates

FROM: Javier Millan
Principal

Luay R. Aboona, PE, PTOE
Principal

DATE: February 24, 2021

SUBJECT: Parking Circulation Evaluation
The Blake
St. Petersburg, Florida

This memorandum summarizes the findings of a parking circulation evaluation conducted by Kenig, Lindgren, O'Hara Aboona, Inc. (KLOA, Inc.) for The Blake, a proposed condominium development in St. Petersburg, Florida.

The purpose of this evaluation is to determine the adequacy of the proposed 22-foot wide drive aisle width within the parking garage in accommodating parking maneuvers and internal circulation.

Parking Dimension Standards

Based on a review of the publication titled *The Dimensions of Parking*, 5th Edition published by the Urban Land Institute (ULI) and the National Parking Association (NPA), parking dimensions within a parking garage should take into account various characteristics, including the following:

- Location of the site
- Dimensions of the site
- Site constraints
- Traffic flow
- Parking demand generators
- Types of patrons likely to use the facility

As stated in *The Dimensions of Parking*, parking facilities and their design should be geared to the needs of the projected users. As such, facilities that will experience a large turnover rate should be designed with greater clearances than those that support uses with low turnover rates. Furthermore, the publication states that the minimum drive aisle width for 90-degree parking in structures or lots where at least 30 percent of the stalls have guides or curbs should be 22 feet. This minimum drive aisle width as proposed will therefore be adequate in The Blake, given the following:

- The development will be residential, containing condominium units.
- The turnover rate will be low.
- Parking spaces will be assigned to the residents.
- Residents will be familiar with the design and circulation patterns of the garage.

Parking Dimension Evaluation

As previously indicated, the residential units in the proposed building will be owned and therefore residents will be more familiar with the parking structure and parking spaces will be assigned. Given this familiarity with the parking and relatively low turnover when compared to other uses (i.e., commercial/retail center or medical office building), a larger drive aisle is not necessarily appropriate.

In reviewing other municipalities' codes, KLOA, Inc. has found various examples in which a 22-foot drive aisle is the minimum required for 90-degree parking spaces. Below is a sample list of these municipalities:

- City of Chicago, Illinois
- Village of Oak Park, Illinois
- City of Madison, Wisconsin
- City of Miami, Florida
- City of Orlando, Florida

Furthermore, it has been KLOA, Inc.'s experience with numerous residential condominium and apartment developments throughout the Chicagoland area that the narrower aisle is adequate and still allows vehicles to maneuver in and out of the stalls. While there will be some stalls in which the vehicle might have to perform two maneuvers to get in or out, this is common at these type of residential parking structures, given typical constraints such as load-bearing columns and residents will learn and know the easiest way to maneuver in and out of their respective stall. Auto Turn runs of various parking maneuvers are included in the Appendix of this memorandum.

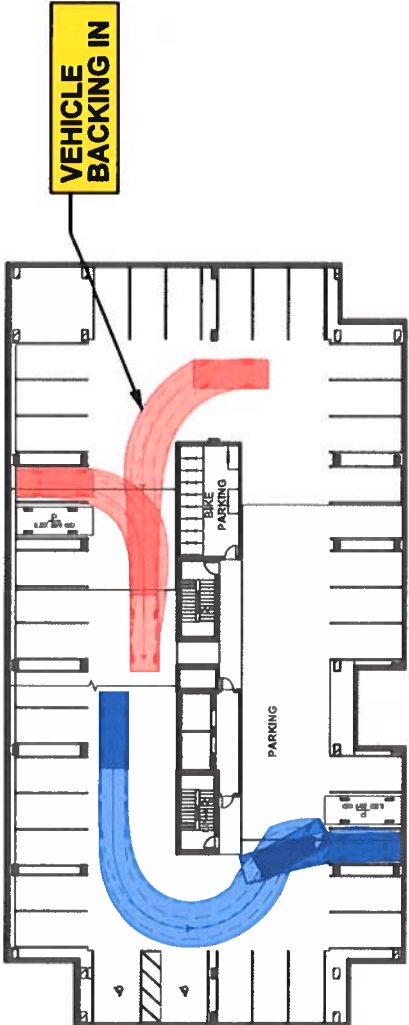
Conclusion

Based on the above, the provision of 22-foot drive aisles in the proposed parking structure will be adequate for the following reasons:

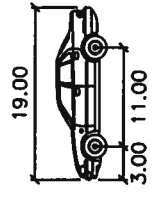
- It is the minimum recommended by *The Dimensions of Parking*, 5th Edition publication.
- The development is meeting the required parking stall size of 9 feet wide and 18 feet long.
- Only the east-west drive aisles within the parking structure will be 22 feet wide. The north-south drive isles will be 24 feet wide meeting code requirement
- Given that the typical vehicle dimensions are smaller than the proposed dimensions of the parking stalls, a more efficient parking layout (i.e., less surface area per vehicle) with slightly narrower drive aisles, as proposed, can be provided without compromising the level of comfort of drivers.
- The residential units in the proposed building will be owned and therefore residents will be more familiar with the parking structure.
- The parking spaces will be assigned and the owners will know which maneuvers are the easiest to make to get in and out of their respective stalls.
- Other municipalities throughout the United States accept and utilize the 22-foot drive aisle width.
- The Auto Turn runs have shown that vehicles can enter and exit the parking stalls and maneuver around the structure with relative ease.

Appendix

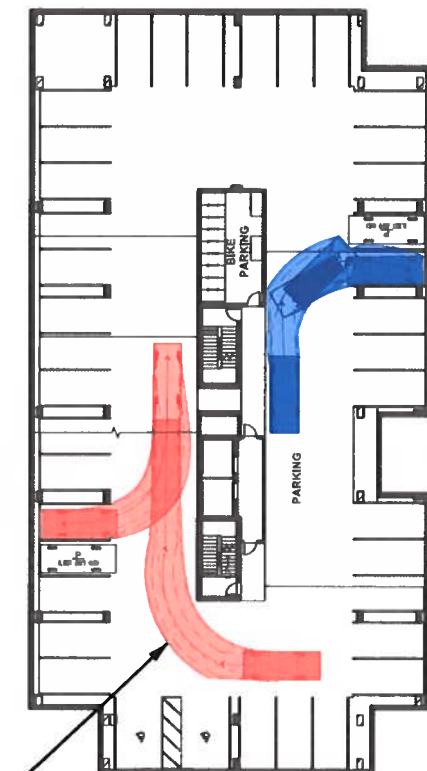
SCALE: 1" = 30'



DESIGN VEHICLE



Passenger Vehicle	Feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.00
Steering Angle	: 31.5
Body of Vehicle -	—
Front Tires Path -	—
Rear Tires Path -	—



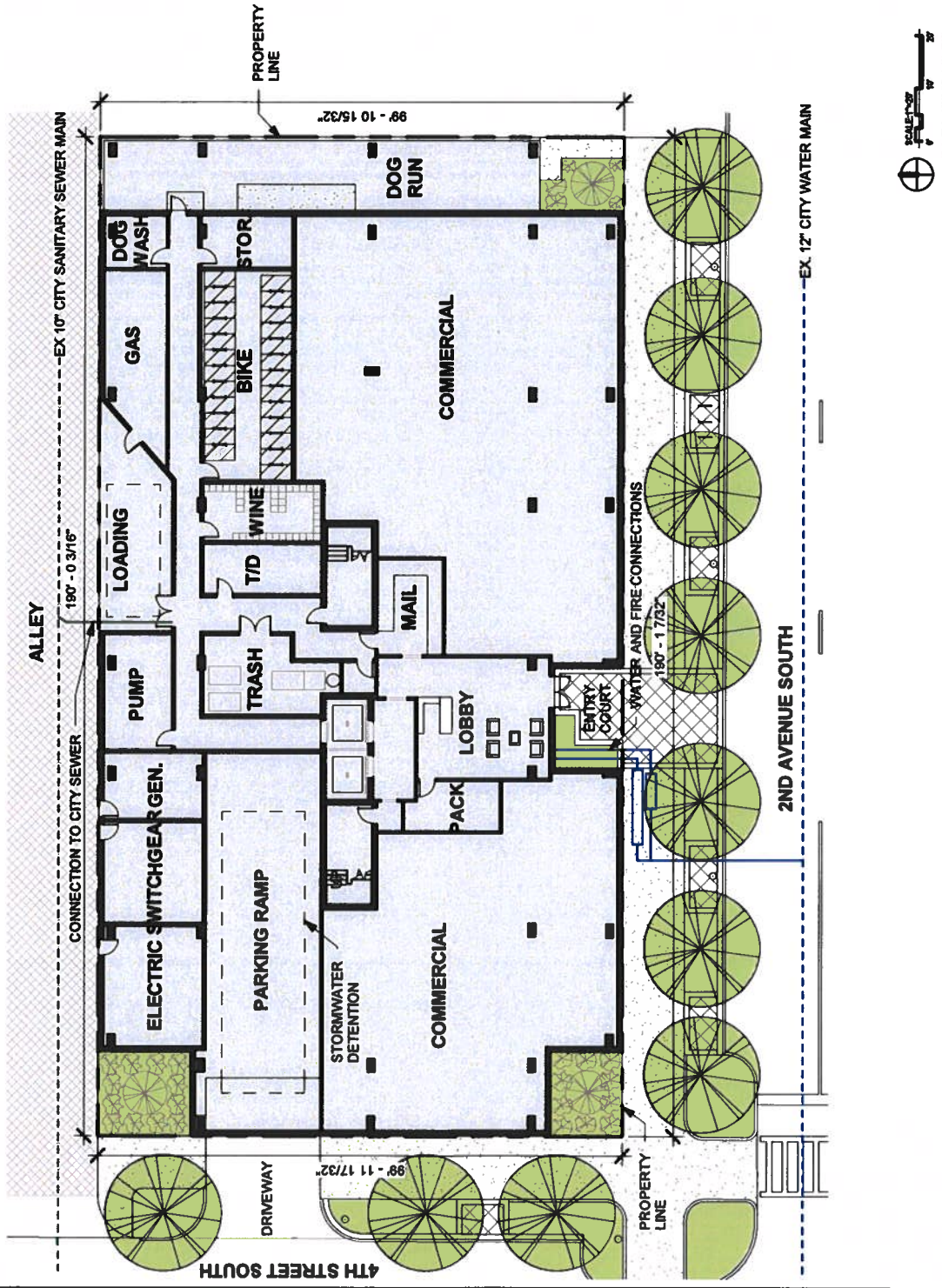
DRAWING NO: 20-0004
 PROJECT # 20-008
 FIGURE: A
 CHECKED: JH
 REV:

PASSENGER VEHICLE INBOUND MANEUVERS

THE BLAKE BUILDING
 ST. PETERSBURG, FLORIDA



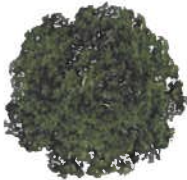
SITE PLAN BULK & REGULATIONS TABLE		
Zoning Topic	Zoning - Existing - DC-1	Proposed Project
Net Site Area	19,000 sf (180 ft. x 100 ft.)	No Change
FAR Site Area	19,000 sf (180 ft. x 100 ft.)	No Change
Allowable FAR (Base)	3.0	Bonus approval, Streamline process
Allowable FAR Area (Base)	57,000 sf max (3.0 FAR)	Bonus approval, Streamline process
Allowable FAR Area (Streamline process)	>3.0 <= 7.0	7.00
Allowable FAR Area (Bonus approval, Streamline process)	133,000 sf max (7.0 FAR)	133,000sf
Allowable FAR Area (Bonus approval, Streamline process)	n/a	198,552 sf
Site Coverage	100% of total site area / 19,000 sf	18,050 sf
Open Space at Ground Level (min.)	5% of total land area of the site	950 sf
Open Green Space		710 sf
Paving Coverage		240 sf
Impervious Surface Coverage	18,525 sf max.	18,290 sf
Residential Units (max.)	n/a	51 units
Commercial Area	Min. 5% of gross sf / 9,327 sf min.	10,400 sf Floor -7,808 sf Commercial Ground -2,592 sf Commercial Parking
Automobile Parking	1 stall per unit; 51 stalls req'd	156 stalls total; 95 residential stalls (< 2 stalls per unit)
Commercial / Office Units > 750 sf	1 per 500 sf gfa, 16 stalls req'd	16 stalls provided
Bicycle Parking	Short-term: 2 or 1 per 20 units Long-term: 1 per unit	58 spaces total 3 spaces provided
Commercial / Office	51 spaces required Long-term: 2 or 1 per 40,000 gfa Long-term: 2 or 1 / 10,000 sf gfa	51 spaces provided 2 spaces provided 2 spaces provided
Loading	Required for buildings with > 5 units	1 berth provided (10 ft. x 25 ft.)
Building Height	300 ft. max. Base, 375 ft. max w/ Streamline process	261'
Building setbacks	Face of MLK, Jr. Street	4th Street, South
Street Setback (min)	0 - 75 ft. 0 ft. Above 75 ft., 10 ft.	-0 ft at Floors 1-4 -18'-11" at Floors 6-12 -42'-7" at Floors 13-19 2nd Ave. South -0 ft at Floors 1-4 -16'-0" at Floors 6-20
Distances between Bldgs. (min.)	Blank wall to Blank wall, up to 75 ft. 0 ft.	-14 ft. at Ground Floor at east p.l. -0 ft at Floors 2-4 at east p.l. -20 ft. at alley at Levels 5 & above -0 ft.
	All conditions above 75 ft. 30 ft. (project assumes half of 60 ft.)	49'-11" at Floors 6-12 at east p.l. 54'-7" at Floors 13-20 at east p.l. 30'-0" at Floors 6-20 from center line of Alley





PLANT KEY

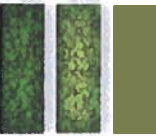
STREET TREE: HORSE CHESTNUT OR LINDEN ON



MEDIUM PLANT: 20" O.A. P. OR. BURNING BUSH



ACCENT PLANT: ANTIPLANT, ACHILLEA, LIPUNA, YEL. FERN, SPANISH BLUE
HYDRANGEA, BURNING BUSH, YEL. BELL



500 MM - ARTIFICIAL TURF

LIGHT POLE - CITY STANDARD ACCESS LIGHT



SEE PLAN - "P" SYMBOL PER CITY REQUIREMENT





THE BLAKE BUILDING
ANTUNOVICH ASSOCIATES
ARCHITECTURE, PLANNING, INTERIOR DESIGN

CPBT
DEVELOPER

BLAKE INVESTMENT PARTNERS LLC
DEVELOPER

VICKSTROM ENGINEERING
CIVIL ENGINEER

BOOTH DESIGN GROUP
LANDSCAPE ARCHITECT

ST. PETERSBURG, FLORIDA • FEBRUARY 25, 2021



THE BLAKE BUILDING
ANTUNOVICH ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN

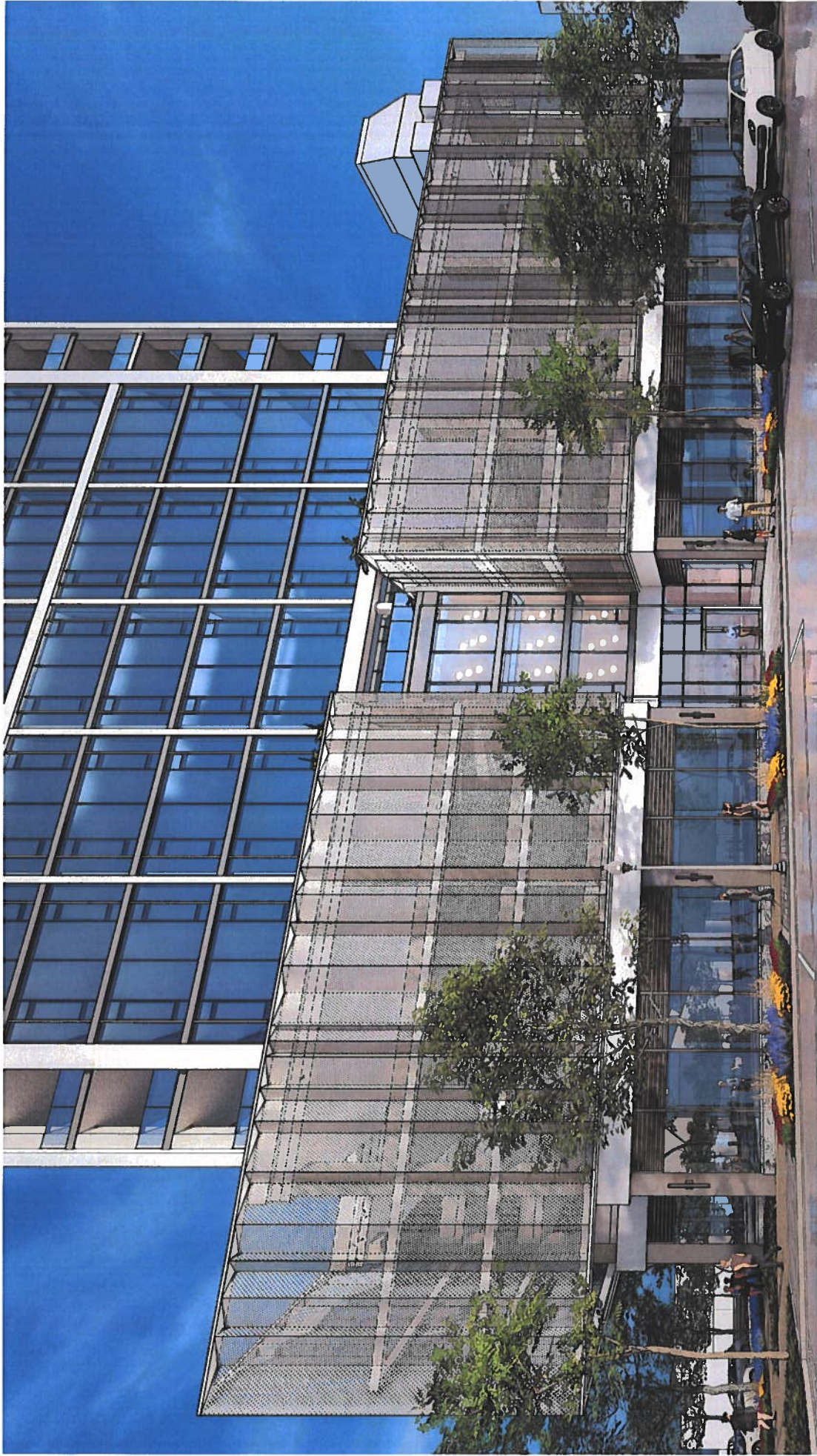
CPRT
DEVELOPER

BLAKE INVESTMENT PARTNERS LLC
DEVELOPER

VICKSTROM ENGINEERING
CIVIL ENGINEER

BOOTH DESIGN GROUP
LANDSCAPE ARCHITECT

ST. PETERSBURG, FLORIDA • FEBRUARY 25, 2021



THE BLAKE BUILDING
ANTUNOVICH ASSOCIATES
ARCHITECTURE, PLANNING, INTERIOR DESIGN

CPRT
DEVELOPER

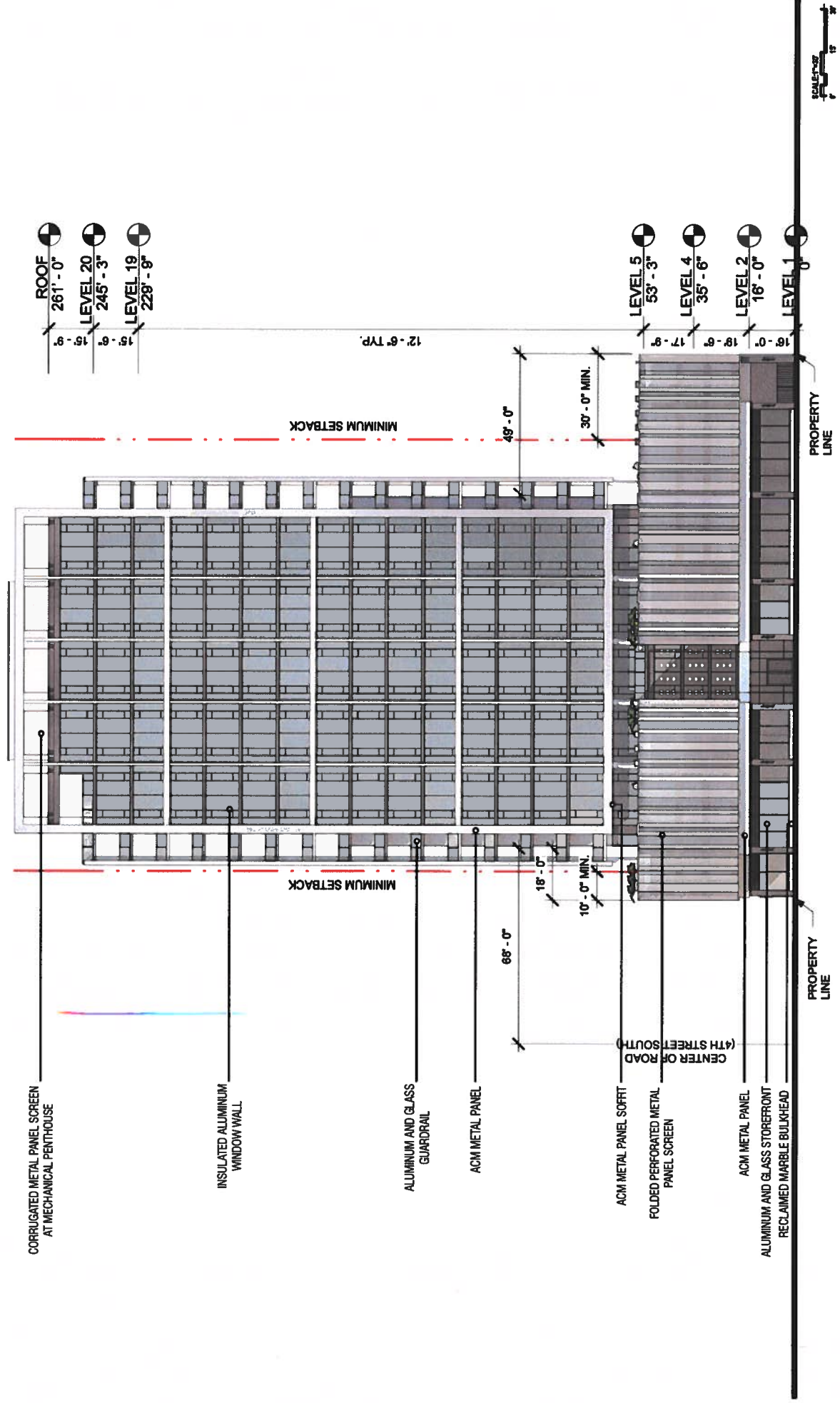
BLAKE INVESTMENT PARTNERS LLC
DEVELOPER

VICKSTROM ENGINEERING
CIVIL ENGINEER

BOOTH DESIGN GROUP
LANDSCAPE ARCHITECT

ELEVATIONS 5

ST PETERSBURG, FLORIDA • FEBRUARY 25, 2021



ROOF
261' - 0"

LEVEL 20
245' - 3"

LEVEL 19
229' - 9"

LEVEL 5
53' - 3"

LEVEL 4
35' - 6"

LEVEL 2
16' - 0"

LEVEL 1
16' - 0"

12'-6" TYP.

MINIMUM SETBACK

49'-0"

30'-0" MIN.

PROPERTY LINE

MINIMUM SETBACK

68'-0"

18'-0"

10'-0" MIN.

PROPERTY LINE

CORRUGATED METAL PANEL SCREEN AT MECHANICAL PENTHOUSE

INSULATED ALUMINUM WINDOW WALL

ALUMINUM AND GLASS GUARDRAIL

ACM METAL PANEL

68'-0"

18'-0"

10'-0" MIN.

ACM METAL PANEL SOFFIT

FOLDED PERFORATED METAL PANEL SCREEN

ACM METAL PANEL

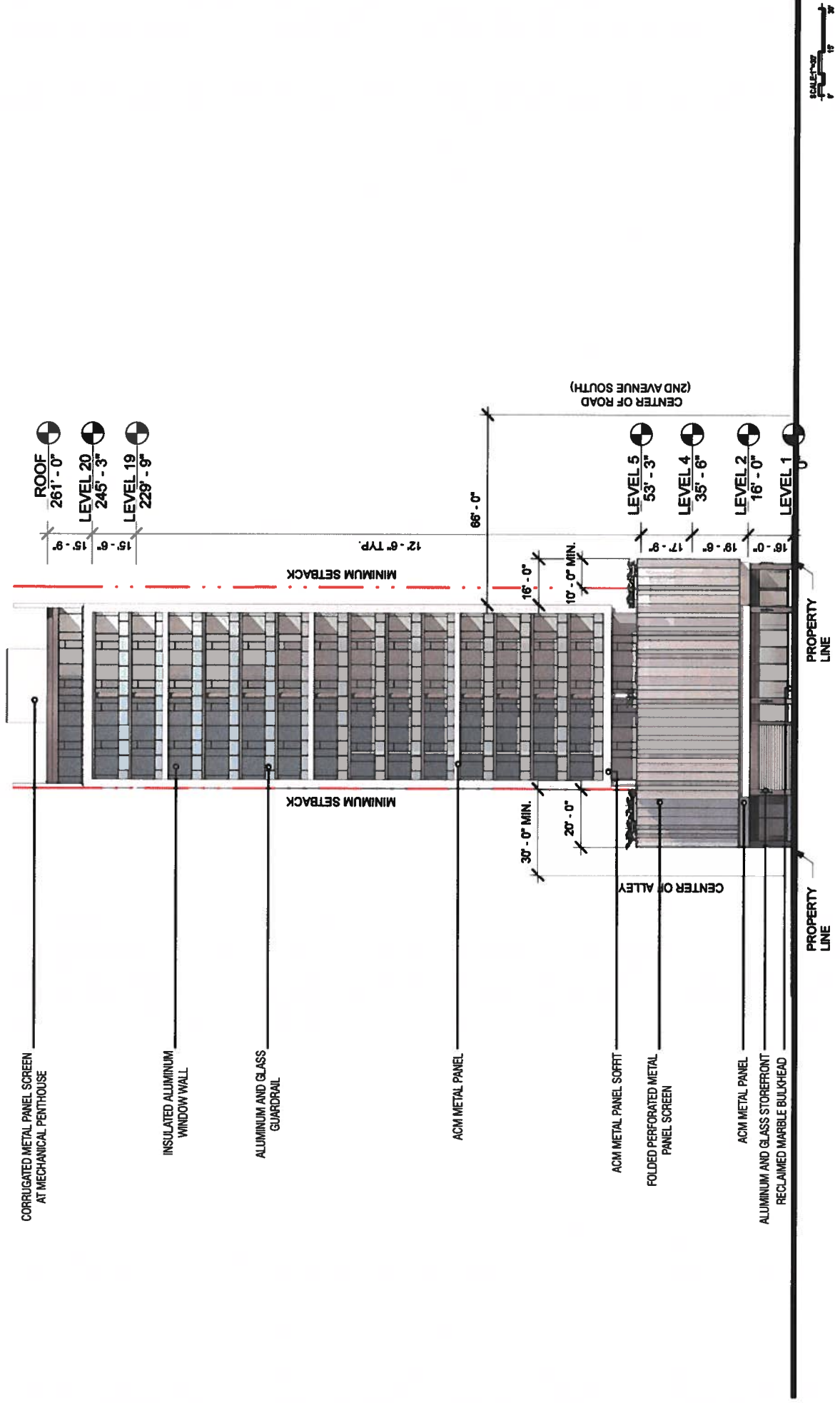
ALUMINUM AND GLASS STOREFRONT

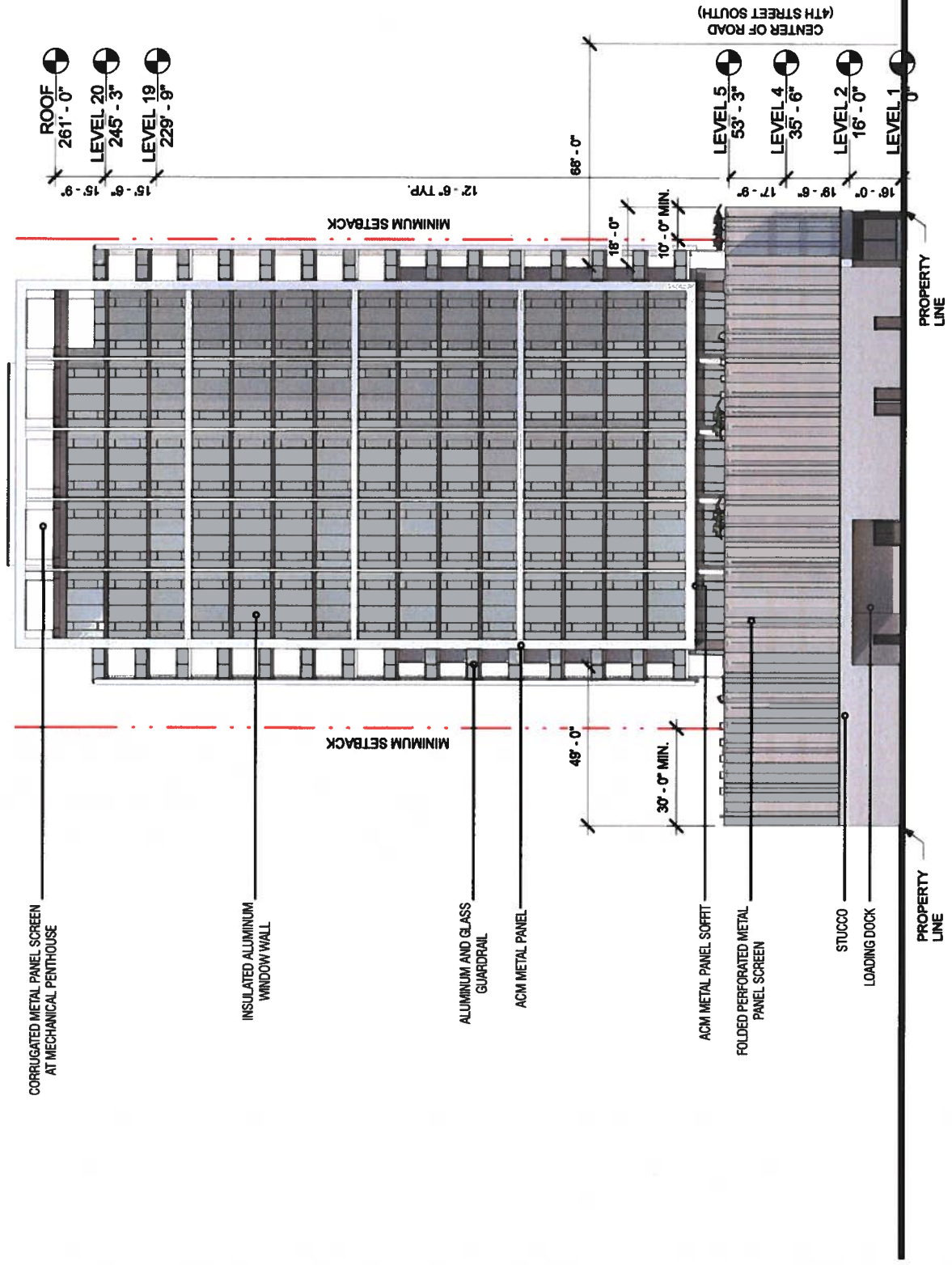
RECLAIMED MARBLE BULKHEAD

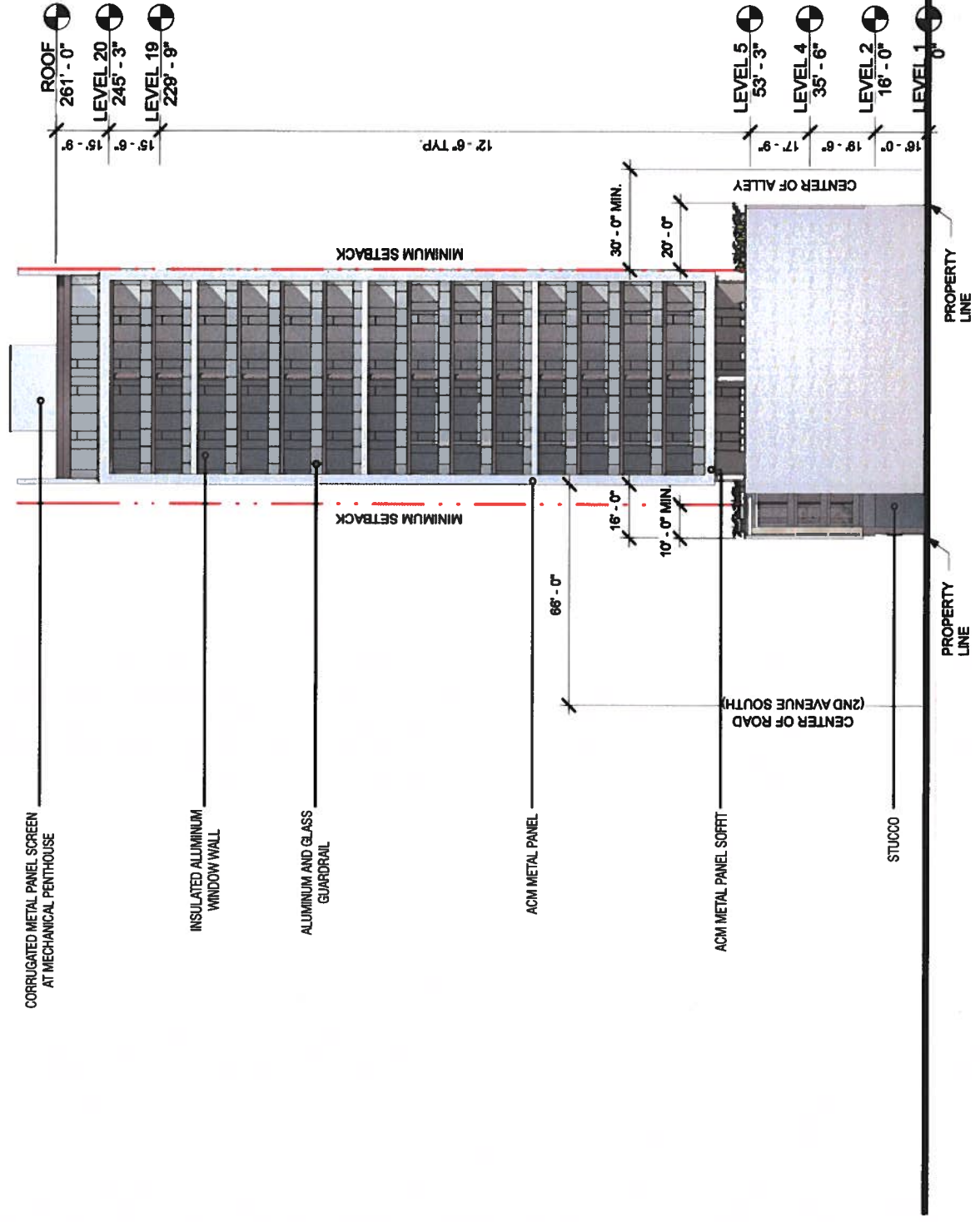
PROPERTY LINE

CENTER OF ROAD (4TH STREET SOUTH)







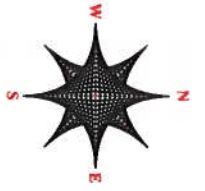


BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

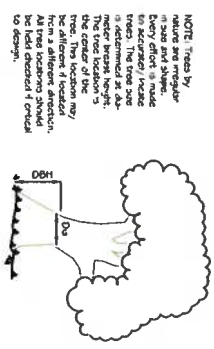
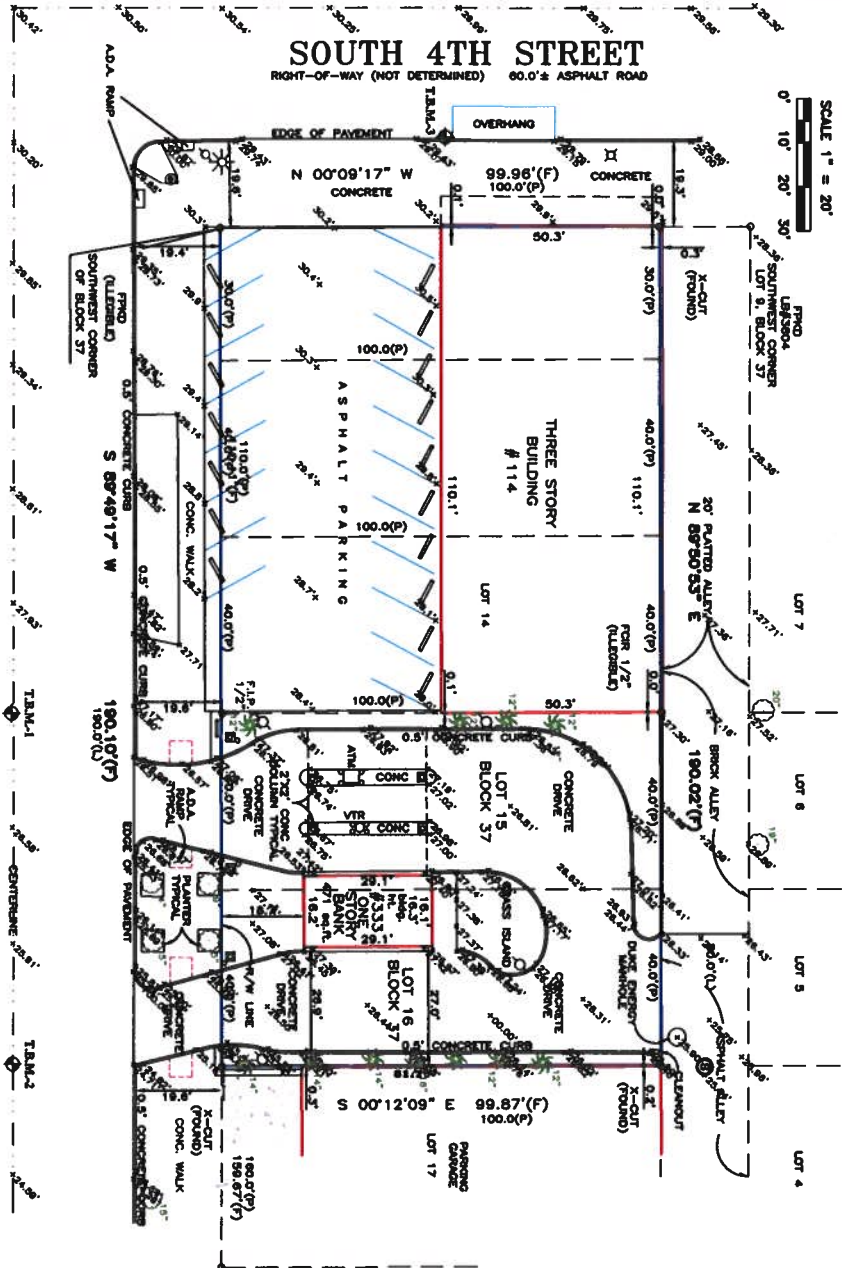
333 2nd Avenue South, St. Petersburg, FL.

Legal Description:

LOTS 12 THROUGH 18, BLOCK 37, REVISED MAP OF THE CITY OF ST. PETERSBURG, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND LYING IN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA.



SCALE 1" = 20'
0' 10' 20' 30'



NOTE: Trees by name and shape. Every effort is made to accurately locate the center of the tree. The location may be determined by the center of the tree. The location may be determined by the center of the tree. The location may be determined by the center of the tree. All trees included should be field checked if critical to design.

TREE LEGEND (SEE AS NOTED)
 = PALM TREE
 = OAK TREE

Surveyors Notes:

- 1) EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATION, AGREEMENTS, AND OTHER SIMILAR MATTERS SHOWN HEREON WERE TAKEN FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 140818, DATED 05/29/2018.
- 2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO, FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF 2ND AVENUE SOUTH HAVING AN ASSIGNED BEARING OF N 89°49'17" W.
- 4) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" AS TO FLOOD INSURANCE RATE MAP COMMITMENT NUMBER 121035 DATED 05/29/2018.
- 5) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 6) THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LAND FILL.
- 7) THERE ARE NO REPORTED PROPOSED CHANGES IN RIGHT OF WAY LINES.
- 8) PROPERTY DESCRIBED ABOVE IS ALSO KNOWN AS 333 2ND AVENUE SOUTH.
- 9) PROPERTY SHOWN HEREON IS SAME AS DESCRIBED IN TITLE COMMITMENT.

LEGEND

- : Possibility Pole
- : Water Meter
- : Overhead Power Line
- : Fire Hydrant
- : Utility Pole
- : Vertical Curve
- : Chain Station
- : Survey Station
- : Bench Mark
- : Chain Trough
- : Fenced Property
- : Fenced Iron Pipe
- : Fenced Iron Rod
- : Fenced Iron Nail
- : Fenced Iron Bolt
- : Set Copied from Plat L&T#1
- : Set from Plat & Dist L&T#1
- : L&T#1
- : L&T#2
- : L&T#3
- : L&T#4
- : L&T#5
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- : L&T#99
- : L&T#100

ELEVATIONS DERIVED FROM CITY OF ST. PETERSBURG BENCHMARK 23 (ELEVATION = 102.77) NGVD 29 NAVD 88 ADJUSTMENT 102.77-97=5.77-0.83=4.94.

T&M-1
 SPT BENCHMARK
 SPT NAIL IN ROAD
 ELEVATION = 27.28 (NAVD08)

T&M-2
 SPT BENCHMARK
 SPT NAIL IN ROAD
 ELEVATION = 23.23 (NAVD08)

T&M-3
 SPT BENCHMARK
 SPT NAIL IN ROAD
 ELEVATION = 23.06 (NAVD08)

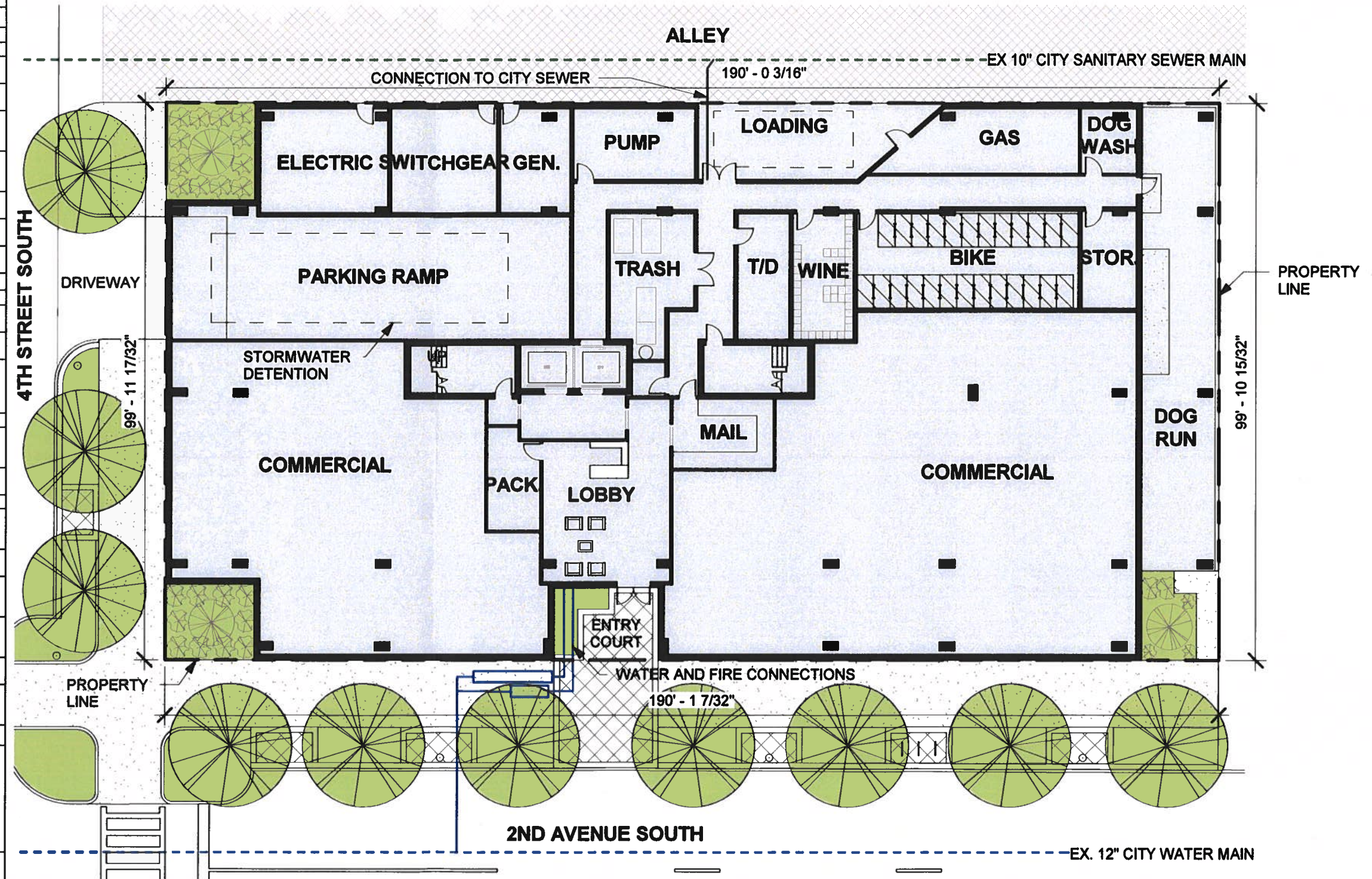
Professional Seal
 DATE: 08/24/2021
 PROFESSIONAL SURVEYOR
 NOT VALID WITHOUT ELECTRONIC NUMBER 4212
 STATE OF FLORIDA
 LICENSED SURVEYOR, LICENSE

Professional Seal
 DATE: 08/24/2021
 PROFESSIONAL SURVEYOR
 NOT VALID WITHOUT ELECTRONIC NUMBER 4212
 STATE OF FLORIDA
 LICENSED SURVEYOR, LICENSE

FIELD	DATE	BY	JOB NO.
FIELD	08/24/2021	533 2ND AVENUE S	
OFFICE	08/24/2021		









ALPHA LAND SURVEYING
 2811 MARKET PLACE, SUITE 200
 ST. PETERSBURG, FL 33706
 PHONE: (813) 942-1234
 FAX: (813) 942-1235
 WWW.ALPHALANDSURVEYING.COM

SITE PLAN BULK & REGULATIONS TABLE		
Zoning Topic	Zoning – Existing – DC-1	Proposed Project
Net Site Area:	19,000 sf (190 ft. x 100 ft.)	No Change
FAR Site Area:	19,000 sf (190 ft. x 100 ft.)	No Change
Allowable FAR (Base)	3.0	Bonus approval, Streamline process
Allowable FAR Area (Base)	57,000 sf max (3.0 FAR)	Bonus approval, Streamline process
Allowable FAR (Bonus approval, Streamline process)	>3.0 <= 7.0	7.00
Allowable FAR Area (Bonus approval, Streamline process)	133,000 sf max (7.0 FAR)	133,000sf
Gross Enclosed Area	n/a	186,552 sf
Site Coverage (max.)	100% of total site area / 19,000 sf	18,050 sf
Open Space at Ground Level (min.)	5% of total land area of the site	950 sf
Open Green Space		710 sf
Paving Coverage		240 sf
Impervious Surface Coverage	18,525 sf max	18,290 sf
Residential Units (max.)	n/a	51 units
Commercial Area	Min. 5% of gross sf / 9,327 sf min.	10,400 sf -7,808 sf Commercial Ground Floor -2,952 sf Commercial Parking
Automobile Parking		111 stalls total
Multi-Unit Residential -Units > 750 sf	1 stall per unit; 51 stalls req'd.	1.86 stalls per unit; 95 residential stalls (< 2 stalls per unit)
Commercial / Office	1 per 500 sf gfa; 16 stalls req'd.	16 stalls provided
Bicycle Parking		58 spaces total
Multi-Unit Residential	Short-term: 2 or 1 per 20 units -3 spaces required	3 spaces provided
	Long-term: 1 / unit -51 spaces required	51 spaces provided
Commercial / Office	Short-term: 2 or 1 per 40,000 gfa -2 spaces required	2 spaces provided
	Long-term: 2 or 1 / 10,000 sf gfa -2 spaces required	2 spaces provided
Loading	Required for buildings with > 5 units	1 berth provided (10 ft. x 25 ft.)
Building Height	300 ft. max. Base; 375 ft. max w/ Streamline process	261'
Building Setbacks	East of MLK, Jr. Street	
Street Setback (min): (excludes alleys)	0 – 75 ft.: 0 ft. Above 75 ft.: 10 ft.	<u>4th Street, South</u> -0 ft at Floors 1-4 -18'-11" at Floors 6-12 -23'-7" at Floors 13-19 -42'-11" at Floor 20 <u>2nd Ave., South</u> -0 ft at Floors 1-4 -16'-0" at Floors 6-20
Distances between Bldgs. (min):	Blank wall to Blank wall, up to 75 ft. -0 ft.	-14 ft. at Ground Floor at east p.l. -0 ft at Floors 2-4 at east p.l. -20 ft. at alley at Levels 5 & above
	All conditions above 75 ft.: 30 ft. -project assumes half of 60 ft.)	49'-11" at Floors 6-12 at east p.l. 54'-7" at Floors 13-20 at east p.l. 30'-0" at Floors 6-20 from center line of Alley





PLANT KEY

-  STREET TREE: HIGHRISE OR CATHEDRAL OAK
-  MEDIUM PALM: 26' O.A. 8' GW. ROYAL PALM
-  ACCENT PLANT: JATROPHA, PLEOMELE, BRIDAL VEIL FRANGIPANI, BEE PARADISE, BUDDHA BELLY BAMBOO
-  LARGE SHRUBS/HEDGE: DWF CLUSIA, PODOCARPUS YELLOW SHRIMP PLANT, PINEAPPLE GUAVA, RAY OF LIGHT AGAVE
-  SHRUBS AND GROUNDCOVERS: GREEN ISLE FIGUS, BLUE DAZE, BURLE PHILLODENDRON, VAR CONFEDERATE JASMINE, WARTY FERN, FOXTAIL FERN, DOORA
-  DOG RUN - ARTIFICIAL TURF
-  LIGHT POLE - CITY STANDARD ACORN LIGHT
-  BIKE RACK - "U" SHAPED PER CITY REQUIREMENT



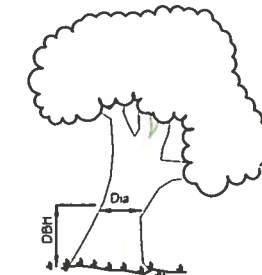
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

333 2nd Avenue South, St. Petersburg, FL.

Legal Description:

LOTS 12 THROUGH 16, BLOCK 37, REVISED MAP OF THE CITY OF ST. PETERSBURG, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND LYING IN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA.

NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at diameter breast height. The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.

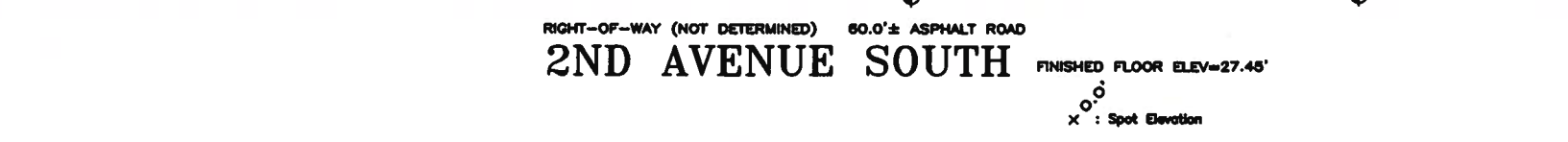
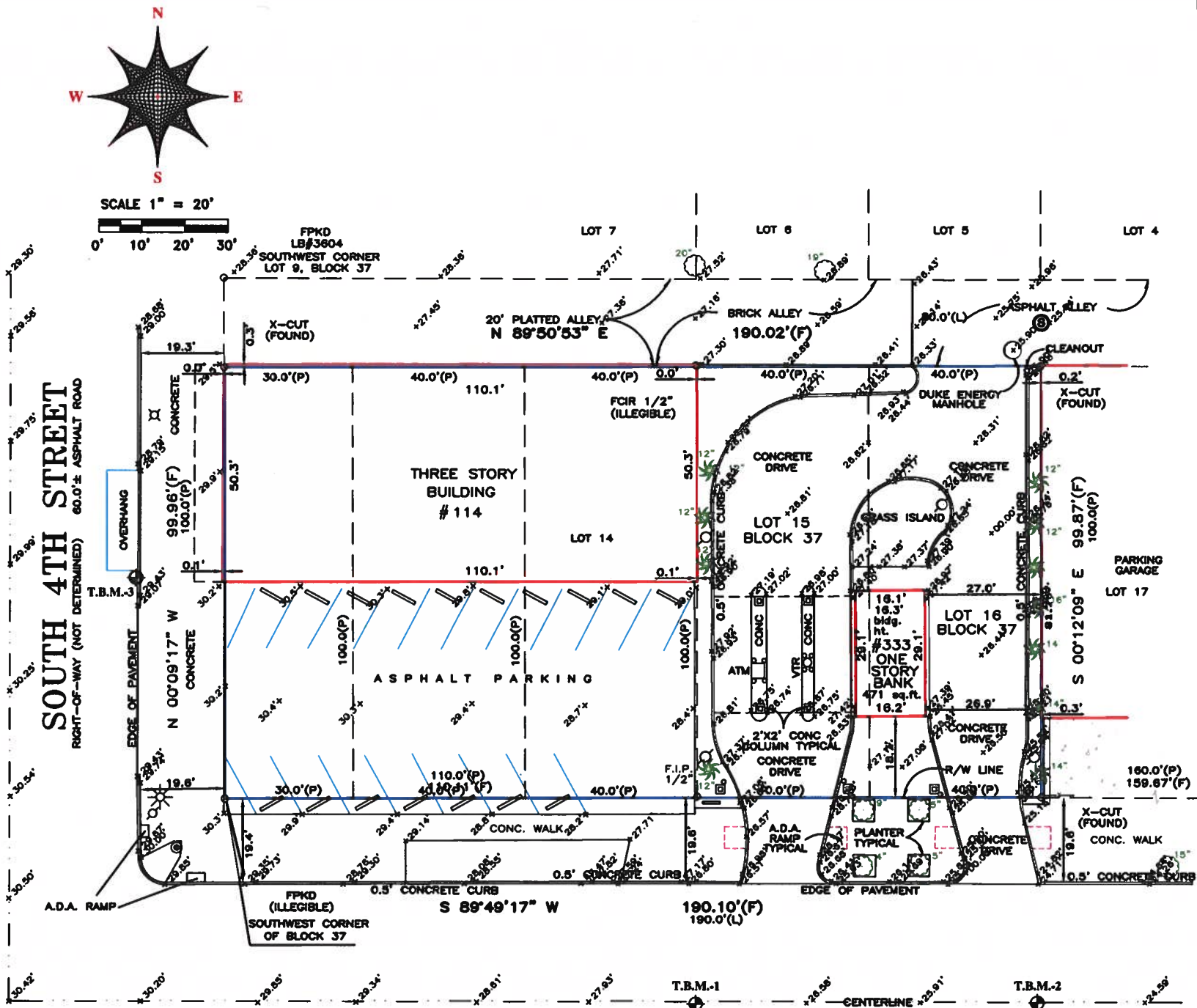


TREE LEGEND (SIZE AS NOTED)

- = PALM TREE
- = OAK TREE

Surveyors Notes:

- 1) EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATION, AGREEMENTS, AND OTHER SIMILAR MATTERS SHOWN HEREON WERE TAKEN FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 140618, DATED 05/29/2018.
- 2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF 2ND AVENUE SOUTH HAVING A ASSUMED BEARING OF N.89°49'17"W.
- 4) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12103C 0219 G FOR PINELLAS COUNTY, FLORIDA, DATED 9/3/2003, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 5) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 6) THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- 7) THERE ARE NO REPORTED PROPOSED CHANGES IN RIGHT OF WAY LINES.
- 8.) PROPERTY DESCRIBED ABOVE IS ALSO KNOWN AS 333 2ND AVENUE SOUTH
- 9.) PROPERTY SHOWN HERON IS SAME AS DESCRIBED IN TITLE COMMITMENT



LEGEND

	FCIR : Found Capped Iron Rod
	FIP : Found Iron Pipe
	FIR : Found Iron Rod
	FND : Found
	FPKD : Found PK Nail & Disc
	SIR : Set Capped Iron Rod LB#7841
	SPKD : Set PK Nail & Disc LB#7841
	LB : Licensed Business
	(F) : Field Measured
	(L) : Legal
	(P) : Plat
	(C) : Calculated
	CONC : Concrete
	R/W : Right Of Way
	A/C : Air Conditioner
	U.E. : Utility Easement
	P.E. : Pool Equipment
	: Cross Walk Pole
	: Concrete Light Pole

T.B.M.-1
SITE BENCHMARK
SET MAG NAIL IN ROAD
ELEVATION = 27.25 (NAVD88)

T.B.M.-2
SITE BENCHMARK
SET MAG NAIL IN ROAD
ELEVATION = 25.23 (NAVD88)

T.B.M.-3
SITE BENCHMARK
SET MAG NAIL IN ROAD
ELEVATION = 29.06 (NAVD88)

ELEVATIONS DERIVED FROM CITY OF ST PETERSBURG BENCHMARK 23 (ELEVATION =102.77) NGVD 29 NAVD 88 ADJUSTMENT 102.77-97=5.77-0.83=4.94'

Ralph H. Ortiz
RALPH H. ORTIZ P.S.M. G212
DATE: 02/04/2021

PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NUMBER G212
NOT VALID WITHOUT ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY RALPH H. ORTIZ P.S.M. G212 AND IS COMPLIANT WITH F.S. 61G17-7.0025(3) (a) (b) (c) (d)

FIELD	BC	DATE: 02/01/2021	JOB NO.
DRAFT	BJC	DATE: 02/04/2021	333 2ND AVE S

ALPHA LAND SURVEYING
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