



# Community Redevelopment Agency Application (CRA)

## Included in this packet:

- Application
- Affidavit to Authorize Agent
- Data Sheet

## List of Required Submittals

A pre-application meeting is encouraged prior to submittal. To schedule, please call (727) 892-5498 or email [drc@stpete.org](mailto:drc@stpete.org)

### **Only complete applications will be accepted:**

- Completed CRA application form**
- Affidavit to Authorize Agent if Agent signs application**
- Data Sheet**
- Site plan and survey of the subject property**
- Elevation drawings: 8 ½ x 11" (color), Depicts all sides of existing & proposed structure(s)**
- Digital copy of application documents (may be emailed)**
- Notice of Intent to File (16.06.010.1.C)**

**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: 01-26-22

\_\_\_\_\_Completeness review by City Staff

The City Council of St. Petersburg, acting at the Community Redevelopment Agency (CRA), is charged with reviewing development proposals for projects occurring in the City's community redevelopment areas. All development proposals within those areas must be submitted to CRA staff in the Planning and Development Services Department, or its successor, for determination of compliance with the adopted redevelopment plan.

An application for development review must be submitted a minimum of 45 days prior to the next regularly scheduled meeting of the CRA, which meets the first and third Thursday of each month. It is necessary for the applicant or agent to be present at the meeting. In-house review is available for projects valued at \$5 million or less.



# CRA Application cont.

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> EQUIALT 519 3RD AVE S LLC; EQUIALT FUND LLC; EA SIP LLC	
Street Address: 2112 W KENNEDY BLVD	
City, State, Zip: TAMPA FL 33606	
Telephone No:	Email:
<b>NAME of AGENT OR REPRESENTATIVE:</b> R. Donald Mastry, Trenam Law; Focus Development Inc.	
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: Place Architecture	Contact Name: Tim Clemmons
Telephone No: 727-399-6980	
Website: <a href="http://www.placearc.com/">http://www.placearc.com/</a>	Email: tim.c@placearc.com
<b>PROPERTY INFORMATION:</b> 0 3rd Ave. S., 511 3rd Ave. S., 533 3rd Ave. S., 543 3rd Ave. S., 551 3rd Ave. S., 226 6th St. S.	
Address/Location:	Email:
Parcel ID#(s): *	
<b>DESCRIPTION OF REQUEST:</b> 22-story building containing 335 dwelling units, 11,560 sf of commercial space and a 382-space parking garage	

\*19-31-17-74466-052-0200, 19-31-17-74466-052-0180, 19-31-17-74466-052-0170, 19-31-17-74466-052-0160, 19-31-17-74466-052-0150, 19-31-17-74466-052-0140, 19-31-17-74466-052-0110

City staff may visit the subject property during review of the request. The applicant, by filing this application, agrees they 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.

**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



# 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:  
EQUIALT 519 3RD AVE S LLC

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

Property Address: 511 3RD AVE S and 0 3RD AVE S

Parcel ID#: 19-31-17-74466-052-0200 and 19-31-17-74466-052-0180

Request: All approvals needed in connection with the redevelopment of the property, including, without limitation, site plan 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; Focus Development Inc.

***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): 

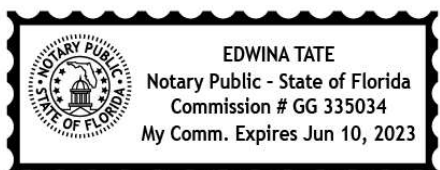
Burton W. Wiand, Receiver  
Printed Name

Date: September 2, 2022

State of Florida  
County of Pinellas

Sworn to and subscribed before me by online notarization on this 2nd day of September 2022 by Burton W. Wiand, who is personally known to me. \_\_\_\_\_

Notary Signature:   
Printed Name: Edwina Tate





# 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:  
EQUIALT FUND LLC

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

Property Address: 0 3RD AVE S, 533 3RD AVE S, 543 3RD AVE S and 551 3RD AVE S

Parcel ID#: 19-31-17-74466-052-0170, 19-31-17-74466-052-0160, 19-31-17-74466-052-0150 and 19-31-17-74466-052-0140

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

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Burton W. Wiand, Receiver

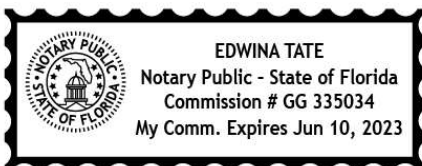
Printed Name

Date: September 2, 2022

State of Florida  
County of Pinellas

Sworn to and subscribed before me by online notarization on this 2nd day of September 2022 by Burton W. Wiand, who is personally known to me.

Notary Signature:   
Printed Name: Edwina Tate





# 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:

EA SIP LLC

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

Property Address: 226 6TH ST S

Parcel ID#: 19-31-17-74466-052-0110

Request: All approvals needed in connection with the redevelopment of the property, including, without limitation, site plan 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; Focus Development Inc.

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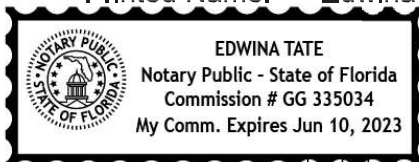
***I(we), the undersigned authority, hereby certify that the foregoing is true and correct***

Signature (owner): *Burton W. Wiand*  
State of Florida  
County of Pinellas

Burton W. Wiand, Receiver  
Printed Name  
Date: September 2, 2022

Sworn to and subscribed before me by online notarization on this 2nd day of September 2022 by Burton W. Wiand, who is personally known to me.

Notary Signature: *Edwina Tate*  
Printed Name: Edwina Tate





**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> Office / Vacant			
3.	<b>Proposed Land Use Type(s):</b> Multi-Family Residential / Commercial			
4.	<b>Area of Subject Property:</b> 39,938 SF (0.92 ac)			
5.	<b>Variance(s) Requested:</b> Reduce drive aisle width in parking garage from 24 ft to 22 ft			
6.	<b>Gross Floor Area</b> (total square feet of building(s))			
	Existing: 3,881	Sq. ft.		
	Proposed: 464,754	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: 0.10	Sq. ft.	3,881	
	Proposed: 7.00	Sq. ft.	279,566	
	Permitted: N/A	Sq. ft.	N/A	
8.	<b>Building Coverage</b> (first floor square footage of building)			
	Existing:	3,881	Sq. ft.	10.0
				% of site
	Proposed:	34,219	Sq. ft.	85.6
				% of site
	Permitted:	37,941	Sq. ft.	95.0
				% of site
9.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)			
	Existing:	24,000	Sq. ft.	60.0
				% of site
	Proposed:	2,912	Sq. ft.	7.3
				% of site
10.	<b>Interior Green Space of Vehicle Use Area</b> (include all green space within the parking lot and drive lanes)			
	Existing:	0	Sq. ft.	0
				% 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:	7,500	Sq. ft.	18.8
				% of site
	Proposed:	2,584	Sq. ft.	6.5
				% 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:	11,526	Sq. ft.	28.9	% of site	
	Proposed:	36,803	Sq. ft.	92.2	% of site	
	Permitted:	38,940	Sq. ft.	97.5	% of site	
13.	<b>Density / Intensity</b>					
	<u>No. of Units</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>	
	Existing:	0	Existing:	N/A	Existing:	N/A
	Proposed:	335	Proposed:	N/A	Proposed:	N/A
	Permitted:	N/A				
14 a.	<b>Parking (Vehicle) Spaces</b>					
	Existing:	22	includes	1	disabled parking spaces	
	Proposed:	382	includes	10	disabled parking spaces	
	Permitted:	108	includes	5	disabled parking spaces	
14 b.	<b>Parking (Bicycle) Spaces</b>					
	Existing:	0	Spaces	N/A	% of vehicular parking	
	Proposed:	357	Spaces	93.0	% of vehicular parking	
	Permitted:	357	Spaces	93.0	% of vehicular parking	
15.	<b>Building Height</b>					
	Existing:	1	Feet	1	Stories	
	Proposed:	285	Feet	22	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? \$72 MILLION					
	<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>					

**NARRATIVE IN SUPPORT OF COMMUNITY REDEVELOPMENT AGENCY**  
**APPLICATION FOR DEVELOPMENT PROPOSAL**

Focus Acquisition Company LLC (the “Developer”), is the contract purchaser of the property located at 0 3rd Ave. S., 511 3rd Ave. S., 533 3rd Ave. S., 543 3rd Ave. S., 551 3rd Ave. S. and 226 6th St. S. (collectively, the “Property”). The Property is zoned DC-1, which permits various residential and commercial uses by right.

The Property is currently used as office space and surface parking. The Developer proposes to redevelop it with a 22-story building containing 335 dwelling units, 11,560 sf of commercial space and a 382-space parking garage (the “Project”).

The Developer is requesting approval of the Project by the Community Redevelopment Agency (CRA).

**Discussion of Standards of Review for Development Proposals in the Intown  
Redevelopment Area and Intown West Redevelopment Area**

(Sec. 16.06.010.1 of the City of St. Petersburg Land Development Code (“Code”))

1. *The development proposal is consistent with the duly adopted underlying redevelopment plan;*

The Intown West Redevelopment Plan (IWRP) requires that the CRA evaluate a development proposal to ensure its proposed use and design are consistent with the IWRP.

The zoning for the site is DC-1, which allows for some of the most intense development in the City:

This district provides for intense mixed-use development which creates a strong mixture of uses that enhance and support the core. Office and other employment uses are highly encouraged. Development in this district provides appropriate pedestrian amenities, pedestrian linkages, ground level retail, and cultural activities. Buildings and streetscaping (both hardscape and landscape improvements) are designed in a manner that promotes a successful people-oriented downtown area as exemplified and defined in the intown and intown west redevelopment plans.

The DC-1 district permits multi-family dwellings and commercial uses with an unlimited FAR and the Property has no maximum height. The Developer proposes a mixed-use project with 335 dwelling units, 11,560 sf of commercial space, a 382-space parking garage, a 7.0 FAR and a height of 285 ft.

The goal of the redevelopment plan is to create an area that is largely independent of the Tropicana Field site while capitalizing on being adjacent to it.



To that end, Objective 1 of the IWRP calls for establishing “a cohesive development pattern and visual identity that supports the downtown and expands the City's tax base...” Objective 2 calls for ensuring that new development and redevelopment projects are appropriate in scale and design by establishing design guidelines and parameters.

The IWRP provides that these objectives may be implemented through various actions by the City, including local legislative actions; approval of capital improvement projects; land acquisition; entering into public-private partnerships; and offering economic development incentives. Primarily, implementation has occurred through the Code.

The original zoning regulations established for the area “were not expansive or flexible enough to seriously stimulate development interest in this part of the downtown”. By creation of the DC zoning districts in 2007, the City intended to allow for “intense” development and “provide greater flexibility and opportunities in the District”. This was done with the understanding that “[t]he development of new residential projects in the Intown West area is critical to the overall success of the redevelopment plan.”

The Project will further the desired development pattern and visual identity of Intown West, and continue the westward growth of downtown. Currently, the subject site is underutilized, containing surface parking and an outdated office building, which has exceeded its useful life. The redevelopment of this Property will help in achieving many of the goals of the IWRP, especially the focus on new residential development in Intown West, along with the desire to reduce or eliminate surface parking within downtown.

The proposed building is urban in scale with pedestrian oriented street level features. These include the retail entrances on 3<sup>rd</sup> Ave. S., ten-foot sidewalks and streetscaping, and the ground level lobby fronting on 5<sup>th</sup> St. S., which will activate this corridor.

2. *The development proposal furthers the purpose of the Comprehensive Plan and the Land Development Regulations;*

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 and affordable housing, the elimination of surface parking and the promotion and expansion of the downtown.

3. *The development proposal is generally consistent with the design review criteria currently set forth in City Council Resolution 2021-25.*

The Project is generally consistent with the following design review criteria:

General

- All redevelopment sites shall meet all the applicable Land Development Regulations.

- All development projects shall comply with any adopted City neighborhood or business district master plan or equivalent, when not in direct conflict with the Land Development Regulations.
- Developers of projects within the redevelopment area shall submit project proposals and designs to the Community Redevelopment Agency (CRA) for development review and also provide notice of their proposals to existing neighborhood and business association(s) where the project is located prior to being heard by the CRA.
- All development should demonstrate the use of energy conservation techniques to reduce space cooling, hot water, and space heating demands. These techniques should address, but not be limited to:
  - building orientation
  - building facade materials
  - shading of buildings and parking lots
- All new and redeveloped surface parking areas shall be landscaped according to applicable City requirements.
- All parking structures shall utilize the same architectural style, fenestration, and detailing as the principal structure or be encased by a liner building that utilizes the same architectural style.
- The ground level of all parking structures should contain pedestrian oriented uses, such as retail, office, restaurants and bars, museums, hotel lobbies and studios.
- All buildings within the development project should integrate architecturally, aesthetically and functionally through building design, materials, open spaces, scale, circulation systems, pedestrian level activities, and uniform signage and lighting.
- All new development and redevelopment should provide design elements (trees, canopies, street furniture, entryways, etc.) to bring the building and related activity spaces in scale with human dimensions and perception of space.
- Development should provide appropriate architectural variety to the area.
- The ground floor of the building shall contain any use as permitted by the Land Development Regulations or the façade abutting the street (not alleys) shall include architectural details such as fenestration, false display windows, natural finishes, or other architectural features.

### Open and Pedestrian Spaces

Open spaces shall:

- be directly linked to the pedestrian system (sidewalks) and these links shall meet the Plaza Parkway Design Guidelines, or equivalent, or an adopted City approved neighborhood or business district master plan; and
- provide sufficient lighting to ensure night security.

Open spaces should:

- relate to activities and buildings within the block;

- establish visual and functional ties to surrounding activities and create a sense of seclusion in spaces set aside from the main pedestrian flow such as found in court yards;
- provide various types of open space use (public, private, and semi-public spaces);
- provide for human comfort and scale through the use of landscaping and/or canopies for shade and highlighting building entrances;
- provide sculptures, murals &/or water features;
- provide simple designs which dictate logical order and arrangement, allowing users to easily orient and relate themselves to the space and surrounding activities; and
- Mid-block pedestrian connections for large developments with streets at the front and rear should be considered.

#### Historic

- The development should be sensitive to adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts.

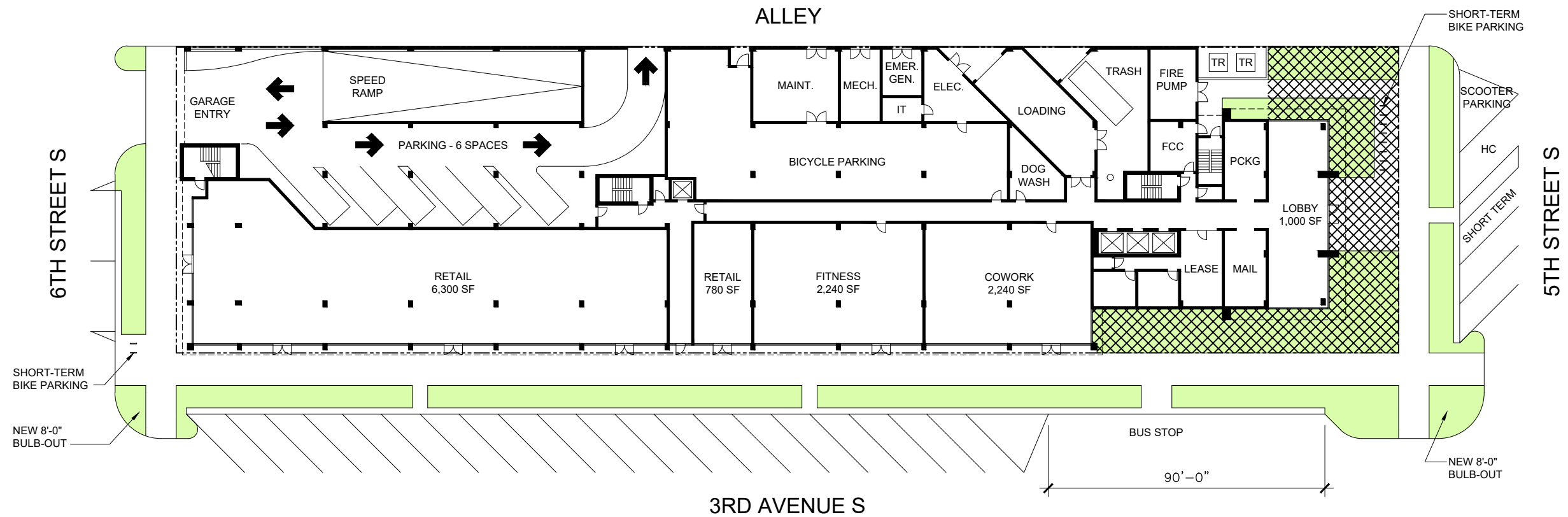
#### Residential

- All infill development should create a sense of place and neighborhood identity by relating to old and new architecture and by developing interrelated open and pedestrian spaces.
- All new development within and adjacent to residential areas should relate in building scale and mass with the surrounding neighborhood.

The existing downtown development pattern contains a variety of building types, styles, heights, masses, setbacks and orientations. The Project's building form and the relationship of the building are consistent with other development projects in the IWRP. Recent development projects within the IWRP include Beacon 430 Apartments and Avanti Apartments, which are some of the larger projects to have been built within the immediate area.

The proposed development, which is a permitted use under the Property's DC-1 zoning, will continue the westward growth of downtown. The building is urban in scale with pedestrian oriented street level features, including the lobby entrance, screening of the parking garage, ample fenestration and transparency consistent with urban buildings. Improvements to the public realm include 10-foot wide sidewalks, street trees, landscaping, and bicycle parking. Moreover, the attention to ground floor design on all sides, including entrances on 3<sup>rd</sup> Ave. S. and 5<sup>th</sup> St. S., makes the Project consistent with the pedestrian oriented goals of the IWRP.

Of note, at least 5 percent of Project's units will consist of workforce housing units and many will be smaller units (less than 750 sf), which furthers the IWRP, Code and Comprehensive Plan goals of promoting affordable housing.



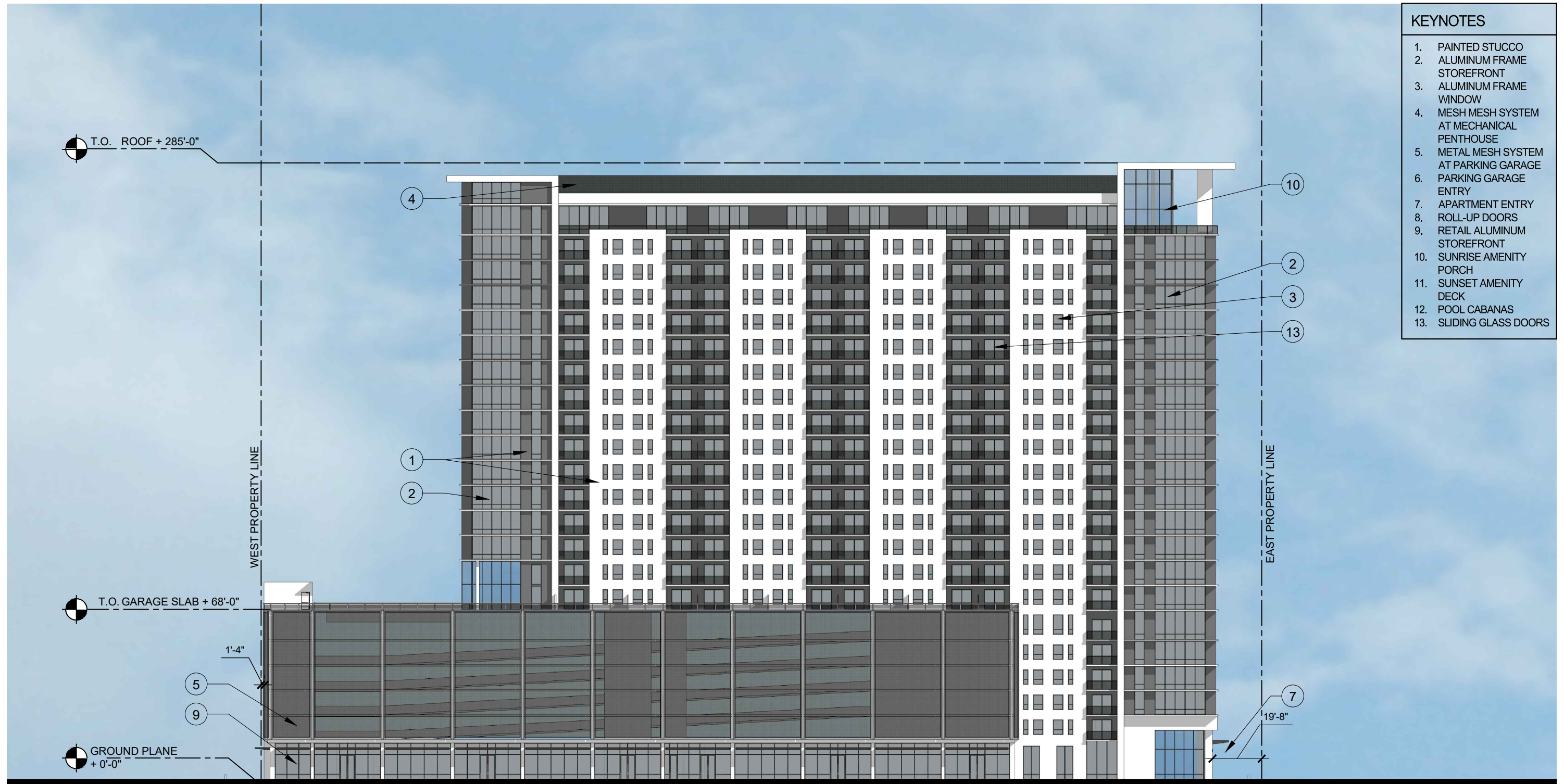
**Site Plan**  
SCALE: 1" = 40'-0"

**SITE PLAN ANALYSIS**

ZONING	DC-1	PROPOSED NORTH SETBACK - BASE	0'
BUILDING USE	335 UNITS	PROPOSED SOUTH SETBACK - BASE	0'
MULTI-FAMILY	11,560 S.F.	PROPOSED EAST SETBACK - BASE	18'
RETAIL		PROPOSED WEST SETBACK - BASE	0'
TOTAL SITE AREA	39,938 S.F.	PROPOSED NORTH SETBACK - TOWER	20'
TOTAL BUILDING AREA	279,566 G.S.F.	PROPOSED SOUTH SETBACK - TOWER	10'
PROPOSED FAR	7.0	PROPOSED EAST SETBACK - TOWER	18'
BUILDING HEIGHT	285'-0"	PROPOSED WEST SETBACK - TOWER	70'
NUMBER OF STORIES	22		

REQ. GROUND LEVEL OPEN SPACE	1,997 S.F. (5%)
PROV. GROUND LEVEL OPEN SPACE	1585 S.F. (7.4%)
REQ. GROUND LEVEL OPEN GREEN SPACE	999 S.F. (2.5%)
PROV. GROUND LEVEL OPEN GREEN SPACE	1048 S.F. (4.9%)
REQ. PARKING SPACES:	108
PROV. PARKING SPACE (LEVELS 1-6):	382
BICYCLE PARKING SPACES	
SHORT TERM	20
LONG TERM	337

 HATCH INDICATES GROUND LEVEL OPEN SPACE



KEYNOTES	
1.	PAINTED STUCCO
2.	ALUMINUM FRAME STOREFRONT
3.	ALUMINUM FRAME WINDOW
4.	MESH MESH SYSTEM AT MECHANICAL PENTHOUSE
5.	METAL MESH SYSTEM AT PARKING GARAGE ENTRY
6.	PARKING GARAGE ENTRY
7.	APARTMENT ENTRY
8.	ROLL-UP DOORS
9.	RETAIL ALUMINUM STOREFRONT
10.	SUNRISE AMENITY PORCH
11.	SUNSET AMENITY DECK
12.	POOL CABANAS
13.	SLIDING GLASS DOORS

South Elevation

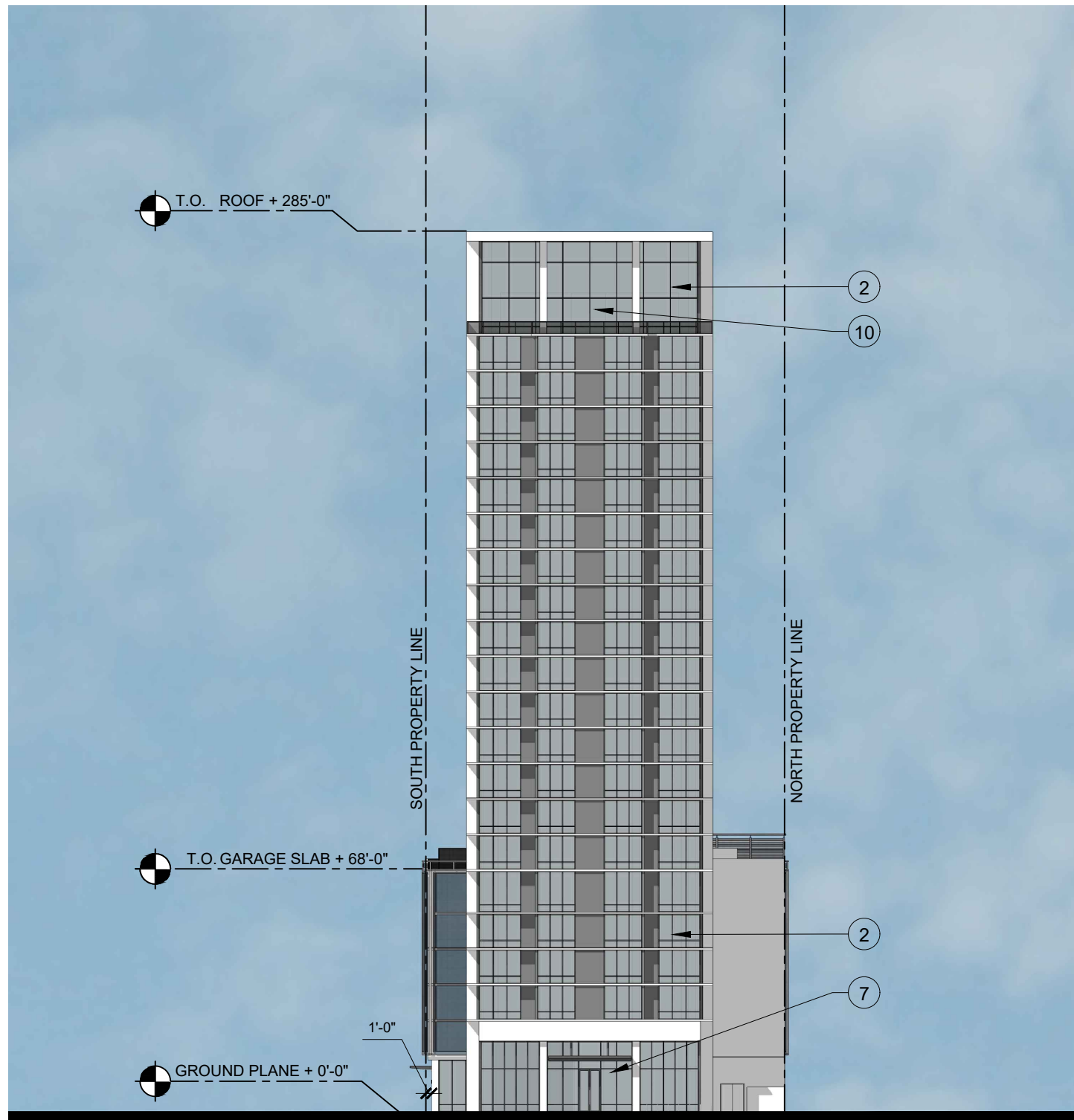
SCALE: 1" = 40'-0"



KEYNOTES	
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12.	POOL CABANAS
13.	SLIDING GLASS DOORS

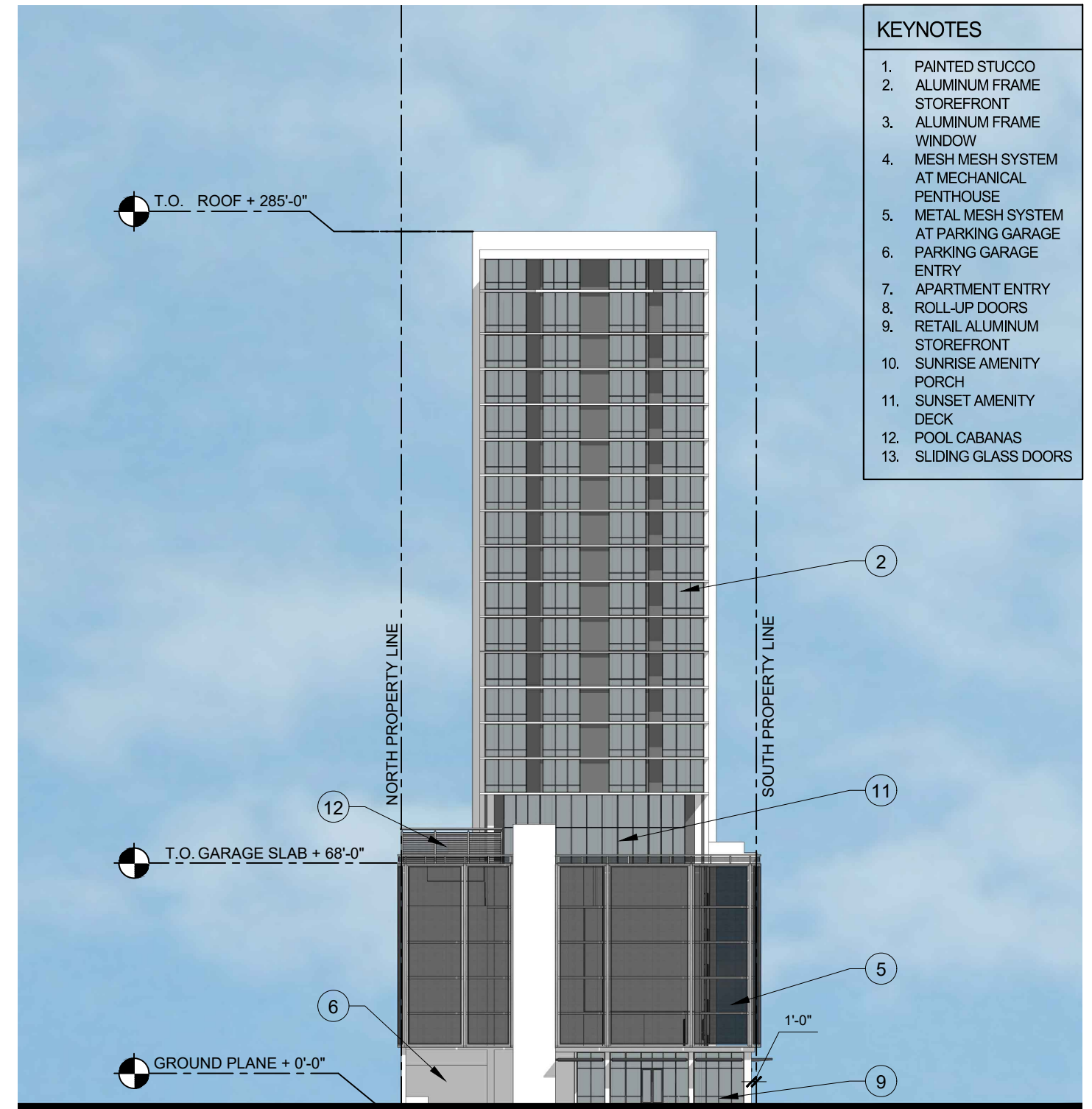
North Elevation

SCALE: 1" = 40'-0"



East Elevation

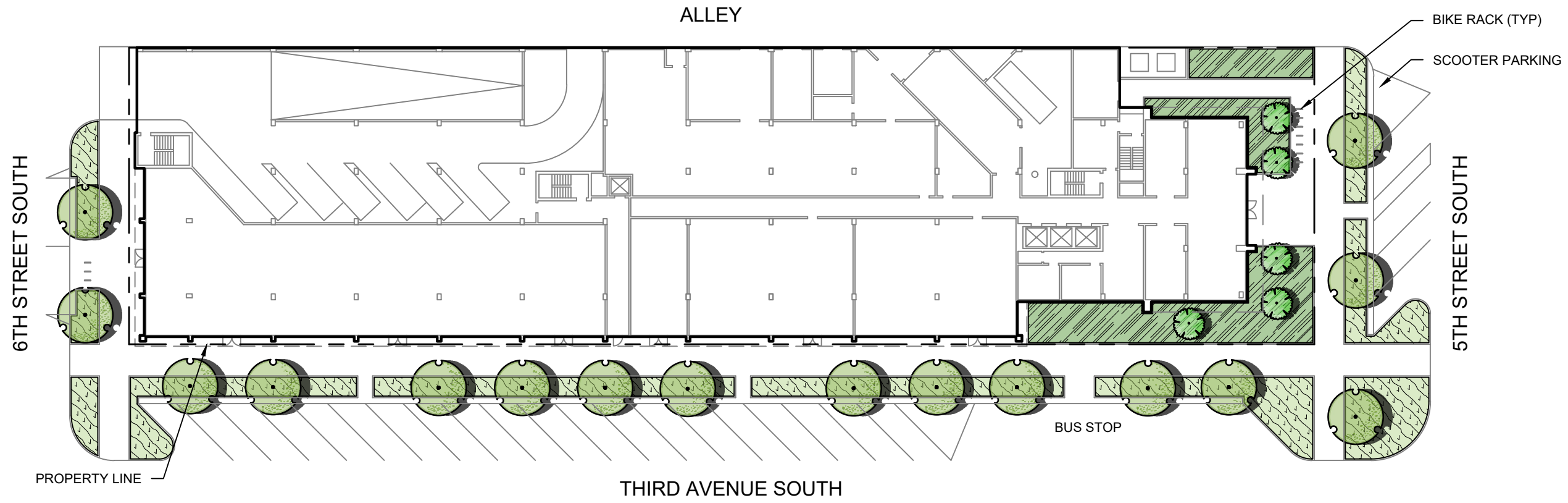
SCALE: 1" = 40'-0"




West Elevation


SCALE: 1" = 40'-0"


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10.	SUNRISE AMENITY PORCH
11.	SUNSET AMENITY DECK
12.	POOL CABANAS
13.	SLIDING GLASS DOORS




**CONCEPT PLANT SCHEDULE**

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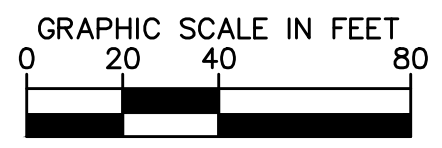
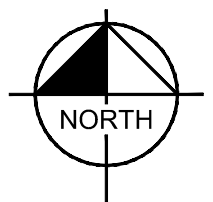
**FOUNDATION TREE** 5  
 MINIMUM 10 FT HEIGHT, 2-3 INCH CALIPER  
 ADONIDIA MERRILLII / CHRISTMAS PALM  
 BUCIDA BUCERAS / BLACK OLIVE  
 JATROPHA HASTATA / JATROPHA TREE  
 LAGERSTROEMIA INDICA / CRAPE MYRTLE  
 LIGUSTRUM JAPONICUM / JAPANESE PRIVET  
 MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA
- 

**STREET TREE** 16  
 MINIMUM 12 FT HEIGHT, 3-4 IN CALIPER  
 QUERCUS VIRGINIANA / SOUTHERN LIVE OAK  
 QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER LIVE OAK
- 

**STREETSCAPE** 5,053 SF  
 CARISSA MACROCARPA 'NANA' / DWARF NATAL PLUM  
 CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY  
 ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY  
 LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF  
 RHAPHIOLEPIS INDICA / INDIAN HAWTHORN  
 STRELITZIA REGINAE / BIRD OF PARADISE  
 TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE  
 ZAMIA FURFURACEA / CARDBOARD PALM  
 ZAMIA PUMILA / COONTIE
- 

**FOUNDATION PLANTING** 2,612 SF  
 GROUNDCOVERS: 1 GALLON WITH 12-18" O.C. SPACING  
 SHRUBS: 3-7 GALLON WITH 24-48" O.C. SPACING  
 ACALYPHA WILKESIANA / WILKES' COPPERLEAF  
 CANNA X GENERALIS / CANNA  
 CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY  
 DURANTA ERECTA 'GOLD MOUND' / GOLD MOUND DEWDROPS  
 EVOLVULUS GLOMERATUS / BRAZILIAN DWARF MORNING GLORY  
 ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY  
 LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF  
 MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS  
 PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS

LANDSCAPE CALCULATIONS		
PER CITY OF ST. PETERSBURG LDC		
	REQUIRED	PROVIDED
<b>STREET TREES</b>		
<b>1 SHADE TREE PER EVERY 35LF OF PROPERTY FRONTAGE</b>	THIRD AVENUE: 380 LF (EXCLUDES HARDSCAPE) / 35 LF = 11 SHADE TREES  FIFTH STREET: 96 LF (EXCLUDES HARDSCAPE) / 35 LF = 3 SHADE TREES  SIXTH STREET: 59 LF (EXCLUDES HARDSCAPE) / 35 LF = 2 SHADE TREES	THIRD AVENUE: 11 SHADE TREES  FIFTH STREET: 3 SHADE TREES  SIXTH STREET: 2 SHADE TREES
<b>FOUNDATION TREES</b>		
<b>1 UNDER-STORY TREE PER EVERY 30LF OF EXTERIOR BUILDING PERIMETER</b>	148 LF (EXCLUDES HARDSCAPE) / 30 LF = 5 UNDER-STORY TREES	5 UNDER-STORY TREES



CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

**Kimley»Horn**

100 SECOND AVENUE SOUTH, SUITE 105N  
 ST. PETERSBURG, FL 33701  
 PHONE: 727-547-3999  
 WWW.KIMLEY-HORN.COM CA 00035106  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT 145162000
DATE SEPT. 2022
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY DJF

**5TH STREET SOUTH APARTMENTS**

CITY OF ST. PETERSBURG

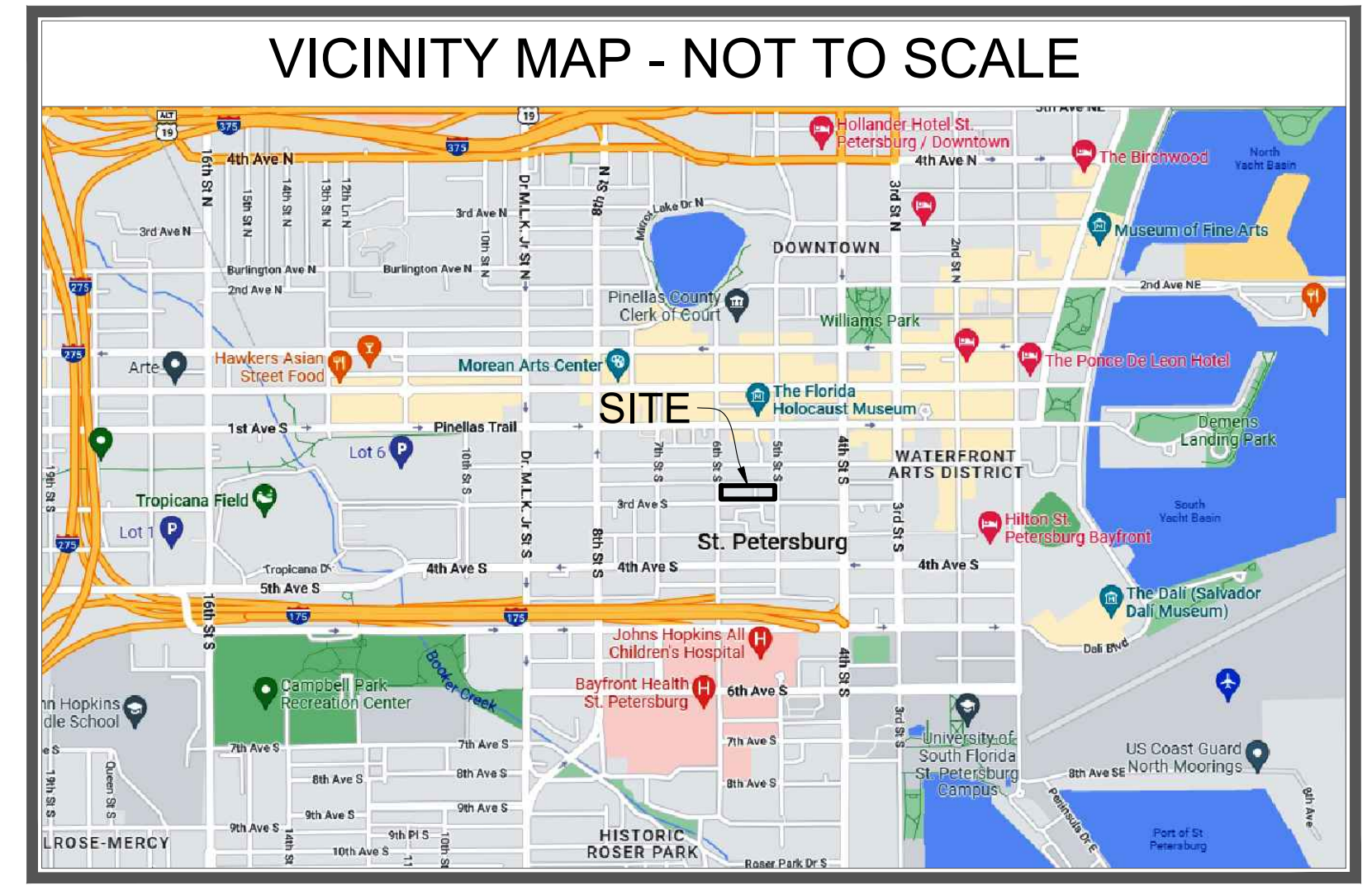
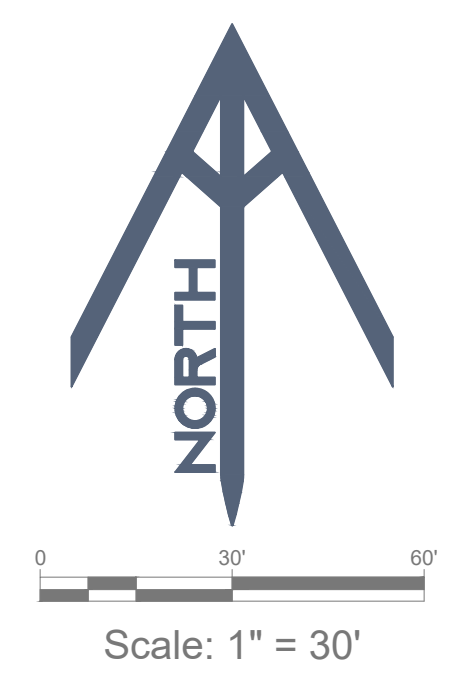
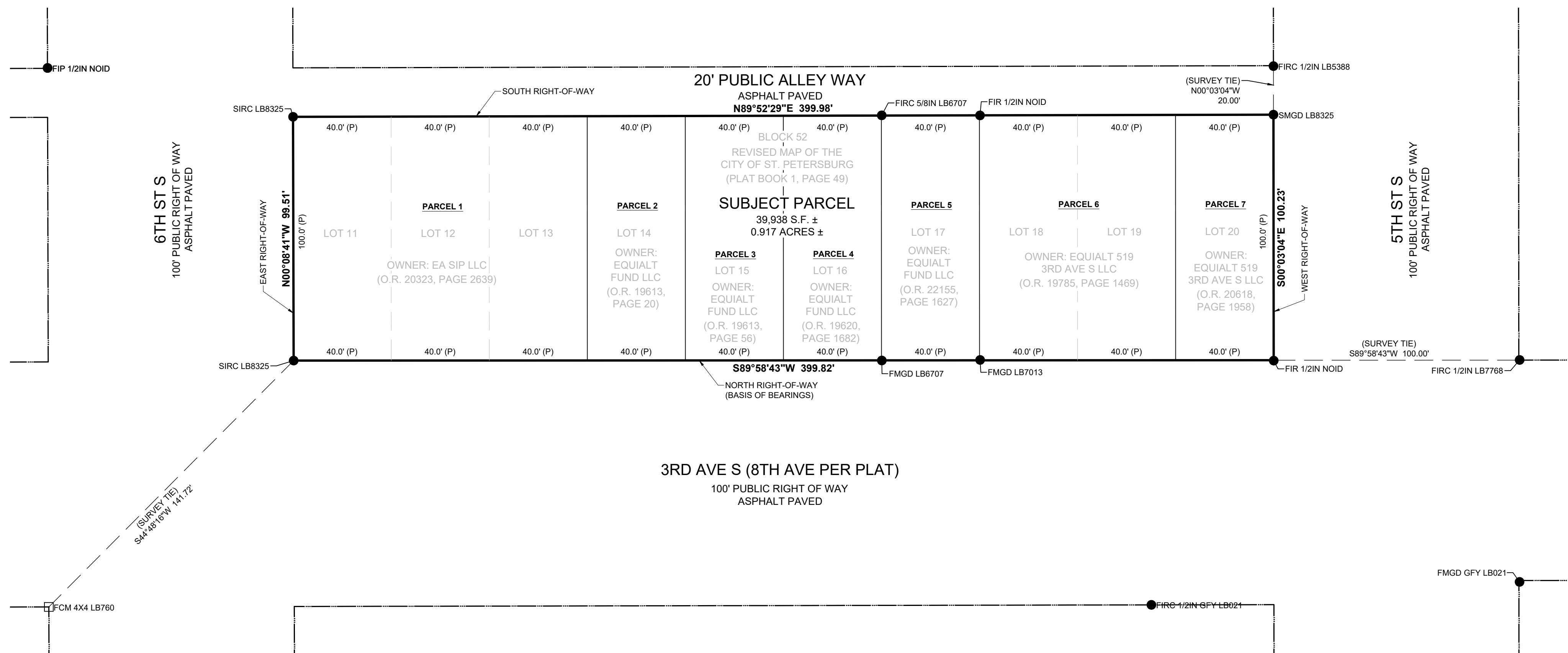
LICENSED PROFESSIONAL
DAVID J. FLANAGAN, PLA
0001495
FLORIDA DATE:

**LANDSCAPE PLAN**

SHEET NUMBER
L100

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





**TITLE DESCRIPTION:**

The land referred to herein below is situated in the County of Pinellas, State of Florida, and described as follows:

- Parcel 1:  
Lots 11, 12, and 13, Block 52, REVISED MAP OF THE CITY OF ST. PETERSBURG, according to the Map or Plat thereof recorded in Plat Book 1, Page 49, of the Public Records of Hillsborough County Florida, of which Pinellas County was formerly a part.
- Parcel 2:  
Lot 14, Block 52, REVISED MAP OF THE CITY OF ST. PETERSBURG, according to the Map or Plat thereof recorded in Plat Book 1, Page 49, of the Public Records of Hillsborough County Florida, of which Pinellas County was formerly a part.
- Parcel 3:  
Lot 15, Block 52, REVISED MAP OF THE CITY OF ST. PETERSBURG, according to the Map or Plat thereof recorded in Plat Book 1, Page 49, of the Public Records of Hillsborough County Florida, of which Pinellas County was formerly a part.
- Parcel 4:  
Lot 16, Block 52, REVISED MAP OF THE CITY OF ST. PETERSBURG, according to the Map or Plat thereof recorded in Plat Book 1, Page 49, of the Public Records of Hillsborough County Florida, of which Pinellas County was formerly a part.
- Parcel 5:  
Lot 17, Block 52, REVISED MAP OF THE CITY OF ST. PETERSBURG, according to the Map or Plat thereof recorded in Plat Book 1, Page 49, of the Public Records of Hillsborough County Florida, of which Pinellas County was formerly a part.
- Parcel 6:  
Lots 18 and 19, Block 52, REVISED MAP OF THE CITY OF ST. PETERSBURG, according to the Map or Plat thereof recorded in Plat Book 1, Page 49, of the Public Records of Hillsborough County Florida, of which Pinellas County was formerly a part.
- Parcel 7:  
Lot 20, Block 52, REVISED MAP OF THE CITY OF ST. PETERSBURG, according to the Map or Plat thereof recorded in Plat Book 1, Page 49, of the Public Records of Hillsborough County Florida, of which Pinellas County was formerly a part.

**SCHEDULE BII EXCEPTIONS:**

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 2061-6039140 BEARING AN EFFECTIVE DATE OF MAY 22, 2022

Items 1-8 & 10-11 are not survey matters and are not shown hereon.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF THE CITY OF ST. PETERSBURG, as recorded in Plat Book 1, Page(s) 49, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **NO MATTERS TO PLOT**

**SURVEYOR'S CERTIFICATION:**

To: XXXXXXX

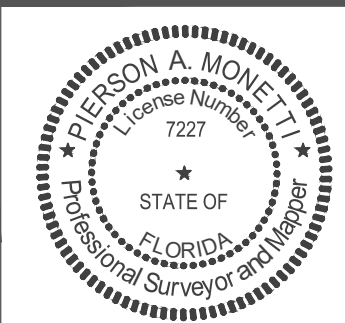
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/8/2022.

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

**SURVEYOR'S NOTES:**

- 1) Easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters taken from First American Title Insurance Company commitment for title insurance No. 2061-6039140 bearing an effective date of May 22, 2022
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) Bearings shown hereon are based on the North right-of-way line of 3rd Ave S, having a Grid bearing of S.89°58'43"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.
- 4) This survey is intended to be displayed at 1" = 30' or smaller on sheet 1 & 1" = 20' or smaller on sheet 2.
- 5) All boundary line dimensions are field measured unless otherwise noted.
- 6) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 7) The subject property lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12103C0219H for City of St. Petersburg, Community No. 125148, Pinellas County, Florida, dated August 24, 2021 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center <https://msc.fema.gov>.
- 8) Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.
- 9) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- 10) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.
- 11) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
- 12) Underground utilities shown hereon may be based solely or in part on the following: Markings provided by utility companies, plans requested from utility providers, observed above ground evidence and remote sensing measurements taken by the surveyor. All evidence of underground utilities made available to the surveyor are shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the user of this survey is advised that excavation and/or a private utility locate request may be necessary. Due to limitations outside the surveyor's control, underground infrastructure or utilities may exist within or near the subject property that are not depicted hereon.
- 13) It is hereby certified that a survey of the hereon described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.060 FAC, pursuant to Section 472.027, FS.
- 14) Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88), based on National Geodetic Survey Benchmark "AG 1506", having a published elevation of 33.87 feet (NAVD 88).

Survey Datum  
Horizontal Datum NAD83  
Vertical Datum NAVD 88



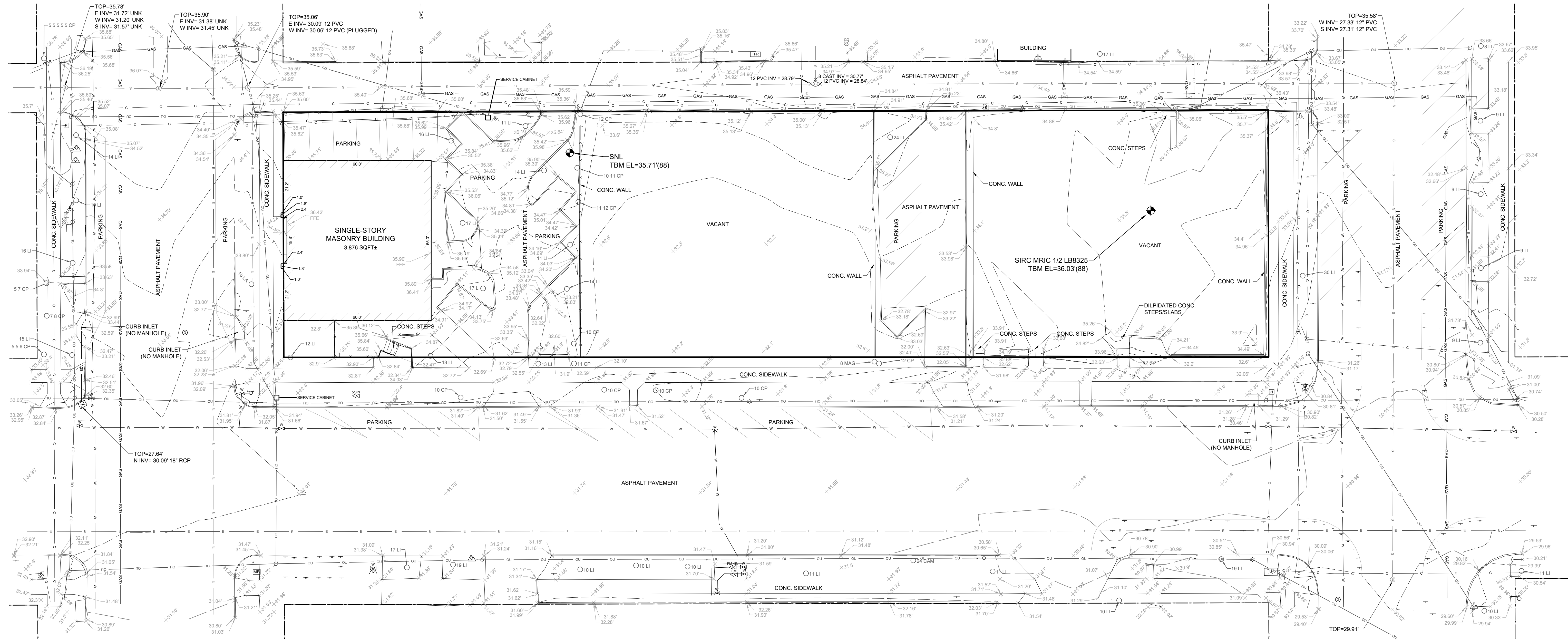
Surveyor's Certificate		
This survey not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes		
Pierson A. Monetti, LS 7227		

Survey History		
Date	Description	By
8/8/22	Last field data acquisition	DB

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

**St. Pete Highrise**  
ALTA Boundary, Topo, Tree, & SUE Survey  
226 6th St. St. Petersburg, FL, 33701  
Prepared for:  
FOCUS  
Section 19, Township 31 South, Range 17 East,  
Pinellas County, FL

Project Number: 220141      Sheet 1 of 2

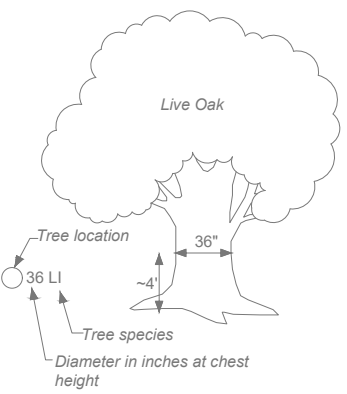


**LEGEND**

- |                                      |                                  |                                |                             |                             |                             |                          |                          |
|--------------------------------------|----------------------------------|--------------------------------|-----------------------------|-----------------------------|-----------------------------|--------------------------|--------------------------|
| PRM --- Permanent Reference Monument | FAD --- Found Aluminum Disk      | SIRC --- Set Iron Rod and Cap  | ⊗ --- Backflow Preventer    | ⊗ --- Cable Box             | ⊗ --- Electric Handhole     | ⊗ --- Drainage Manhole   | ⊗ --- Cable Marker       |
| TBM --- Temporary Benchmark          | FAXL --- Found Axle              | SMG --- Set Mag Nail           | ⊗ --- Cleanout              | ⊗ --- Electric Box          | ⊗ --- Cable Handhole        | ⊗ --- Electric Manhole   | ⊗ --- Electric Marker    |
| Pj --- Page                          | FBD --- Found Brass Disk         | SMGD --- Set Mag Nail and Disk | ⊗ --- Fire Dept. Connection | ⊗ --- Fiber Box             | ⊗ --- Fiber Handhole        | ⊗ --- Manhole            | ⊗ --- Fiber Marker       |
| O.R. --- Official Records Book       | FCM --- Found Conc. Monument     | SNL --- Set Nail               | ⊗ --- Fire Hydrant          | ⊗ --- Reclaimed Water Box   | ⊗ --- Gas Handhole          | ⊗ --- Sanitary Manhole   | ⊗ --- Gas Marker         |
| INS# --- Instrument Number           | FCW --- Found Copper Weld        | SX --- Set X Cross             | ⊗ --- Guy Anchor            | ⊗ --- Telephone Box         | ⊗ --- Irrigation Handhole   | ⊗ --- Grease Manhole     | ⊗ --- Irrigation Marker  |
| LB --- Licensed Business             | FIP --- Found Iron Pipe          | TP --- Traverse Point          | ⊗ --- Light Pole            | ⊗ --- Traffic Box           | ⊗ --- Sanitary Handhole     | ⊗ --- Sanitary Marker    | ⊗ --- Sanitary Marker    |
| (R) --- Record Measurement           | FIPC --- Found Iron Pipe and Cap | WP --- Work Point              | ⊗ --- Monitoring Well       | ⊗ --- Utility Pole          | ⊗ --- Telephone Handhole    | ⊗ --- Utility Marker     | ⊗ --- Utility Marker     |
| (TYP) --- Typical                    | FIR --- Found Iron Rod           | SYL --- Solid Yellow Line      | ⊗ --- Utility Pole          | ⊗ --- Sanitary Cleanout     | ⊗ --- Utility Handhole      | ⊗ --- Water Marker       | ⊗ --- Water Marker       |
| CONC. --- Concrete                   | FIRC --- Found Iron Rod and Cap  | SWL --- Solid White Line       | ⊗ --- Sanitary Cleanout     | ⊗ --- Sign                  | ⊗ --- Water Handhole        | ⊗ --- Cable Vault        | ⊗ --- Electric Vault     |
| ELEV. --- Elevation                  | FBM --- Found Benchmark          | DWL --- Dashed White Line      | ⊗ --- Sign                  | ⊗ --- Delineator Post       | ⊗ --- Air Release Valve     | ⊗ --- Electric Vault     | ⊗ --- Electric Vault     |
| INV. --- Invert                      | FMG --- Found Mag Nail           | DYL --- Dashed Yellow Line     | ⊗ --- Force Main Valve      | ⊗ --- Water Well            | ⊗ --- Gas Valve             | ⊗ --- Fiber Vault        | ⊗ --- Fiber Vault        |
| CMP --- Corrugated Metal Pipe        | FWM --- Found Monument in Well   | OU --- Overhead Utility Lines  | ⊗ --- Gas Valve             | ⊗ --- as Grate Top Inlet    | ⊗ --- Irrigation Valve      | ⊗ --- Telephone Vault    | ⊗ --- Telephone Vault    |
| HDPE --- High-Density Polyethylene   | FND --- Found                    | S --- Sanitary Sewer Line      | ⊗ --- Irrigation Valve      | ⊗ --- Reclaimed Water Valve | ⊗ --- Gas Meter             | ⊗ --- Utility Vault      | ⊗ --- Utility Vault      |
| PVC --- Polyvinyl Chloride           | FNL --- Found Nail               | C --- Gas Line                 | ⊗ --- Reclaimed Water Valve | ⊗ --- Sanitary Valve        | ⊗ --- Irrigation Meter      | ⊗ --- Cable Pedestal     | ⊗ --- Cable Pedestal     |
| RCP --- Reinforced Concrete Pipe     | FPK --- Found Pinched Iron Pipe  | SD --- Storm Drain Line        | ⊗ --- Sanitary Valve        | ⊗ --- Utility Valve         | ⊗ --- Reclaimed Water Meter | ⊗ --- Electric Pedestal  | ⊗ --- Electric Pedestal  |
| BFP --- Back Flow Preventer          | CI --- Curb Inlet                | W --- Water Line               | ⊗ --- Utility Valve         | ⊗ --- Water Valve           | ⊗ --- Sanitary Meter        | ⊗ --- Fiber Pedestal     | ⊗ --- Fiber Pedestal     |
| FF --- Finished Floor Elevation      | FPK --- Found PK Nail            | C --- Communications Line      | ⊗ --- Water Meter           | ⊗ --- Electric Handhole     | ⊗ --- Telephone Pedestal    | ⊗ --- Telephone Pedestal | ⊗ --- Telephone Pedestal |
| GTI --- Grate Top Inlet              | FPK --- Found PK Nail and Disk   | --- Fence                      | ⊗ --- Electric Handhole     | ⊗ --- Electric Handhole     | ⊗ --- Telephone Pedestal    | ⊗ --- Telephone Pedestal | ⊗ --- Telephone Pedestal |
| MES --- Mitered End Section          | FX --- Found X Cross             | --- Guard Rail                 | ⊗ --- Electric Handhole     | ⊗ --- Electric Handhole     | ⊗ --- Telephone Pedestal    | ⊗ --- Telephone Pedestal | ⊗ --- Telephone Pedestal |
| OCS --- Outlet Control Structure     |                                  |                                | ⊗ --- Electric Handhole     | ⊗ --- Electric Handhole     | ⊗ --- Telephone Pedestal    | ⊗ --- Telephone Pedestal | ⊗ --- Telephone Pedestal |

**TREE LEGEND**

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



Survey History		
Date	Description	By

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

**St. Pete Highrise**  
ALTA Boundary, Topo, Tree, & SUE Survey  
226 6th St St. Petersburg, FL, 33701  
Prepared for:  
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Section 19, Township 31 South, Range 17 East,  
Pinellas County, FL

**Project Number: 220141**      **Sheet 2 of 2**

See Sheet 1 For Surveyor's Certificate