



# 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.

<b>GENERAL INFORMATION</b>	
<b>NAME of APPLICANT (Property Owner):</b> SPGRP II, LLC	
Street Address: 1273 E PUTNAM AVE, PO BOX 991	
City, State, Zip: RIVERSIDE CT 06878	
Telephone No:	Email: founders@gravelrd.com
<b>NAME of AGENT OR REPRESENTATIVE:</b> R. Donald Mastry, Trenam Law	
Street Address: 200 Central Avenue, Suite 1600	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 727-824-6140	Email: dmastry@trenam.com
<b>NAME of ARCHITECT or ENGINEER:</b>	
Company Name: ODP Architects	Contact Name: Gadiel Marquez
Telephone No: 954 518 0833 ext. 231	
Website: www.odparchitects.com	Email: gmarquez@odparchitects.com
<b>PROPERTY INFORMATION:</b> 699 1st Ave. N, 685 1st Ave. N., and 694 Arlington Ave. N.	
Address/Location:	Email:
Parcel ID#(s): 19-31-17-34218-000-0230, 19-31-17-99180-000-0152, and 19-31-17-99180-000-0150	
<b>DESCRIPTION OF REQUEST:</b> 21-story building containing 200 dwelling units, 10,843 sf of commercial space and a 264-space parking garage	

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 \_\_\_\_\_



# CRA Application Cont. 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:

SPGRP II, LLC

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

Property Address: 699 1st Ave N; 685 1st Ave N; 694 Arlington Ave N

Parcel ID#: 19-31-17-34218-000-0230; 19-31-17-99180-000-0152 and 19-31-17-99180-000-0150

Request: All approvals needed in connection with the redevelopment of the property, including, without limitation site plan, CRA and vacation 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): Thomas Peepke Thomas Toepke  
Printed Name

**Sworn to and subscribed on this date**

Identification or personally known: personally known

Notary Signature: Susan Amill Date: 10/11/22

Commission Expiration (Stamp or date):

**SUSAN AMILL**  
Notary Public, State of Connecticut  
My Commission Expires October 31, 2023

**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> surface parking, vacant offices, vacant residential			
3.	<b>Proposed Land Use Type(s):</b> multifamily residential and commercial			
4.	<b>Area of Subject Property:</b> 24,669 sf (0.57 ac)			
5.	<b>Construction Value:</b> \$63,500,000			
6.	<b>Gross Floor Area</b> (total square feet of building(s))			
	Existing:	8,222	Sq. ft.	
	Proposed:	307,203	Sq. ft.	
	Permitted:	n/a	Sq. ft.	
7.	<b>Floor Area Ratio</b> (total square feet of building(s) divided by the total square feet of entire site)			
	Existing:	0.33	Sq. ft.	8,222
	Proposed:	7.0	Sq. ft.	172,683
	Permitted:	n/a	Sq. ft.	n/a
8.	<b>Building Coverage</b> (first floor square footage of building)			
	Existing:	7,028	Sq. ft.	28.5 % of site
	Proposed:	15,960	Sq. ft.	64.7 % of site
	Permitted:	n/a	Sq. ft.	n/a % of site
9.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)			
	Existing:	2,255	Sq. ft.	9.1 % of site
	Proposed:	1,702	Sq. ft.	6.9 % 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:	15,386	Sq. ft.	62.3 % of site
	Proposed:	7,007	Sq. ft.	28.4 % of site

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:	22,414	Sq. ft.	90.9	% of site	
	Proposed:	22,967	Sq. ft.	93.1	% of site	
	Permitted:	24,669	Sq. ft.	100	% of site	
13.	<b>Density / Intensity</b>					
	<i>No. of Units</i>		<i>No. of Employees</i>		<i>No. of Clients (C.R. / Home)</i>	
	Existing:	3	Existing:	n/a	Existing:	n/a
	Proposed:	200	Proposed:	n/a	Proposed:	n/a
	Permitted:	n/a				
14 a.	<b>Parking (Vehicle) Spaces</b>					
	Existing:	35	includes	1	disabled parking spaces	
	Proposed:	264	includes	7	disabled parking spaces	
	Permitted:	211	includes	7	disabled parking spaces	
14 b.	<b>Parking (Bicycle) Spaces</b>					
	Existing:	0	Spaces	0	% of vehicular parking	
	Proposed:	214	Spaces	81.1	% of vehicular parking	
	Permitted:	214	Spaces	81.1	% of vehicular parking	
15.	<b>Building Height</b>					
	Existing:	24.5	Feet	2	Stories	
	Proposed:	235	Feet	21	Stories	
	Permitted:	n/a	Feet	n/a	Stories	

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

SPGRP II, LLC (the “Developer”), is the owner of the property located at 699 1st Ave. N, 685 1st Ave. N., and 694 Arlington Ave. N. (collectively, the “Property”). The Property is zoned DC-1, which permits various residential and commercial uses by right, with an unlimited FAR and no maximum height.

The Property is vacant and was formerly used as office space, surface parking and a triplex. The Developer proposes to redevelop it with a 21-story building containing 200 dwelling units, 10,843 sf of commercial space and a 264-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 Redevelopment Plan (IRP) requires that the CRA evaluate a development proposal to ensure its proposed use and design are consistent with the IRP.

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 200 dwelling units, 10,843 sf of commercial space, a 264-space parking garage, a 7.0 FAR and a height of 235 ft.

The Project is located within the Residential Area of the IRP. The continued development of residential projects is heavily emphasized throughout the IRP:

The development of an expanded residential base in the Intown is essential to achieve a successful downtown redevelopment program. People living and working downtown will generate the 24-hour activity and community spirit necessary to continue the expansion of the downtown economic and cultural base.

The Project will further the desired development pattern and visual identity of Intown, and continue the growth of downtown. Currently, the subject site is underutilized, containing surface parking and outdated office buildings, which have exceeded their useful life. The redevelopment of this Property will help in achieving many of the goals of the IRP, especially the focus on new residential development in Intown, 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 1<sup>st</sup> Ave. N. and 7<sup>th</sup> St. N., ten-foot sidewalks and streetscaping, the ground level lobby and commercial space, and a covered plaza, 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, 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 2021-636.*

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.

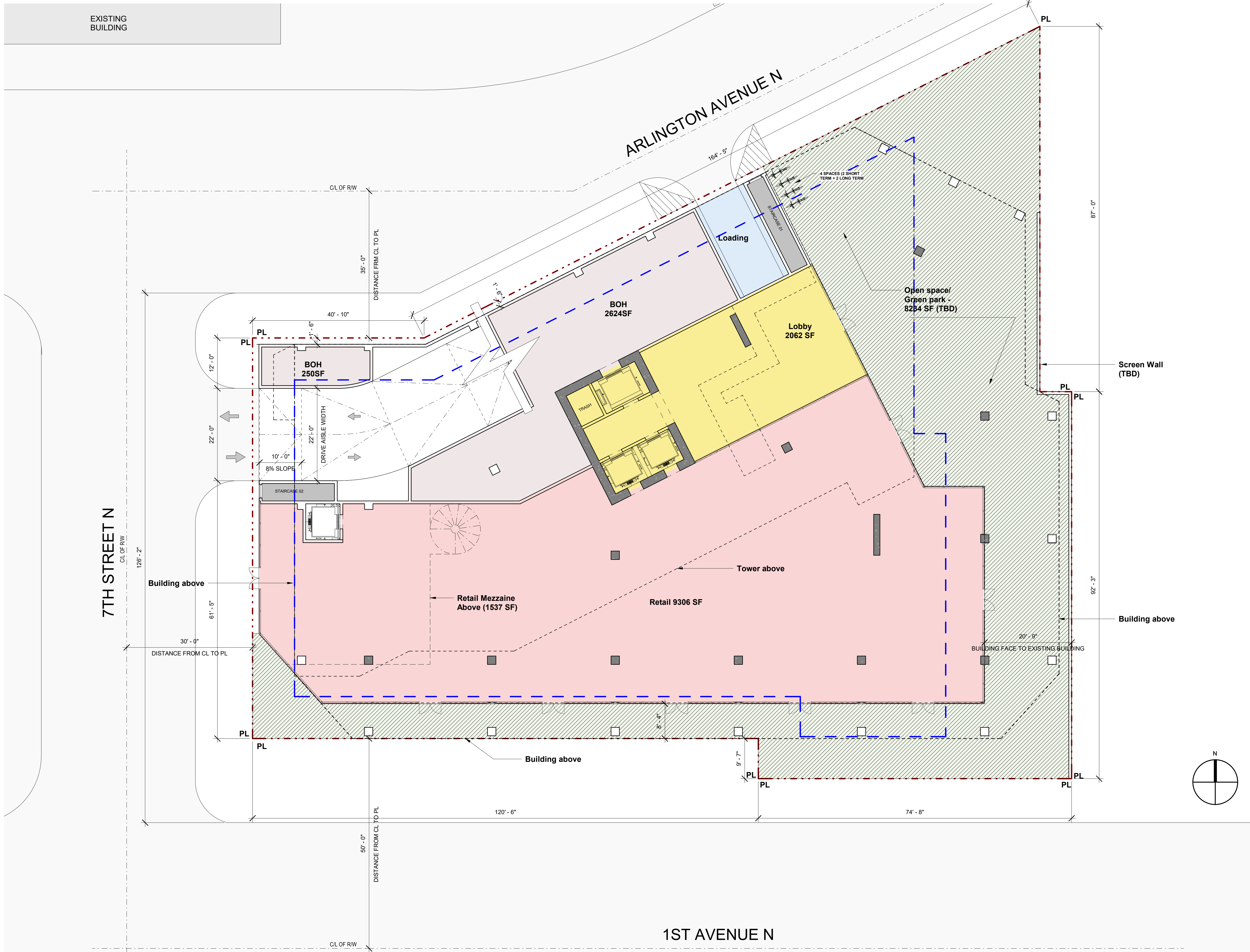
The existing downtown development pattern contains a variety of building types, styles, heights, masses, setbacks and orientations. The Project's building form and the relationship of the building are consistent with other development projects in the IRP. Recent development projects within the IRP include Camden Central Apartments (855 Central Ave.), Reflection (777 3<sup>rd</sup> Ave N.) and 700 Central Ave., which are some of the larger projects to have been built within the immediate area. The Second District Court of Appeals courthouse and the mixed-use tower at 233 & 249 5th St. N. / 430 & 442 3rd Ave. N., will soon be under construction on the east side of Mirror Lake.

The proposed development, which is a permitted use under the Property's DC-1 zoning, will continue the growth of downtown. The building is urban in scale with pedestrian oriented street level features, including ground level commercial space, 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 1<sup>st</sup> Ave. N. and 7<sup>th</sup> St. N., makes the Project consistent with the pedestrian oriented goals of the IRP.

Of note, a large open space has been deliberately located at the northeast corner of the Property, which is directly across Arlington Ave. N. from the Unitarian Universalist Church and at the closest point towards Mirror Lake Park. The resulting setback provides an even further separation between the Project and the church than the existing approximately 30 ft which is provided by Arlington Ave. N., and significantly exceeds what is required by Code.

In addition to the open space, an extensive covered plaza is being provided on the north and east sides of the building. With the building having a double height (22 ft) ground floor, this additional open space provides a unique feature that will significantly reduce the mass of the building at ground level. The plaza runs from Arlington Ave. N. all the way

to 1st Ave. N., providing a complete midblock pedestrian connection between these roadways. A mural or other public art is contemplated on the northeast corner of the building facing Arlington Ave. N.



**OWNER**  
GRAVEL ROAD PARTNERS

**ARCHITECT**  
AA 26000996  
ODONNELL DANWOLF AND PARTNERS ARCHITECTS INC.  
2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020  
T: 954 518 0833

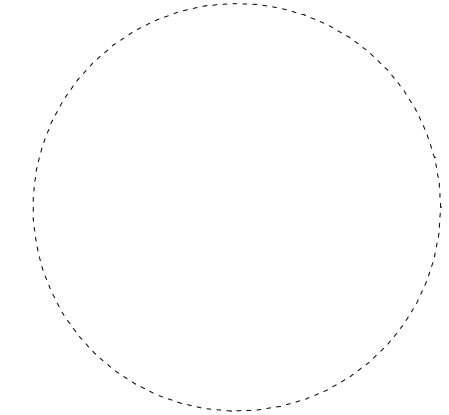
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NAME  
ADDRESS  
TELEPHONE

**STRUCTURAL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

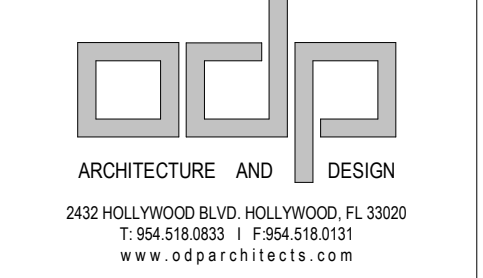
**LIFE SAFETY CONSULTANT**  
NAME  
ADDRESS  
TELEPHONE

**CIVIL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



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**PROJECT**  
**Mirror Lake**  
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**REVISIONS**

NO	DATE	REVISION TITLE

**KEY PLAN**



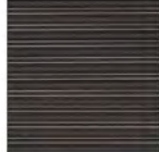


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STARTED BY: ODP  
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**SITE PLAN**

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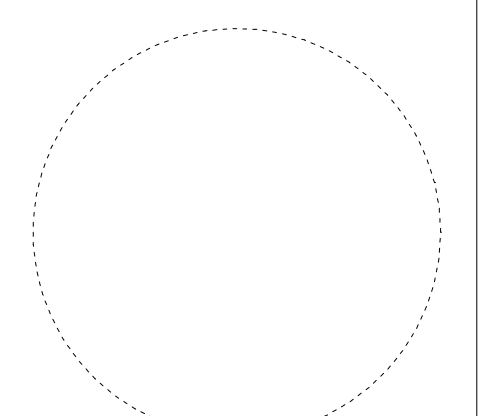
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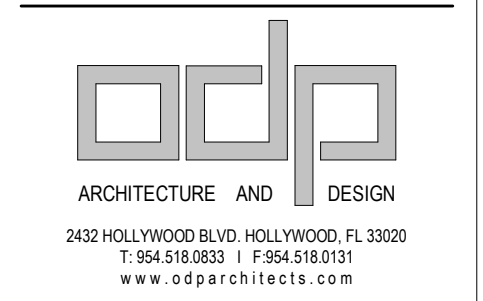
MATERIAL LEGEND		
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	AL-01	TINT LAMINATED GLASS W/ NEUTRAL COATING
	AL-01	BRONZE METAL GARAGE SCREEN
	GW-01	GREEN WALL
	AW-01	ART WALL OPPORTUNITY

NORTH ELEVATION - ARLINGTON AVE N.

<b>OWNER</b> GRAVEL ROAD PARTNERS
<b>ARCHITECT</b> AA 26000996 ODONNELL DANWOLF AND PARTNERS ARCHITECTS INC. 2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 T: 954 518 0833
<b>LANDSCAPE ARCHITECT</b> NAME ADDRESS TELEPHONE
<b>STRUCTURAL ENGINEER</b> NAME ADDRESS TELEPHONE
<b>MEP/FP ENGINEER</b> NAME ADDRESS TELEPHONE
<b>LIFE SAFETY CONSULTANT</b> NAME ADDRESS TELEPHONE
<b>CIVIL ENGINEER</b> NAME ADDRESS TELEPHONE



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NO	DATE	REVISION TITLE

**KEY PLAN**




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SHEET NO.  
**A106**

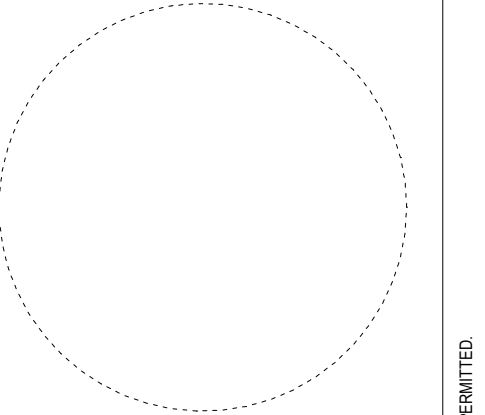
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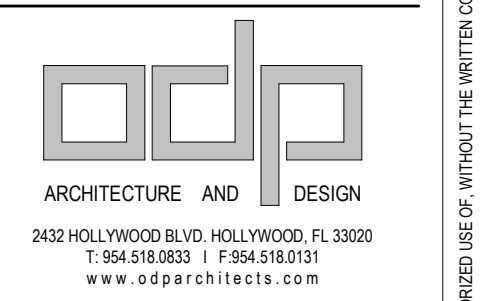
EAST ELEVATION

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	AL-01	BRONZE METAL GARAGE SCREEN
	GW-01	GREEN WALL
	AW-01	ART WALL OPPORTUNITY

<b>OWNER</b> GRAVEL ROAD PARTNERS
<b>ARCHITECT</b> AA 26000996 O'DONNELL, DANWOLF AND PARTNERS ARCHITECTS, INC. 2432 HOLLYWOOD BLVD., HOLLYWOOD, FL 33020 T: 954.518.0833
<b>LANDSCAPE ARCHITECT</b> NAME: ADDRESS: TELEPHONE:
<b>STRUCTURAL ENGINEER</b> NAME: ADDRESS: TELEPHONE:
<b>MEP/FP ENGINEER</b> NAME: ADDRESS: TELEPHONE:
<b>LIFE SAFETY CONSULTANT</b> NAME: ADDRESS: TELEPHONE:
<b>CIVIL ENGINEER</b> NAME: ADDRESS: TELEPHONE:



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REVISIONS		
NO.	DATE	REVISION TITLE





**KEY PLAN**

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 STARTED BY: ODP  
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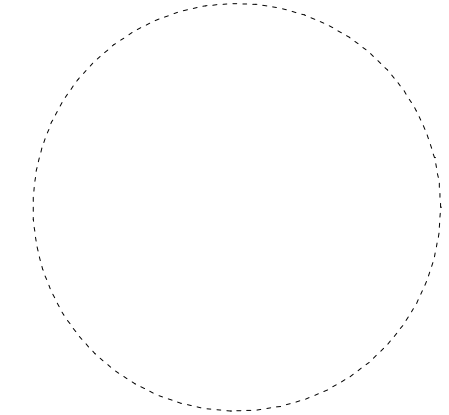
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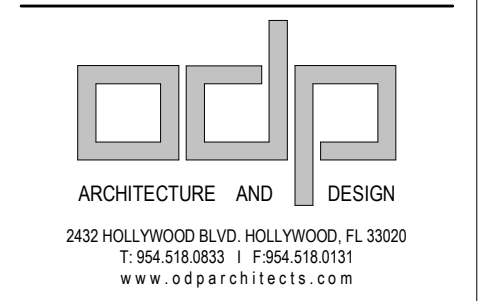
WEST ELEVATION - 7TH ST. N.

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	AL-01	BRONZE METAL GARAGE SCREEN
	GW-01	GREEN WALL
	AW-01	ART WALL OPPORTUNITY

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<b>ARCHITECT</b> AA 26000996 ODONNELL DANWOLF AND PARTNERS ARCHITECTS INC. 2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 T: 954 518 0833
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REVISIONS		
NO	DATE	REVISION TITLE

**KEY PLAN**



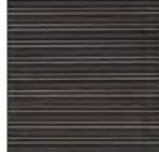


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 SHEET SIZE: ARCH D (24"x36")  
 DATE: 09/16/22  
 STARTED BY: ODP  
 DRAWING TITLE:  
**WEST ELEVATION**

SHEET NO.  
**A108**

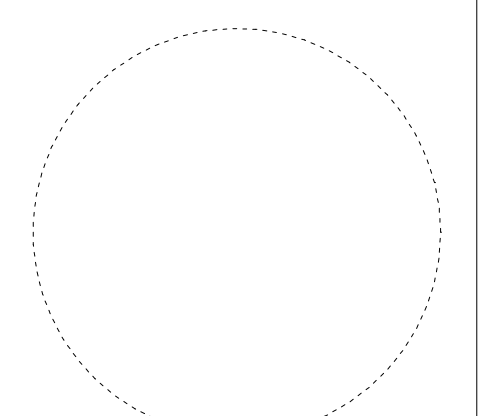
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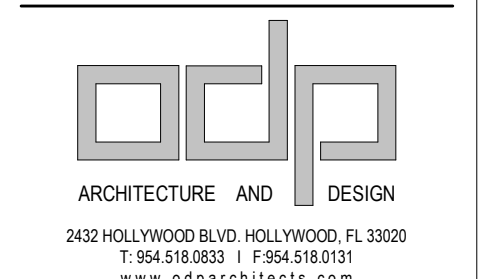
SOUTH ELEVATION - 1ST AVE. N.

MATERIAL LEGEND		
	AL-01	OFF-WHITE STUCCO
	AL-01	TINT LAMINATED GLASS W/ NEUTRAL COATING
	AL-01	BRONZE METAL GARAGE SCREEN
	GW-01	GREEN WALL
	AW-01	ART WALL OPPORTUNITY

<b>OWNER</b> GRAVEL ROAD PARTNERS
<b>ARCHITECT</b> AA 26000996 ODONNELL DANWOLF AND PARTNERS ARCHITECTS INC. 2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 T: 954 518 0833
<b>LANDSCAPE ARCHITECT</b> NAME ADDRESS TELEPHONE
<b>STRUCTURAL ENGINEER</b> NAME ADDRESS TELEPHONE
<b>MEP/FP ENGINEER</b> NAME ADDRESS TELEPHONE
<b>LIFE SAFETY CONSULTANT</b> NAME ADDRESS TELEPHONE
<b>CIVIL ENGINEER</b> NAME ADDRESS TELEPHONE



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REVISIONS		
NO	DATE	REVISION TITLE

**KEY PLAN**

SCALE: N.T.S.  
 SHEET SIZE: ARCH D (24"x36")  
 DATE: 09/16/22  
 STARTED BY: ODP  
 DRAWING TITLE:

**SOUTH ELEVATION**

SHEET NO.  
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VIEW FROM MIRROR LAKE

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GRAVEL ROAD PARTNERS

**ARCHITECT**  
AA 26000996  
ODONNELL DANWOLF AND PARTNERS ARCHITECTS INC.  
2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020  
T: 954 518 0833

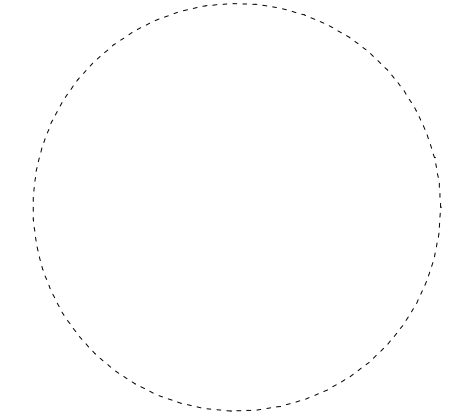
**LANDSCAPE ARCHITECT**  
NAME  
ADDRESS  
TELEPHONE

**STRUCTURAL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

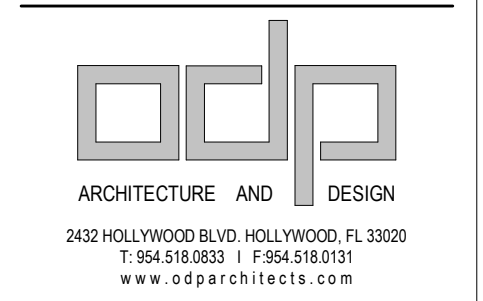
**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

**LIFE SAFETY CONSULTANT**  
NAME  
ADDRESS  
TELEPHONE

**CIVIL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



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**REVISIONS**

NO	DATE	REVISION TITLE

**KEY PLAN**

SCALE:  
SHEET SIZE: ARCH D (24"x36")  
DATE: 09/16/22  
STARTED BY: ODP  
DRAWING TITLE:  
**RENDER**

SHEET NO.  
**A110**

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VIEW FROM 7TH ST & 1ST AVE LOOKING EAST

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AA 26000996  
ODONNELL DANWOLF AND PARTNERS ARCHITECTS INC.  
2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020  
T: 954 518 0833

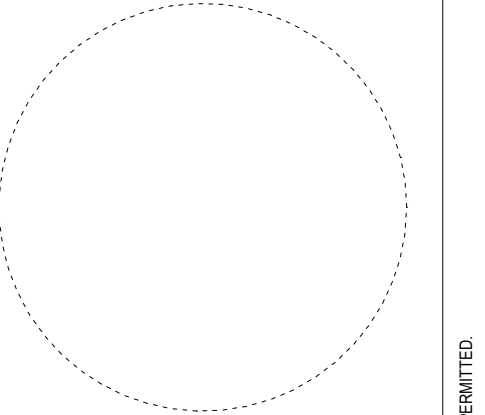
**LANDSCAPE ARCHITECT**  
NAME  
ADDRESS  
TELEPHONE

**STRUCTURAL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

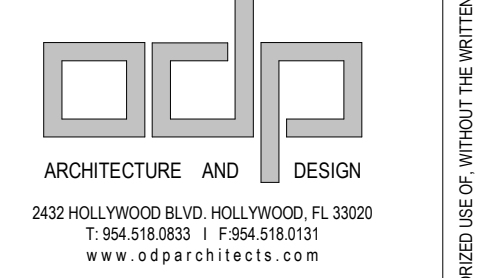
**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

**LIFE SAFETY CONSULTANT**  
NAME  
ADDRESS  
TELEPHONE

**CIVIL ENGINEER**  
NAME  
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**PROJECT**  
Mirror Lake  
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**REVISIONS**

NO	DATE	REVISION TITLE

**KEY PLAN**

SCALE:  
SHEET SIZE: ARCH D (24"X36")  
DATE: 09/20/22  
STARTED BY: ODP  
DRAWING TITLE:  
**RENDER - 7TH ST & 1ST AVE**

SHEET NO.  
**A111**

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VIEW FROM MIRROR LAKE DRIVE N

**OWNER**  
GRAVEL ROAD PARTNERS

**ARCHITECT**  
AA 26000996  
ODONNELL DANWOLF AND PARTNERS ARCHITECTS INC.  
2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020  
T: 954 518 0833

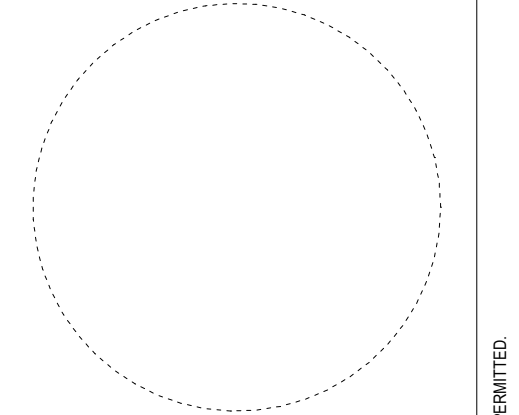
**LANDSCAPE ARCHITECT**  
NAME  
ADDRESS  
TELEPHONE

**STRUCTURAL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

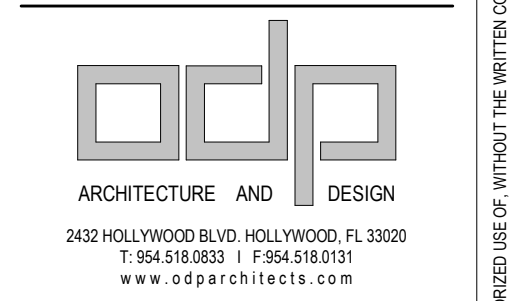
**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

**LIFE SAFETY CONSULTANT**  
NAME  
ADDRESS  
TELEPHONE

**CIVIL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



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**PROJECT**  
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**REVISIONS**

NO	DATE	REVISION TITLE

**KEY PLAN**

SCALE:  
SHEET SIZE: ARCH D (24"x36")  
DATE: 09/20/22  
STARTED BY: ODP  
DRAWING TITLE:  
**RENDER - MIRROR LAKE DR**

SHEET NO.  
**A112**



VIEW FROM 1ST AVE LOOKING EAST

**OWNER**  
GRAVEL ROAD PARTNERS

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ODONNELL DANWOLF AND PARTNERS ARCHITECTS INC.  
2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020  
T: 954 518 0833

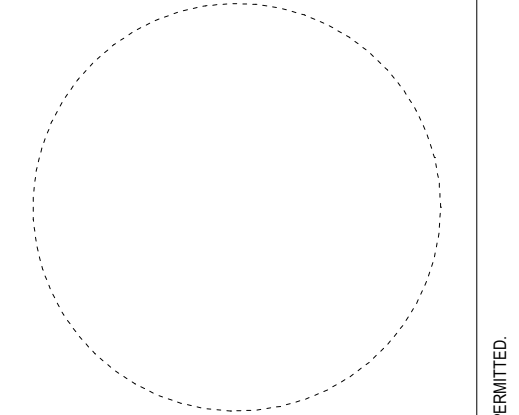
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NAME  
ADDRESS  
TELEPHONE

**STRUCTURAL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

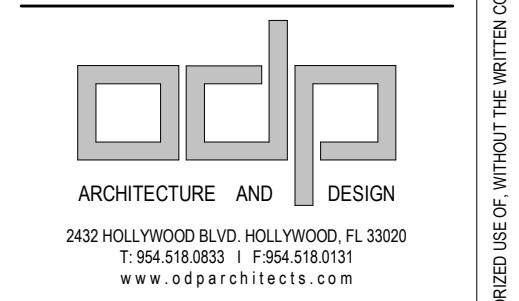
**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

**LIFE SAFETY CONSULTANT**  
NAME  
ADDRESS  
TELEPHONE

**CIVIL ENGINEER**  
NAME  
ADDRESS  
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**PROJECT**  
**Mirror Lake**  
Enter address here

**REVISIONS**

NO	DATE	REVISION TITLE

**KEY PLAN**

SCALE:  
SHEET SIZE: ARCH D (24"x36")  
DATE: 11/01/22  
STARTED BY: ODP  
DRAWING TITLE:  
**RENDER - 1ST AVE  
LOOKING EAST**

SHEET NO.  
**A115**



ENTRANCE WITH PUBLIC ART

**OWNER**  
GRAVEL ROAD PARTNERS

**ARCHITECT**  
AA 26000996  
ODONNELL DANWOLF AND PARTNERS ARCHITECTS INC.  
2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020  
T: 954 518 0833

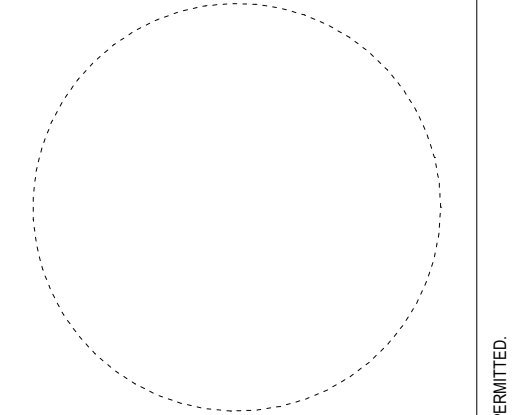
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NAME  
ADDRESS  
TELEPHONE

**STRUCTURAL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

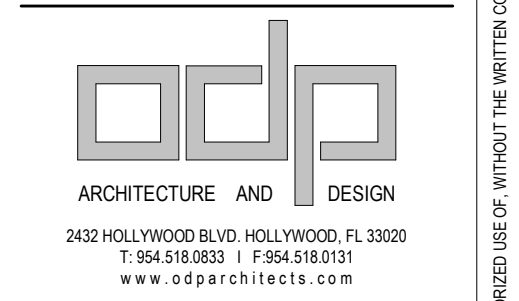
**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

**LIFE SAFETY CONSULTANT**  
NAME  
ADDRESS  
TELEPHONE

**CIVIL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



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**PROJECT**  
**Mirror Lake**  
Enter address here

**REVISIONS**

NO	DATE	REVISION TITLE

**KEY PLAN**

SCALE:  
SHEET SIZE: ARCH D (24"x36")  
DATE: 11/17/22  
STARTED BY: ODP  
DRAWING TITLE:  
**RENDER -  
ENTRANCE**

SHEET NO.  
**A117**

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LANDSCAPED PUBLIC PLAZA

**OWNER**  
GRAVEL ROAD PARTNERS

**ARCHITECT**  
AA 26000996  
ODONNELL DANWOLF AND PARTNERS ARCHITECTS INC.  
2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020  
T: 954 518 0833

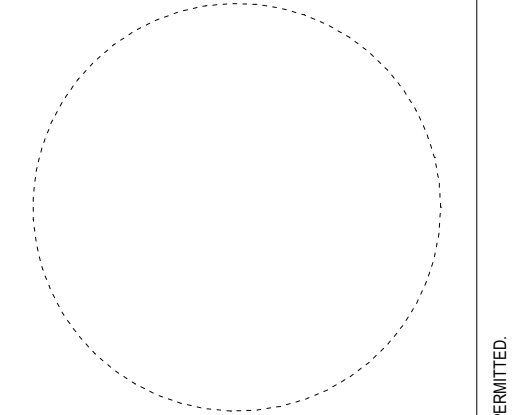
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NAME  
ADDRESS  
TELEPHONE

**STRUCTURAL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

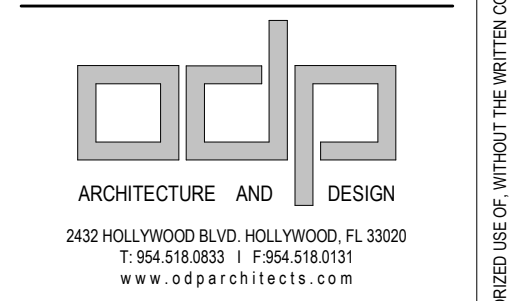
**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

**LIFE SAFETY CONSULTANT**  
NAME  
ADDRESS  
TELEPHONE

**CIVIL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



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**PROJECT**  
**Mirror Lake**  
Enter address here

**REVISIONS**

NO	DATE	REVISION TITLE

**KEY PLAN**

SCALE:  
SHEET SIZE: ARCH D (24"X36")  
DATE: 11/17/22  
STARTED BY: ODP  
DRAWING TITLE:  
**RENDER - PLAZA**

SHEET NO.  
**A118**

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SIGNAGE AND OUTDOOR DINING

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GRAVEL ROAD PARTNERS

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O'DONNELL, DANWOLFF AND PARTNERS ARCHITECTS, INC.  
2432 HOLLYWOOD BLVD., HOLLYWOOD, FL 33020  
T: 954 518 0833

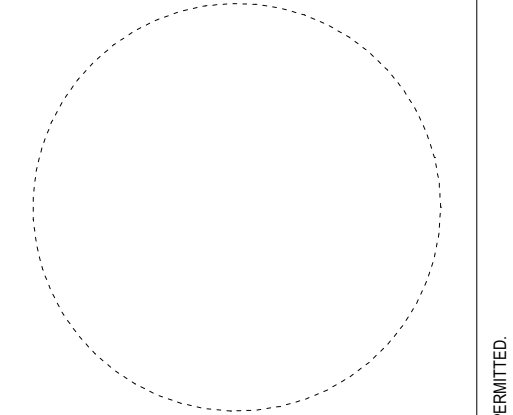
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NAME  
ADDRESS  
TELEPHONE

**STRUCTURAL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

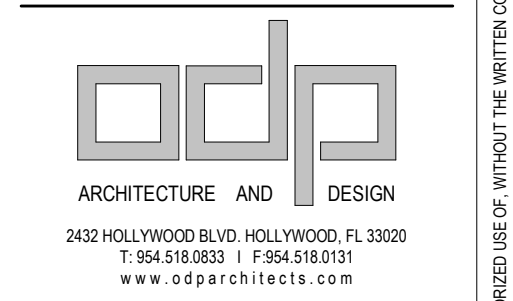
**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

**LIFE SAFETY CONSULTANT**  
NAME  
ADDRESS  
TELEPHONE

**CIVIL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



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Mirror Lake  
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**REVISIONS**

NO.	DATE	REVISION TITLE

**KEY PLAN**

SCALE:  
SHEET SIZE: ARCH D (24"X36")  
DATE: 11/17/22  
STARTED BY: ODP  
DRAWING TITLE:  
**RENDER - SIGNAGE**

SHEET NO.  
**A119**



OUTDOOR DINING

**OWNER**  
GRAVEL ROAD PARTNERS

**ARCHITECT**  
AA 26000996  
ODONNELL DANWOLF AND PARTNERS ARCHITECTS INC.  
2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020  
T: 954 518 0833

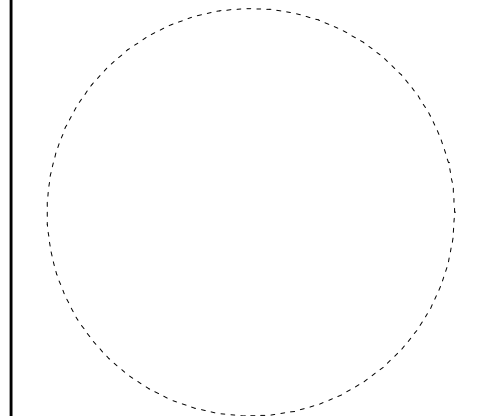
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ADDRESS  
TELEPHONE

**STRUCTURAL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

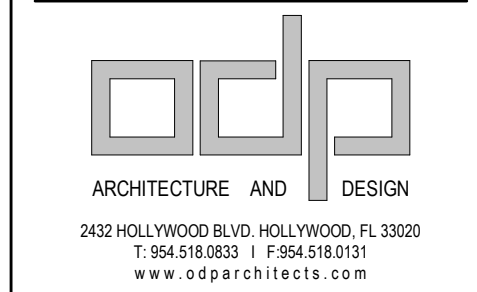
**MEP/FP ENGINEER**  
NAME  
ADDRESS  
TELEPHONE

**LIFE SAFETY CONSULTANT**  
NAME  
ADDRESS  
TELEPHONE

**CIVIL ENGINEER**  
NAME  
ADDRESS  
TELEPHONE



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**PROJECT**  
Mirror Lake

Enter address here

**REVISIONS**

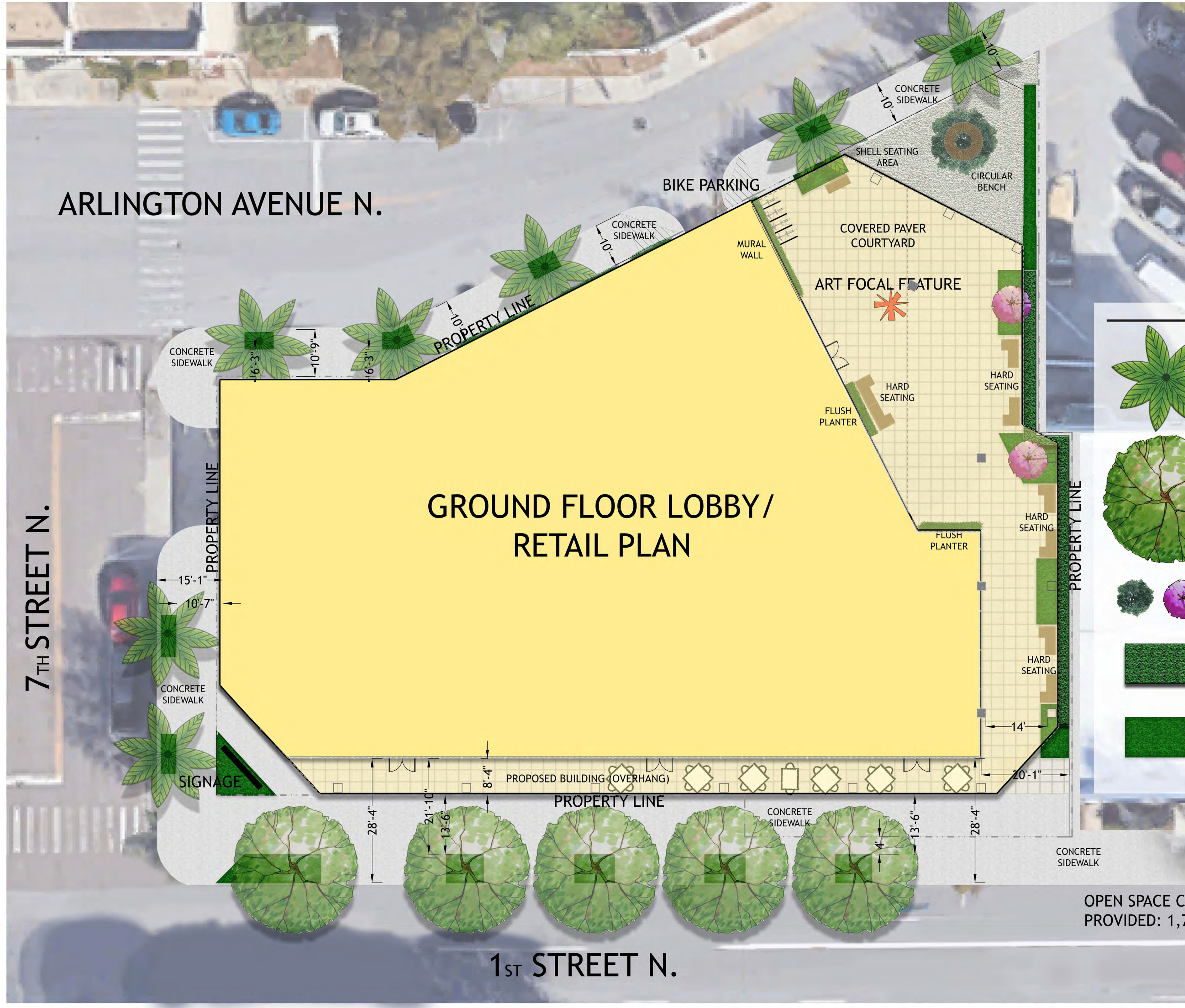
NO	DATE	REVISION TITLE

**KEY PLAN**

SCALE:  
SHEET SIZE: ARCH D (24"x36")  
DATE: 11/17/22  
STARTED BY: ODP  
DRAWING TITLE:

**RENDER - OUTDOOR  
DINING**

SHEET NO.  
**A120**



ARLINGTON AVENUE N.

7<sup>TH</sup> STREET N.

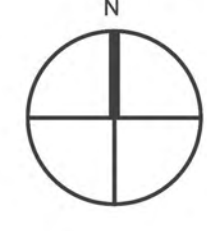
GROUND FLOOR LOBBY /  
RETAIL PLAN

1<sup>ST</sup> STREET N.

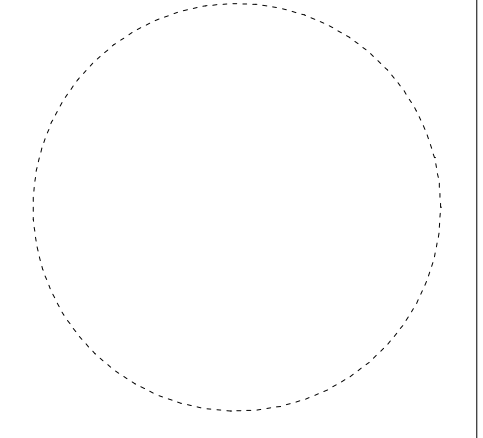
LEGEND

-  STREET TREE:  
ROYAL PALM
-  STREET TREE:  
LIVE OAK, ELM
-  UNDERSTORY TREE: OLIVE TREE,  
INDIAN HAWTHORN STANDARD,  
JATROPHA, LIGUSTRUM,  
DURANTA, PODOCARPUS
-  PERIMETER SHRUB:  
PODOCARPUS, CLUSIA,  
VIBURNUM
-  SHRUB/GROUNDCOVER:  
CONF. JASMINE, LIRIOPE, NLU  
DAZE, WALTER'S VIBURNUM,  
GREEN ISLAND FICUS, IXORA

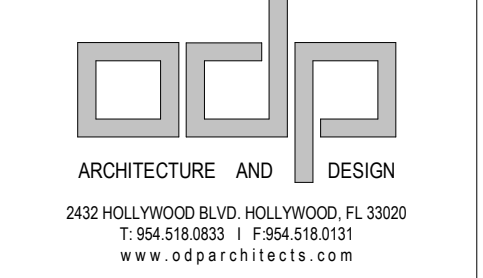
OPEN SPACE CALCULATIONS  
PROVIDED: 1,702 S.F. OF OPEN/GREEN SPACE



OWNER	GRAVEL ROAD PARTNERS
ARCHITECT	AA 26000996 O'DONNELL, DANWOLF AND PARTNERS ARCHITECTS INC. 2432 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 T: 954 518 0831
LANDSCAPE ARCHITECT	NAME ADDRESS TELEPHONE
STRUCTURAL ENGINEER	NAME ADDRESS TELEPHONE
MEP/FP ENGINEER	NAME ADDRESS TELEPHONE
LIFE SAFETY CONSULTANT	NAME ADDRESS TELEPHONE
CIVIL ENGINEER	NAME ADDRESS TELEPHONE



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SIGNED AND SEALED BY  
KURT DANWOLF LICENSE NUMBER AR00242  
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PROJECT  
Mirror Lake  
Enter address here

REVISIONS		
NO.	DATE	REVISION TITLE

KEY PLAN

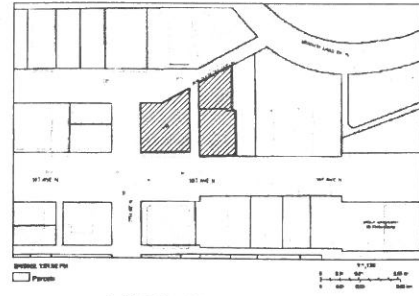
SCALE:  
SHEET SIZE: ARCH D (24"x36")  
DATE: 11/17/22  
STARTED BY: ODP  
DRAWING TITLE:  
GROUND LEVEL  
LANDSCAPE

SHEET NO.  
L101

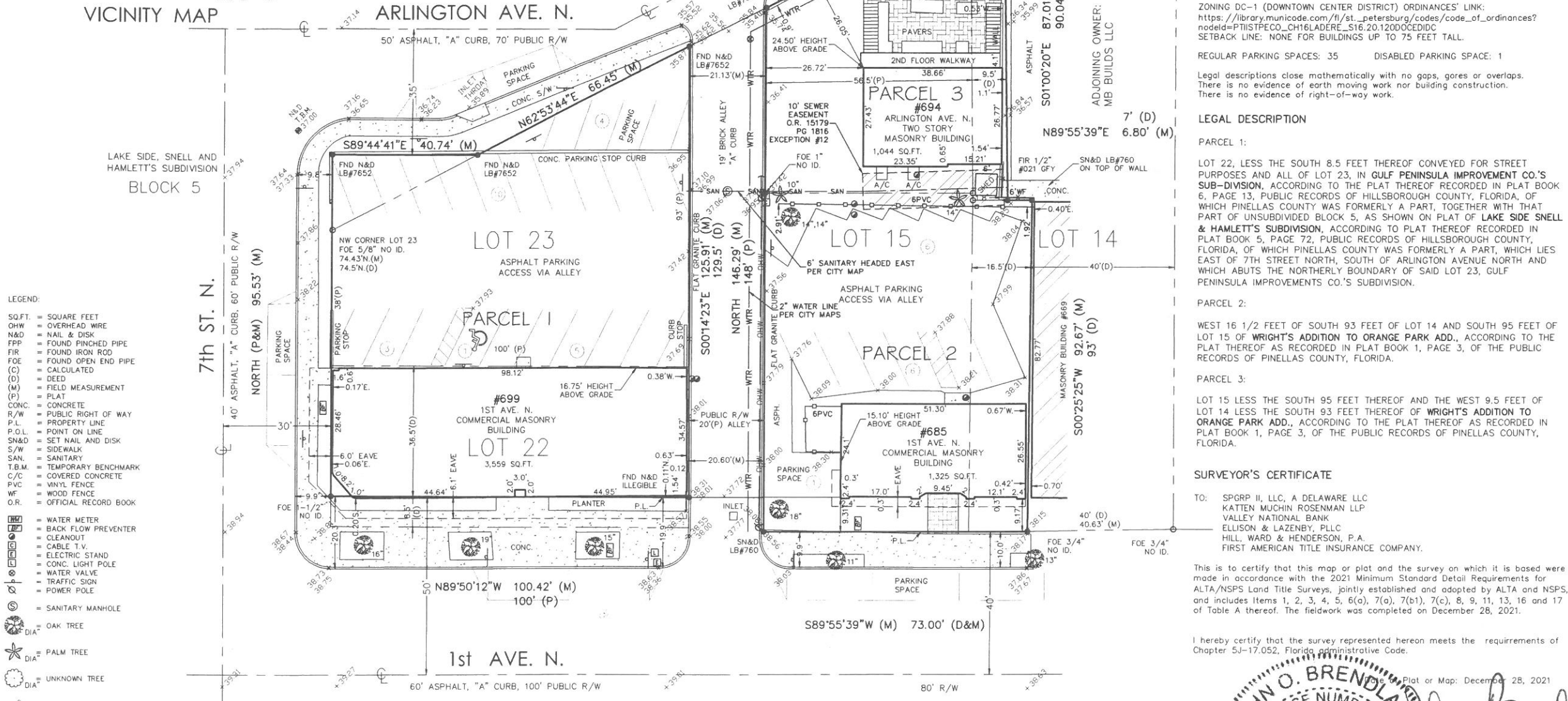
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SECTION 19, TOWNSHIP 31S, RANGE 17E



NORTH BASIS:  
ASSUMED  
SCALE: 1" = 20'



- LEGEND:
- SQ.FT. = SQUARE FEET
  - OHW = OVERHEAD WIRE
  - N&D = NAIL & DISK
  - FFP = FOUND PINCHED PIPE
  - FIR = FOUND IRON ROD
  - FOE = FOUND OPEN END PIPE
  - (C) = CALCULATED
  - (D) = DEED
  - (M) = FIELD MEASUREMENT
  - (P) = PLAT
  - CONC. = CONCRETE
  - R/W = PUBLIC RIGHT OF WAY
  - P.L. = PROPERTY LINE
  - P.O.L. = POINT ON LINE
  - SN&D = SET NAIL AND DISK
  - S/W = SIDEWALK
  - SAN. = SANITARY
  - T.B.M. = TEMPORARY BENCHMARK
  - C/C = COVERED CONCRETE
  - PVC = VINYL FENCE
  - WF = WOOD FENCE
  - O.R. = OFFICIAL RECORD BOOK
  - WATER METER
  - BACK FLOW PREVENTER
  - CLEANOUT
  - CABLE T.V.
  - ELECTRIC STAND
  - CONC. LIGHT POLE
  - WATER VALVE
  - TRAFFIC SIGN
  - POWER POLE
  - SANITARY MANHOLE
  - OAK TREE
  - PALM TREE
  - UNKNOWN TREE
  - SPOT ELEVATION
  - NUMBER OF PARKING SPACES

Exceptions in Schedule B, Section II, of title search commitment FILE NO.: 2061-5782566 written by First American Title Insurance Co, dated 12/19/2021, which are addressed by the Surveyor:

- #1 - #2 Not plottable
- #3 No Encroachments
- #4 - #8 Not plottable
- #9 Plat of GULF PENINSULA IMPROVEMENT CO.'S SUB-DIVISION - no plottable items.
- #10 Plat LAKE SIDE SNELL & HAMLETT'S SUBDIVISION - no plottable items
- #11 Plat WRIGHT'S ADDITION TO ORANGE PARK ADD - no plottable items
- #12 A 10 feet public utility easement recorded O.R. 15179, pg 1816 - plotted
- #13 Not plottable

GROSS AREA OF LAND: 21,928 SQUARE FEET; 0.50 ACRES ±  
ZONING DC-1 (DOWNTOWN CENTER DISTRICT) ORDINANCES' LINK: [https://library.municode.com/fl/st\\_petersburg/codes/code\\_of\\_ordinances?nodeId=PTISTPECO\\_CH16LADERE\\_S16.20.1200CEDIDC](https://library.municode.com/fl/st_petersburg/codes/code_of_ordinances?nodeId=PTISTPECO_CH16LADERE_S16.20.1200CEDIDC)  
SETBACK LINE: NONE FOR BUILDINGS UP TO 75 FEET TALL.  
REGULAR PARKING SPACES: 35 DISABLED PARKING SPACE: 1  
Legal descriptions close mathematically with no gaps, gores or overlaps. There is no evidence of earth moving work nor building construction. There is no evidence of right-of-way work.

LEGAL DESCRIPTION  
PARCEL 1:  
LOT 22, LESS THE SOUTH 8.5 FEET THEREOF CONVEYED FOR STREET PURPOSES AND ALL OF LOT 23, IN GULF PENINSULA IMPROVEMENT CO.'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 13, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, TOGETHER WITH THAT PART OF UNSUBDIVIDED BLOCK 5, AS SHOWN ON PLAT OF LAKE SIDE SNELL & HAMLETT'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 72, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, WHICH LIES EAST OF 7TH STREET NORTH, SOUTH OF ARLINGTON AVENUE NORTH AND WHICH ABUTS THE NORTHERLY BOUNDARY OF SAID LOT 23, GULF PENINSULA IMPROVEMENTS CO.'S SUBDIVISION.

PARCEL 2:  
WEST 16 1/2 FEET OF SOUTH 93 FEET OF LOT 14 AND SOUTH 95 FEET OF LOT 15 OF WRIGHT'S ADDITION TO ORANGE PARK ADD., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 3:  
LOT 15 LESS THE SOUTH 95 FEET THEREOF AND THE WEST 9.5 FEET OF LOT 14 LESS THE SOUTH 93 FEET THEREOF OF WRIGHT'S ADDITION TO ORANGE PARK ADD., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE  
TO: SPGRP II, LLC, A DELAWARE LLC  
KATTEN MUCHIN ROSENMAN LLP  
VALLEY NATIONAL BANK  
ELLISON & LAZENBY, PLLC  
HILL, WARD & HENDERSON, P.A.  
FIRST AMERICAN TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9, 11, 13, 16 and 17 of Table A thereof. The fieldwork was completed on December 28, 2021.

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17.052, Florida Administrative Code.

JOHN O. BRENDLA  
LICENSE NUMBER 4601  
Plat or Map: December 28, 2021  
Florida surveyor registration No. 4601  
Certificate of Authorization No. 760

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.  
Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Flood Zone  
COMMUNITY PANEL #125148 12103C0219 H, EFFECTIVE 8/24/21  
Basis of Bearings:  
WEST BOUNDARY  
ASSUMED NORTH  
Benchmark:  
COUNTY #1583 PET X  
EL. = 38.491' N.G.V.D., ADJUSTED TO  
EL. = 37.90' N.A.V.D. M.S.L. = 0.00'

JOHN C. BRENDLA AND ASSOCIATES, INC.  
Professional Land Surveyors and Mappers

JCB 4015 82nd Avenue North  
Pinellas Park, Florida 33781  
Telephone (727) 576-7546  
Facsimile (727) 577-9932

ALTA/NSPS LAND TITLE SURVEY

No.	DESCRIPTION	DATE
1.	REVISED CERTIFICATION	10/7/2021
2.	ALTA	12/28/2021
3.	ALTA REVISIONS	2/4/2022
4.	REVISED CERTIFICATION	3/4/2022

FB: 989 PG: 1-3  
Job Number: 2104-97  
Survey date: 6/25/21  
DWN: JM  
CHK: JOB