



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

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 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner):	Silver Sands GND, LLC
Street Address: 6104 Kipps Colony Drive West	
City, State, Zip: Gulfport, Florida 33707	
Telephone No:	Email:
NAME of AGENT OR REPRESENTATIVE:	R. Donald Mastry, Trenam Law; The Dinerstein Companies
Street Address: 200 Central Ave., Suite 1600	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 727-824-6140	Email: dmastry@trenam.com
NAME of ARCHITECT or ENGINEER:	
Company Name: Humphreys & Partners Architects	Contact Name: Grace Liao Jones
Telephone No: 972-701-9636	
Website: https://humphreys.com	Email: grace@humphreys.com
PROPERTY INFORMATION:	
Address/Location: 900 Central Avenue Email:	
Parcel ID#(s): 24-31-16-14544-000-0020 and 24-31-16-94842-000-0490	
DESCRIPTION OF REQUEST:	14-story building with 205 dwelling units, 9,961 square-feet of commercial space
and 205 parking spaces.	

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:

Silver Sands GND, LLC

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

Property Address: 900 Central Avenue

Parcel ID#: 24-31-16-14544-000-0020 and 24-31-16-94842-000-0490

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

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]

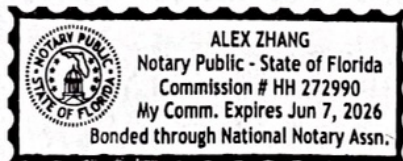
ANTHONY ABOU D
Printed Name

Sworn to and subscribed on this date

Identification or personally known: FDL

Notary Signature: [Handwritten Signature]
Commission Expiration (Stamp or date):

Date: 08/25/2022



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				
2.	Existing Land Use Type(s): Retail and surface parking				
3.	Proposed Land Use Type(s): Residential and commercial				
4.	Area of Subject Property: 36,300 square feet or 0.83 acres				
5.	Construction Value: \$58,100,000				
6.	Gross Floor Area (total square feet of building(s))				
	Existing:	44,454	Sq. ft.		
	Proposed:	323,021	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:	1.23	Sq. ft.	44,454	
	Proposed:	5.0	Sq. ft.	181,500	
	Permitted:	7.0	Sq. ft.	254,100	
8.	Building Coverage (first floor square footage of building)				
	Existing:	20,204	Sq. ft.	56	% of site
	Proposed:	32,549	Sq. ft.	90	% of site
	Permitted:	36,300	Sq. ft.	100	% of site
9.	Open Green Space (include all green space on site; do not include any paved areas)				
	Existing:	1,697	Sq. ft.	4.8	% of site
	Proposed:	2,277	Sq. ft.	6.3	% of site
10.	Interior Green Space of Vehicle Use Area (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.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	12,505	Sq. ft.	34	% of site
	Proposed:	0	Sq. ft.	0	% of site

DATA TABLE (continued page 2)						
12.	Impervious Surface Coverage (total square feet of all paving, building footprint and other hard surfaced areas)					
	Existing:	34,679	Sq. ft.	95.5	% of site	
	Proposed:	34,023	Sq. ft.	93.7	% of site	
	Permitted:	36,300	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:	n/a
	Proposed:	205	Proposed:	n/a	Proposed:	n/a
	Permitted:	n/a				
14 a.	Parking (Vehicle) Spaces					
	Existing:	43	includes	2	disabled parking spaces	
	Proposed:	205	includes	7	disabled parking spaces	
	Permitted:	92	includes	4	disabled parking spaces	
14 b.	Parking (Bicycle) Spaces					
	Existing:	4	Spaces	9.3	% of vehicular parking	
	Proposed:	224	Spaces	109.3	% of vehicular parking	
	Permitted:	221	Spaces	107.8	% of vehicular parking	
15.	Building Height					
	Existing:	30	Feet	3	Stories	
	Proposed:	150	Feet	14	Stories	
	Permitted:	150	Feet	n/a	Stories	

NARRATIVE IN SUPPORT OF COMMUNITY REDEVELOPMENT AGENCY
APPLICATION FOR DEVELOPMENT PROPOSAL

The Dinerstein Companies (the “Developer”) is the contract purchaser of the property located at 900 Central Ave. (the “Property”). The Property is zoned DC-1, which permits various residential and commercial uses by right.

The subject property is currently used as retail space and surface parking. The applicant proposes to redevelop it with a 14-story building containing 205 dwelling units, 9,961 sf of commercial space and a 205-space parking garage (the “Project”).

On May 28, 2021, the site plan for the Project, including floor area ratio and height bonuses, were administratively approved by the City’s Development Review Services Division.

The Developer is now 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 up to a 7.0 FAR and the Property has a maximum height of 200 ft. The applicant proposes a mixed-use project with 205 dwelling units, 9,961 sf of commercial space, a 205-space parking garage, a 5.0 FAR and a height of 150 ft. A decorative crown feature will be provided as required by Code.

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 outdated retail buildings, which have exceeded their 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 Central Ave. and Dr. Martin Luther King Jr. St. S., ten-foot sidewalks and streetscaping, and the ground level lobby and resident amenity uses fronting on Dr. Martin Luther King Jr. 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

- Renovation, redevelopment or new construction on historic properties shall comply with the City's historic preservation ordinance.
- The development should be sensitive to adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts.
- When available, the Florida Master Site File should be consulted for historic properties.
- Developments on sites with historic structures are encouraged to utilize the incentives offered by the City's land development regulations.

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.

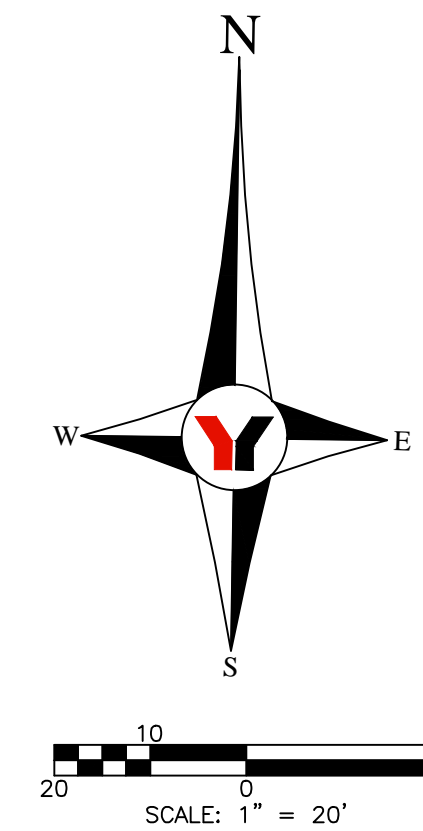
The existing downtown development pattern contains a variety of building types, styles, heights, masses, setbacks and orientations. The Project's building form and the relationship of the building are consistent with other development projects in the IWRP. Recent development projects within the IWRP include 930 Central Flats, 1010 Central Condo, Camden Central and Hermitage, 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 Central Ave. and Dr. Martin Luther King Jr. St. S., makes the project consistent with the pedestrian oriented goals of the IWRP.

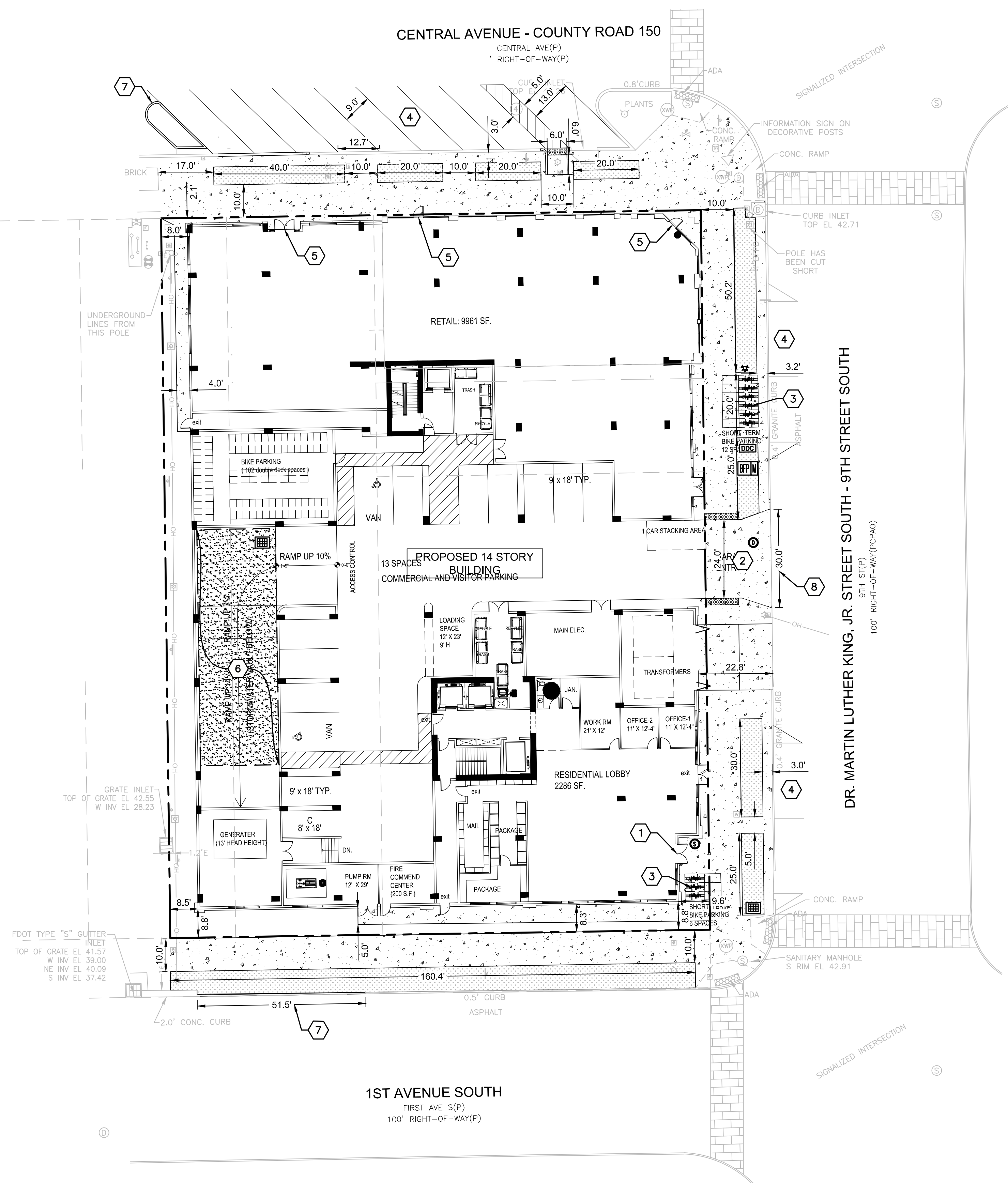
Of note, at least 10 percent of Project's units will consist of workforce housing units, which furthers the IWRP, Code and Comprehensive Plan goals of promoting affordable housing. Further, the Developer has agreed to preserve the façade of the building located at 900 Central Ave., which is a priority of the Edge Business District Association and helps to keep a pedestrian scale on Central Ave.

NOTES:
 SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS
 SEE LANDSCAPE/HARDSCAPE PLANS FOR PLAZA DIMENSIONS AND DETAILS



OVERALL SITE DATA TABLE:

- ZONING:** DC-1
- EXISTING USE:** RESIDENTIAL/RETAIL
- PROPOSED USE:** RESIDENTIAL/RETAIL
- SITE AREA:** 36,300 S.F. OR 0.83 ACRES
- VARIANCE REQUESTED (LIST):**
- GROSS FLOOR AREA:**
 EXISTING: 44,454 S.F.
 PROPOSED: 323,012 S.F.
 MAX PERMITTED: N/A
- FLOOR AREA RATIO:**
 EXISTING: 1.23 44,454 / 36,300 S.F.
 PROPOSED: 5.0 181,500 / 36,300 S.F.
 MAX PERMITTED: 7.0 254,100 / 36,300 S.F.
- BUILDING COVERAGE:**
 EXISTING: 20,204 S.F. (56% OF SITE)
 PROPOSED: 32,549 S.F. (89.7% OF SITE)
 MAX PERMITTED: N/A
- PAVING COVERAGE:**
 EXISTING: 12,505 S.F. (34% OF SITE)
 PROPOSED: 0 S.F. (0% OF SITE)
- IMPERVIOUS SURFACE:**
 EXISTING: 34,679 S.F. (95.5% OF SITE)
 PROPOSED: 34,023 S.F. (93.7% OF SITE)
 MAX PERMITTED: 34,485 S.F. (97.5% OF SITE)
- OPEN GREEN SPACE:**
 EXISTING: 1,697 S.F. (4.8% OF SITE)
 PROPOSED: 2,277 S.F. (6.3% OF SITE)
- DENSITY: (205 UNITS)**
 EXISTING: N/A
 PROPOSED: 247 UNITS/AC
 MAX PERMITTED: N/A
- PARKING SPACES:**
 EXISTING: 43 (INCLUDES 2 HANDICAPPED)
 PROPOSED: 205 (INCLUDES 7 HANDICAPPED)
 MIN. REQ.: 92 (INCLUDES 4 HANDICAPPED) (1 PER UNIT > 750 S.F., 1 PER 1,000 SF GFA)
- BICYCLE PARKING:**
 EXISTING: 4
 PROPOSED: 14 SHORT TERM
 210 LONG TERM
 MIN. REQ.: 13 SHORT TERM (2 FOR RETAIL, 11 FOR RESIDENTIAL)
 208 LONG TERM (207 FOR RESIDENTIAL, 2 FOR RETAIL)
- BUILDING HEIGHT:**
 EXISTING: 30'
 PROPOSED: 150' (14 STORIES)
 MAX PERMITTED: 150'
- ONE HUNDRED YEAR FLOOD PLAIN:**
 FLOOD ZONE: 'X' (PANEL NUMBER 12103C0219H)
 EXISTING LOWEST FLOOR ELEVATION: 43.34'
 PROPOSED LOWEST FLOOR ELEVATION: 43.34'



SITE PLAN NOTES:

- MAIN LOBBY ENTRANCE
- PARKING GARAGE DRIVEWAY
- SHORT TERM BIKE RACKS
- ON STREET PARKING
- RETAIL ENTRANCE
- UNDERGROUND STORMWATER DETENTION SYSTEM
- COSP TYPE "A" CURB
- COSP TYPE "A" DROP CURB

PROPOSED LEGEND:

- WHEELSTOP (DETAIL SHEET C07.0)
- HANDICAP SPACE FDOT INDEX 711-001 (SHEET C07.0)
- DETECTABLE WARNING SURFACE @ ADA CURB RAMP
- STORM MANHOLE
- COSP TYPE "H" GRATE INLET
- ADS CATCH BASIN
- STORMWATER VAULT ACCESS LID
- TYPE 1-M CURB INLET
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- BACKFLOW PREVENTER
- WATER METER
- DEDICATED FIRE SERVICE BACKFLOW PREVENTER
- PROPOSED MITERED END SECTION PER FDOT 430-021 (SHEET C07.4)
- HC HANDICAP PARKING SIGN
- STOP SIGN + 24" STOP BAR
- DECORATIVE FENCE

NOTE:
 SEE SHEETS C05.0 AND C06.0 FOR DRAINAGE AND UTILITY INDEX NUMBERS AND DETAIL INFORMATION

- 4" 3000 PSI CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- PAVERS PER LANDSCAPE PLANS

NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION

PREPARED FOR:
TDC- PROPERTIES
 3411 RICHMOND AVENUE STE. 500
 HOUSTON, TX 77046
 (512) 627-2279



George F. Young, Inc.
 299 DR. MARTIN LUTHER KING, JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
 PHONE (727) 822-4317 FAX (727) 822-2319 WWW.GEORGEF.YOUNG.COM
 ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
 CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
 PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
 GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

MATT WALKER No. 70246
 DATE

900 CENTRAL AVE
SITE PLAN
 SECTION 24, TOWNSHIP 31S., RANGE 16E.

JOB NO. 22001100SC
 SHEET NO. **C04.0**
 PRINTED: 8/24/2022 1:17 PM
 LOCAL: 8/24/2022 1:17 PM

PROJECT DATA:

ADDRESS: 900 CENTRAL AVE. ST PETE. FL

CURRENT ZONING: DC-1
SITE AREA: 0.83 ACRES (36,300 SF.)

PROPOSED FAR: 5
ALLOWABLE GROSS AREA: 181,500 SF.
HEIGHT LIMIT: 150'

RETAIL: 9,961 SF.
RESIDENTIAL: 205 UNITS
(INCLUDING 21 WORKFORCE HOUSING UNITS)

PARKING REQUIRED :
RETAIL / RESTAURANT: 1 PER 1000 SF. GFA - 10 SPACES REQ'.
RESIDENTIAL: LESS THAN 750 SF. NOT REQ;
LARGER THAN 750 SF. 1 SPACE / UNIT - 82 REQ'
TOTAL PARKING REQ. - 92 SPACES

TOTAL PARKING PROVIDED :
GARAGE PARKING: 205 SPACES
(INCLUDING 7 HANDICAP SPACES; 19 COMPACT SPACES)

OPEN SPACE REQUIRED: 1815 SF. (5% OF SITE AREA)
OPEN SPACE PROVIDED: 4136 SF. (11% OF SITE AREA)

NON RESIDENTIAL USE PROVIDED:
RETAIL 9,961 SF.
RETAIL PARKING 7,639 SF.
RESIDENTIAL LOBBY 2,286 SF.
TOTAL NON RESIDENTIAL USE PROVIDED: 19,886 SF. (6 % GROSS AREA)

GROUND FLOOR FRONTAGE

CENTRAL AVE.	DR. MARTIN LUTHER KING JR. STREET	1ST STREET
75% PEDESTRIAN ORIENTED USE REQUIRED: 157' X 75% =118'	75% PEDESTRIAN ORIENTED USE REQUIRED: 186' X 75% =140'	20% PEDESTRIAN ORIENTED USE REQUIRED: 147' X 20% =30'
PROVIDED: 157' (100%)	PROVIDED: 140' (75%)	PROVIDED: 46' (31%)

FAR CALCULATION

	TOTAL GROSS AREA INCLUDING GARAGE	LINER UNIT EXEMPTION (up to 0.25 FAR/level)	GARAGE AND BIKE PARKING EXEMPTION	WORKFORCE HOUSING EXEMPTION	TOTAL GROSS AREA AFTER EXEMPTION
GROUND FLOOR	32,164 sf.		12,293 sf.		22,077 sf.
2ND FLOOR	24,745 sf.		24,745 sf.		0 sf.
3RD FLOOR	32,189 sf.	6,447 sf.	25,038 sf.		704 sf.
4TH FLOOR	32,189 sf.	6,447 sf.	25,038 sf.		704 sf.
5TH FLOOR	27,833 sf.		27,833 sf.		0 sf.
6TH FLOOR	19,247 sf.			1767 sf.	17,480 SF.
7TH FLOOR	19,106 sf.			1767 sf.	17,339 SF.
8TH FLOOR	19,106 sf.			1767 sf.	17,339 SF.
9TH FLOOR	19,106 sf.			1767 sf.	17,339 SF.
10TH FLOOR	19,106 sf.			1767 sf.	17,339 SF.
11TH FLOOR	19,106 sf.			1767 sf.	17,339 SF.
12TH FLOOR	19,106 sf.			1767 sf.	17,339 SF.
13RD FLOOR	19,106 sf.			1767 sf.	17,339 SF.
14TH FLOOR	19,106 sf.			1767 sf.	17,339 SF.
ROOF TOP	1,815 sf.				1,815 sf.
TOTAL	323,012 SF.	12,894 sf.	114,947 sf.	15,984 sf.	181,492 SF. FAR: 5
REQUIRED NON-RESIDENTIAL USE - 5%	16,150 SF.				

BICYCLE PARKING REQ'.

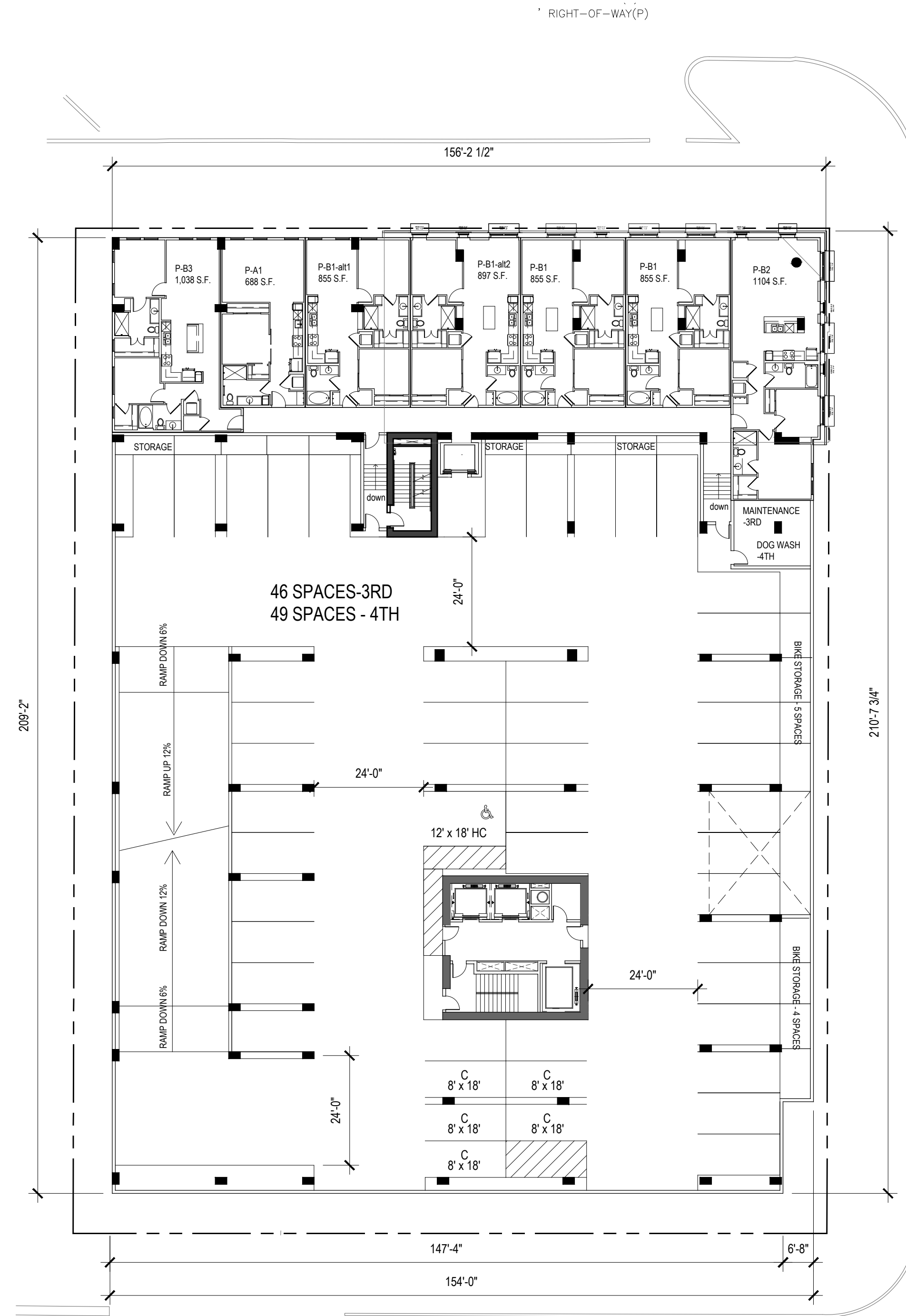
	SHOT TERM	LONG TERM
RETAIL	2 (2 OR 1 PER 5000 SF.)	2 (2 OR 1 PER 12000 SF.)
RESIDENTIAL	11 (2, OR 1 PER 20 UNITS)	206 (1 PER UNIT)
TOTAL REQUIRED	13 REQUIRED	208 REQUIRED
TOTAL PROVIDED	14 PROVIDED	210 PROVIDED

UNIT TABULATION -9 story residential over 5-level podium 7/29/22

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PARKING	UNIT PERCENTAGE	TOTAL AREA	% BREAKDOWN
S1	STUDIO	530	16	0	7.8%	8,480	16.6%
S2	STUDIO	530	8	0	3.9%	4,240	
S3	STUDIO	566	9	0	4.4%	5,094	
S4	STUDIO	512	1	0	0.5%	512	
A1	1br/1ba	661	8	0	3.9%	5,288	56.6%
A2	1br/1ba	664	27	0	13.2%	17,928	
A3	1br/1ba	671	18	0	8.8%	12,078	
A4	1br/1ba	664	18	0	8.8%	11,952	
A5	1br/1ba	719	16	0	7.8%	11,504	
A6	1br/1ba	784	18	18	8.8%	14,112	
P-A1	1br/1ba	688	2	0	1.0%	1,376	
A7	1br/1ba	823	9	9	4.4%	7,407	26.8%
B1	2br/2ba	1,022	8	8	3.9%	8,176	
P-B1	2br/2ba	855	8	8	3.9%	6,840	
B2	2br/2ba	1,008	9	9	4.4%	9,072	
B3	2br/2ba	1,057	9	9	4.4%	9,513	
B4	2br/2ba	1,039	9	9	4%	9,351	
P-B2	2br/2ba	1,104	2	2	1%	2,208	
P-B3	2br/2ba	1,038	2	2	1%	2,076	
B5	2br/2ba	1,139	8	8	4%	9,112	26.8%
TOTALS			205	82	100%	156,319	100%

UNIT AVERAGE NET SF : 763

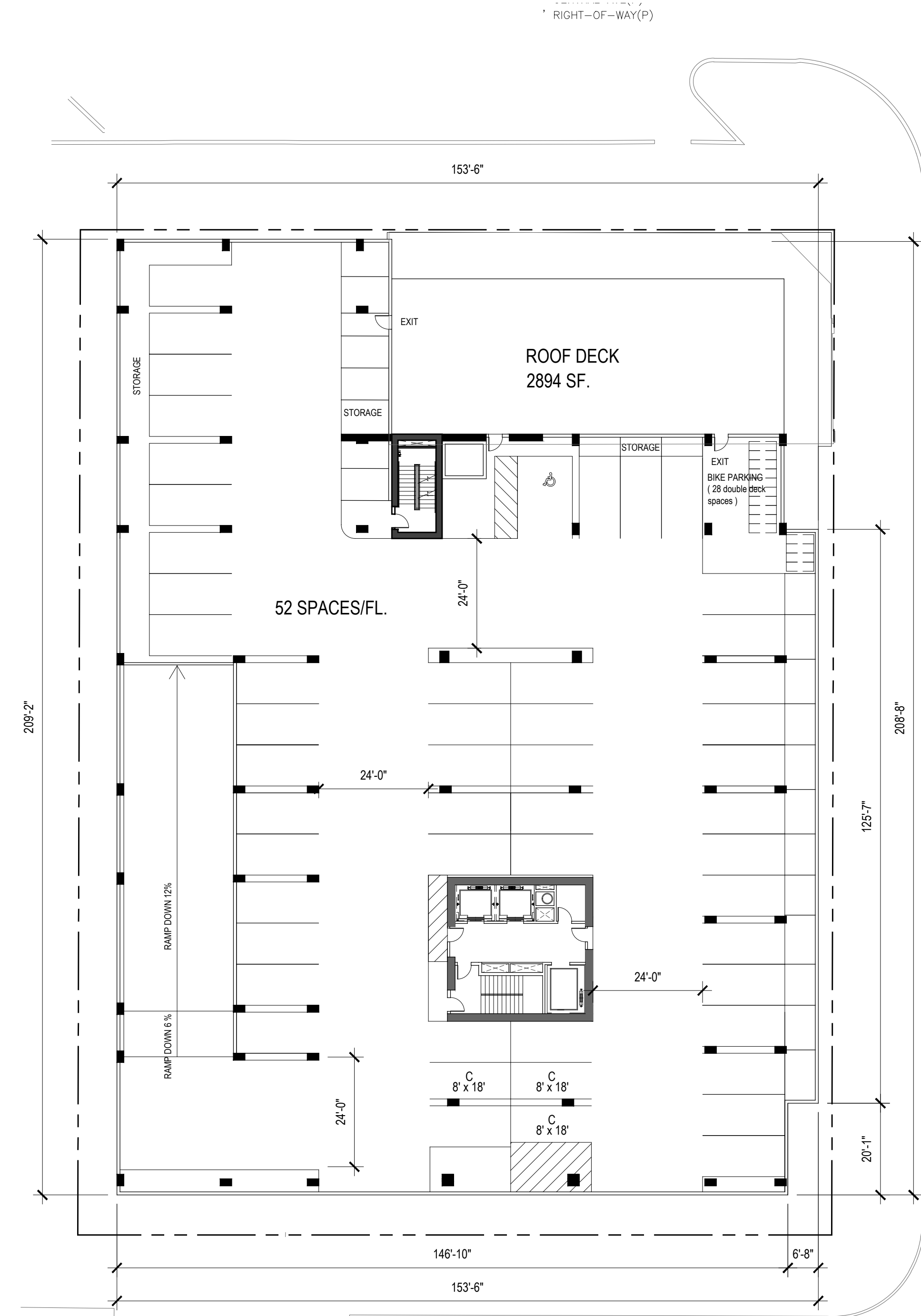
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.



1ST AVENUE SOUTH
FIRST AVE S(P)
100' RIGHT-OF-WAY(P)

3TH/4TH FLOOR PLAN

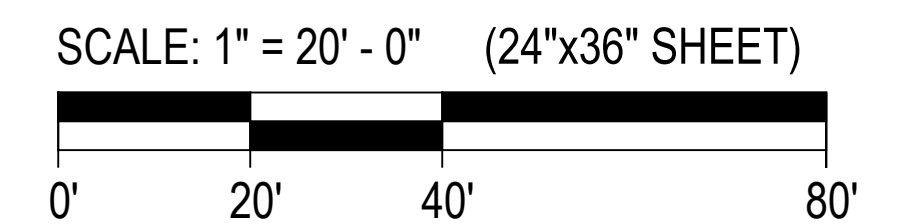
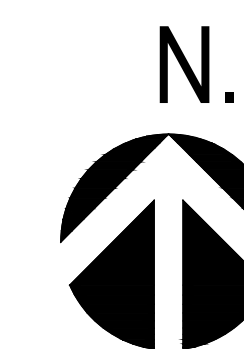
DR. MARTIN LUTHER KING, JR. STREET SOUTH - 9TH STREET SOUTH
9TH ST(P)
100' RIGHT-OF-WAY(PCPAC)



1ST AVENUE SOUTH
FIRST AVE S(P)
100' RIGHT-OF-WAY(P)

5TH FLOOR PLAN

DR. MARTIN LUTHER KING, JR. STREET SOUTH - 9TH STREET SOUTH
9TH ST(P)
100' RIGHT-OF-WAY(PCPAC)



A-402

CENTRAL AVENUE - COUNTY ROAD 150

CENTRAL AVE(P)
 * RIGHT-OF-WAY(P)



occupant load on 6th:
 residential: 14,341 sf / 200= 72
 lounge: 1,590 sf / 15 =106
 deck: 3234 sf / 15 =216
 fitness: 3091 sf / 50 = 62
 co-work: 948 sf / 100 = 10
 kitchen: 202 sf / 200=1
 total occupant load: 467
 total stair width req' : 93" (7'-8") (0.2 /occ)

1ST AVENUE SOUTH
 FIRST AVE S(P)
 100' RIGHT-OF-WAY(P)

6TH FLOOR PLAN
 MAX. FLOOR PLATE ABOVE 50' - 20,000 SF.

CENTRAL AVENUE - COUNTY ROAD 150

CENTRAL AVE(P)
 * RIGHT-OF-WAY(P)

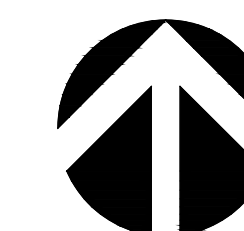


1ST AVENUE SOUTH
 FIRST AVE S(P)
 100' RIGHT-OF-WAY(P)

7TH-14TH FLOOR
 MAX. FLOOR PLATE ABOVE 50' - 20,000 SF.

DR. MARTIN LUTHER KING, JR. STREET SOUTH - 9TH STREET SOUTH
 9TH ST(P)
 100' RIGHT-OF-WAY(PCPAO)

DR. MARTIN LUTHER KING, JR. STREET SOUTH - 9TH STREET SOUTH
 9TH ST(P)
 100' RIGHT-OF-WAY(PCPAO)

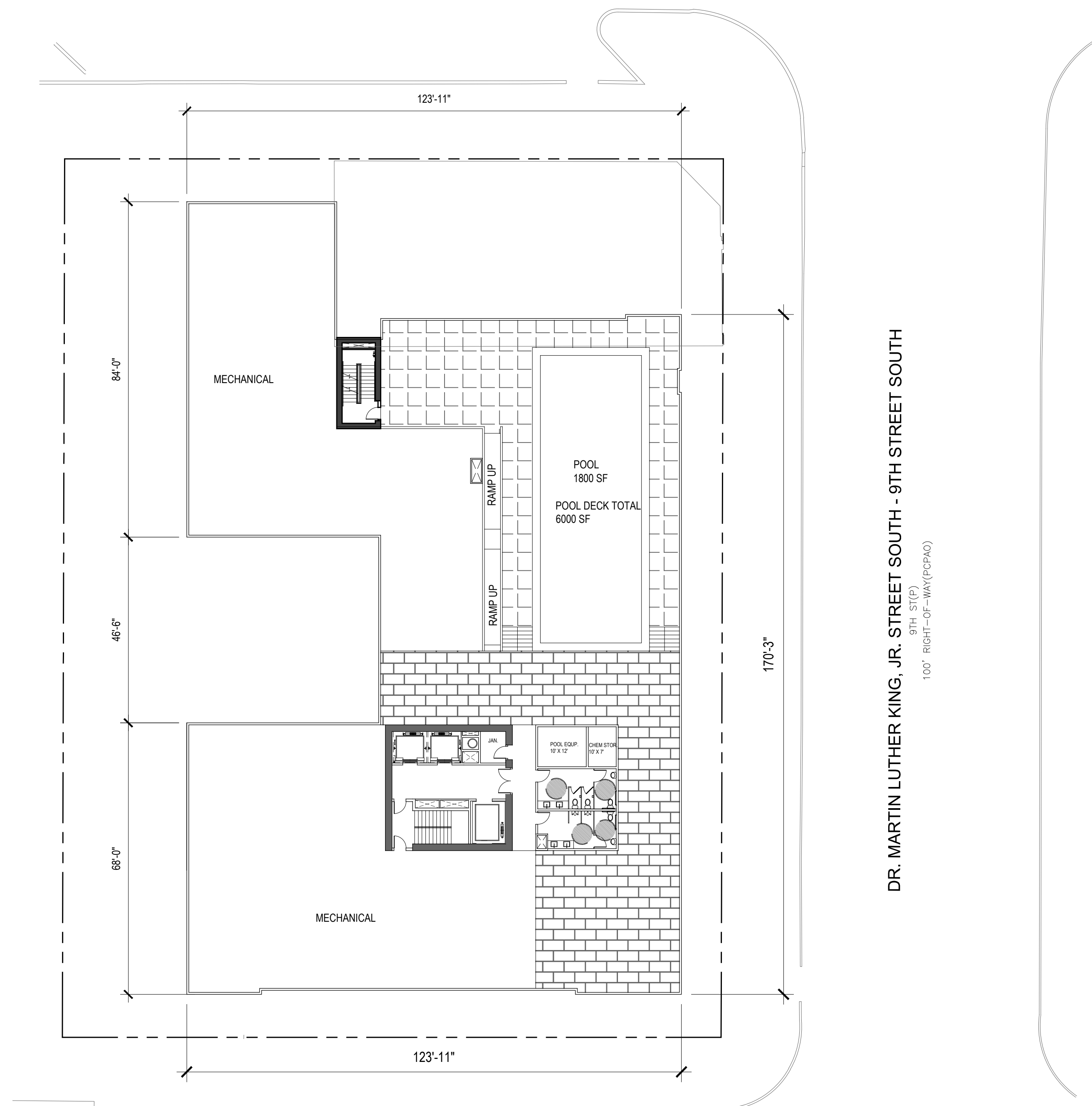


SCALE: 1" = 20' - 0" (24"x36" SHEET)
 0' 20' 40' 80'

A-403

CENTRAL AVENUE - COUNTY ROAD 150

CENTRAL AVE(P)
RIGHT-OF-WAY(P)



DR. MARTIN LUTHER KING, JR. STREET SOUTH - 9TH STREET SOUTH
9TH ST(P)
100' RIGHT-OF-WAY(PCFPAO)

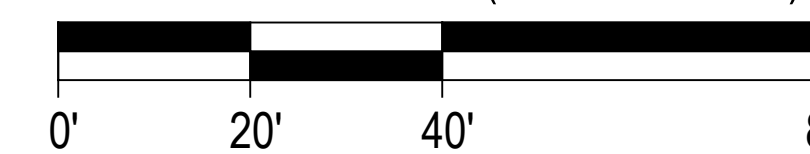
ROOF FLOOR

1ST AVENUE SOUTH

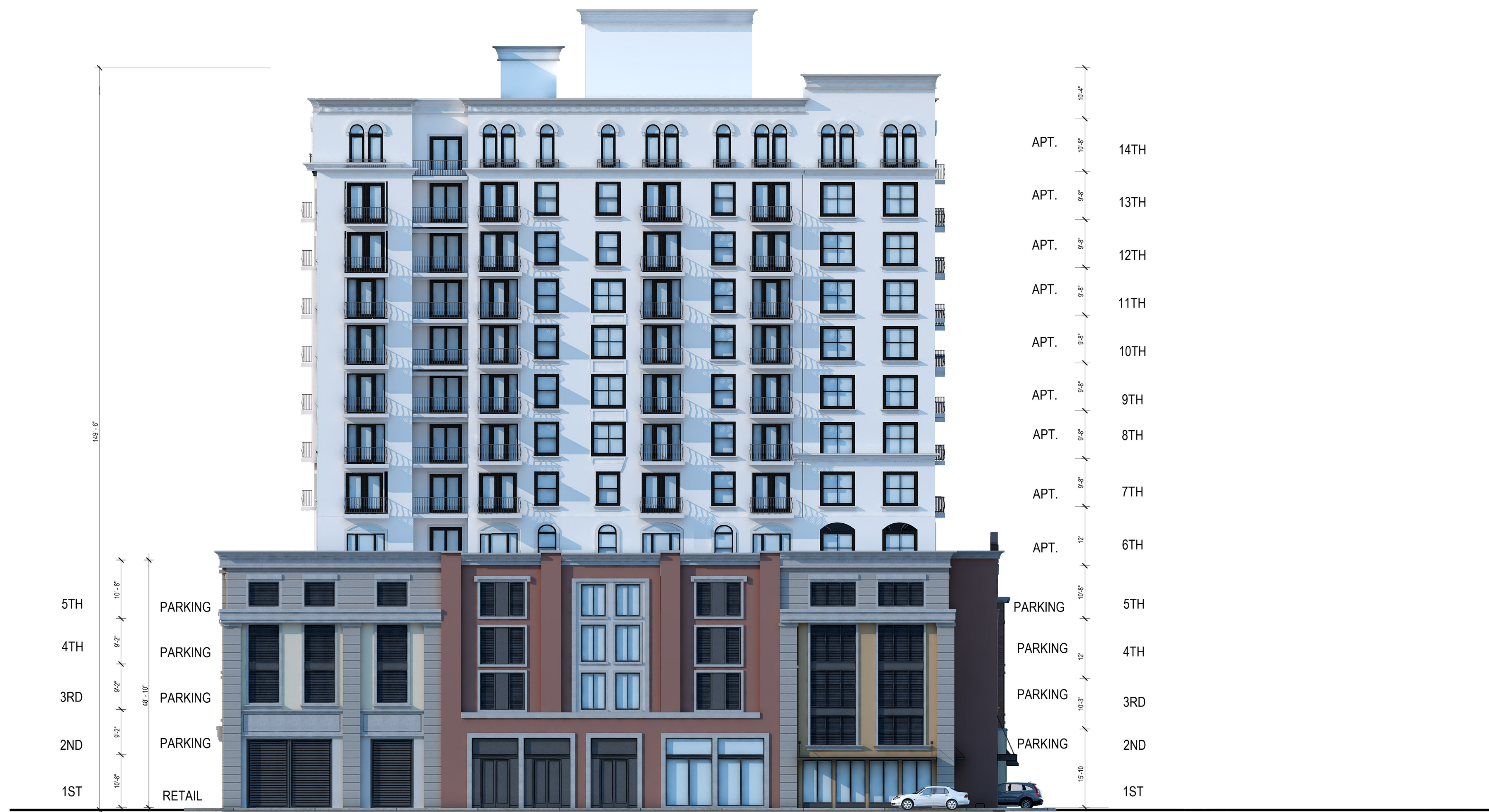
FIRST AVE S(P)
100' RIGHT-OF-WAY(P)



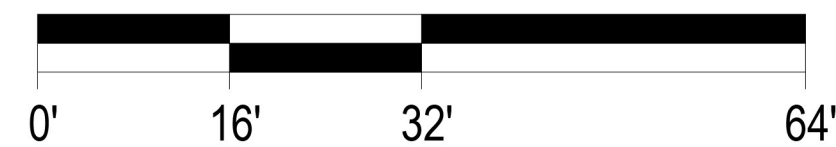
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A-403

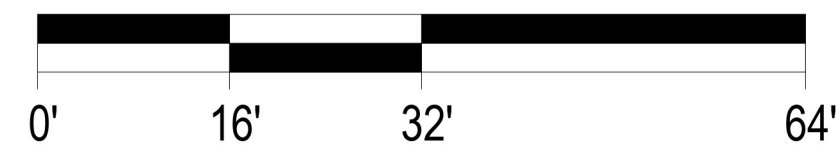


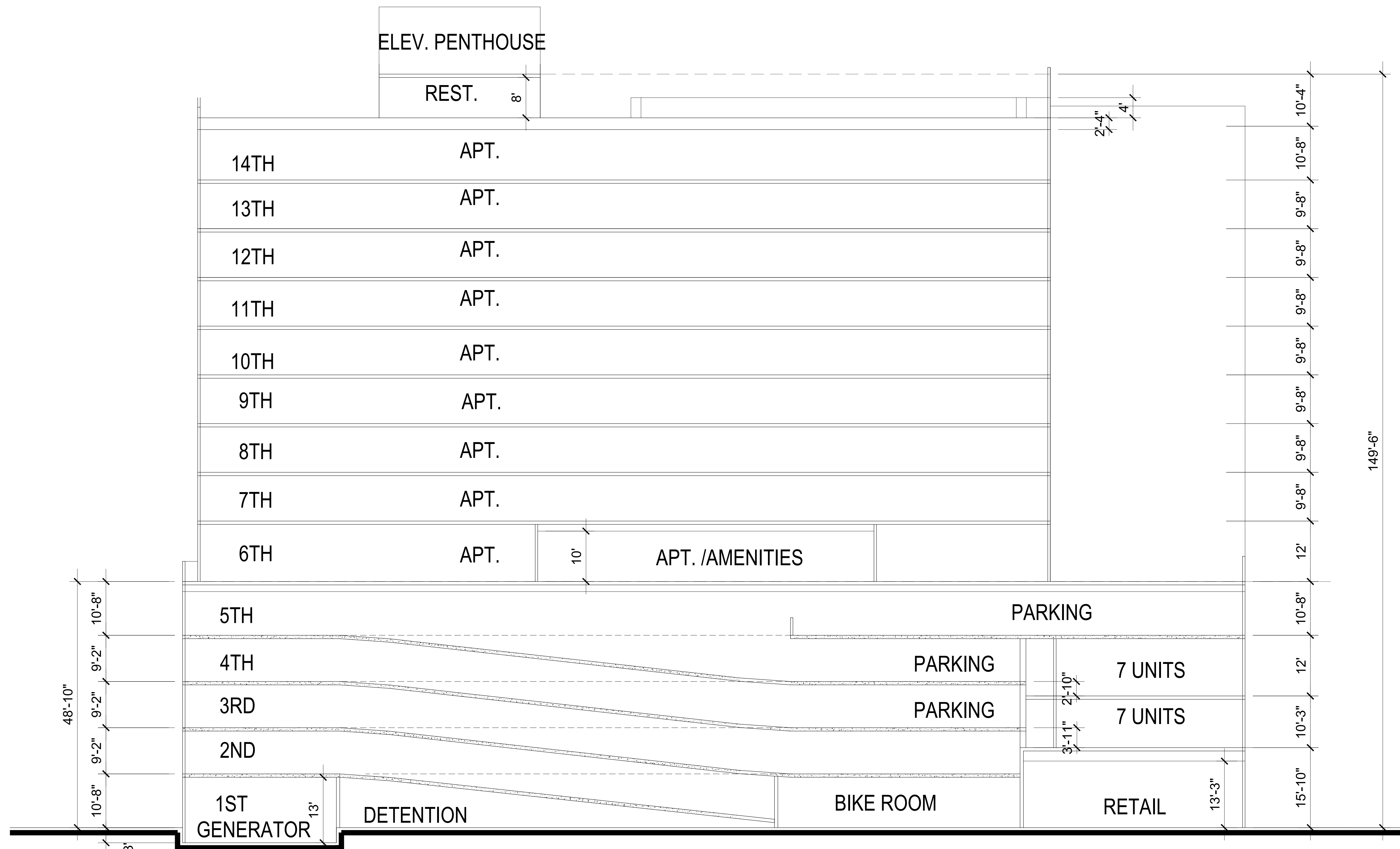
SCALE: 1/16" = 1'-0" (24"x36" SHEET)





SCALE: 1/16" = 1'-0" (24"x36" SHEET)



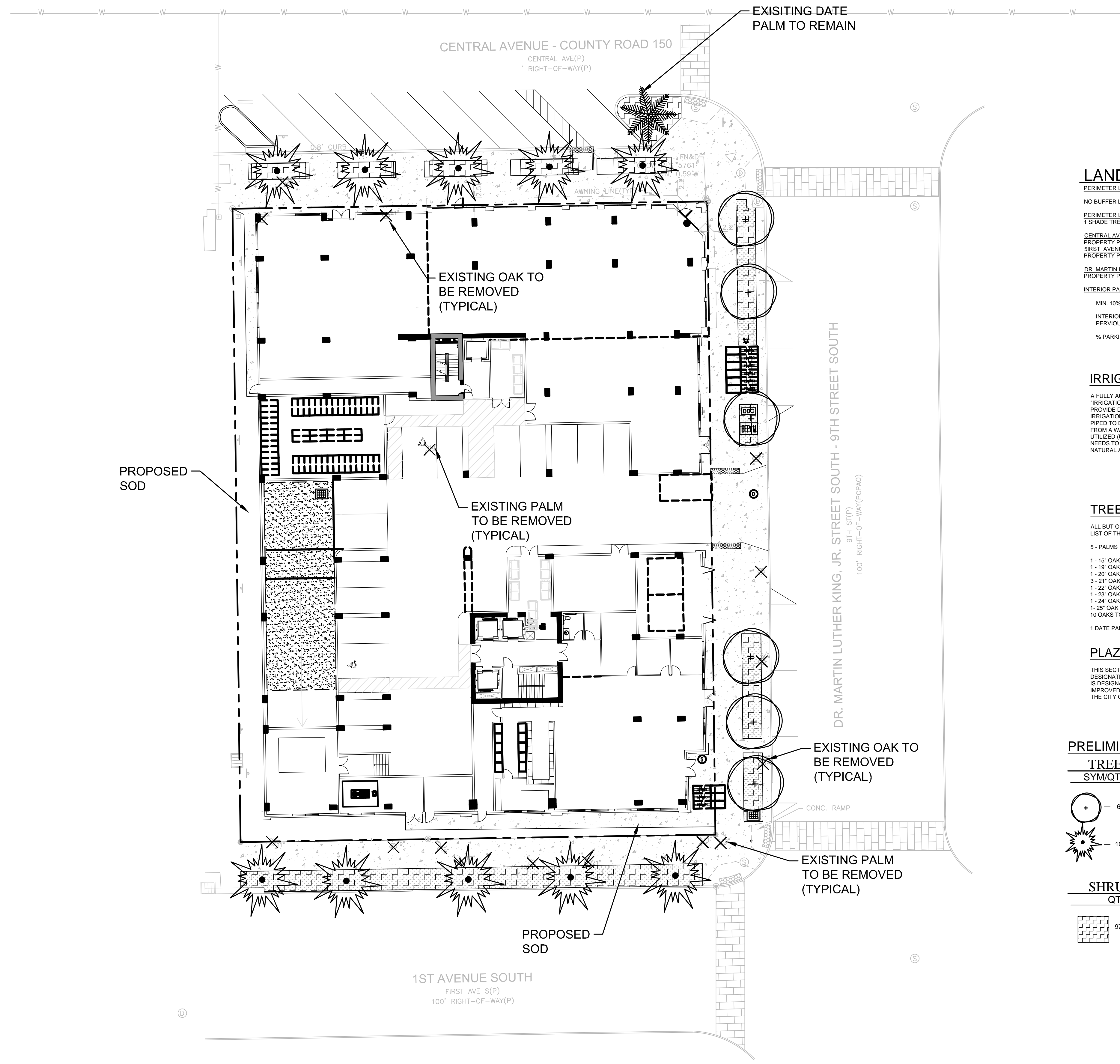


SECTION DIAGRAM

SCALE: 1" = 10' - 0" (24"x36" SHEET)



A-601



LANDSCAPE DATA:

PERIMETER LANDSCAPING (ADJACENT TO PROPERTY LINES)	REQUIRED	PROVIDED
NO BUFFER LANDSCAPING REQUIRED	N/A	N/A
PERIMETER LANDSCAPING (ADJACENT TO RIGHT OF WAYS)		
1 SHADE TREE/35 LINEAR FEET ALONG RIGHT OF WAY		
CENTRAL AVENUE PERIMETER LANDSCAPING		
PROPERTY PERIMETER (165 LF X 1 TREE/35 LF = 5 TREES);	5 TREES	5 TREES MIN.
FIRST AVENUE NORTH PERIMETER LANDSCAPING	5 TREES	5 TREES MIN.
PROPERTY PERIMETER (165 LF X 1 TREE/35 LF = 5 TREES);		
DR. MARTIN LUTHER KING, JR. STREET NORTH PERIMETER LANDSCAPING		
PROPERTY PERIMETER (220 LF X 1 TREE/35 LF = 6 TREES);	6 TREES	6 TREES MIN.
INTERIOR PARKING LOT LANDSCAPING (NOT APPLICABLE, PARKING GARAGE PROPOSED)		
MIN. 10% GREEN SPACE IN VEHICULAR USE AREA =		
INTERIOR + TERMINAL ISLANDS		
PERVIOUS + IMPERVIOUS SURFACES OF V.U.A.		
% PARKING LOT LANDSCAPING = 00 SF V.U.A. X .10 = NA	NA	NA

IRRIGATION NOTE:

A FULLY AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE WILL BE INSTALLED AS THE CITY REQUIRES. IRRIGATION SYSTEMS SHALL UTILIZE LOW VOLUME DESIGN SUCH AS LOW TRAJECTORY HEADS OR SOAKER HOSES TO PROVIDE DIRECT APPLICATION LOW EVAPORATION AND HAVE A RAIN SENSOR DEVICE WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SUPPLY SHALL BE PIPED TO EACH INDIVIDUAL PLANTER ISLAND, AND IN NO CASE SHALL ANY PLANTED VEGETATION AREA BE MORE THAN 50' FROM A WATER SUPPLY HOSE BIB, SHALLOW WELLS, OPEN SURFACE WATER BODIES, OR RECLAIMED WATER SHALL BE UTILIZED (UNLESS UNAVAILABLE) AS A SOURCE OF IRRIGATION WATER. XERISCAPE DESIGN, SHOULD ZONE WATERING NEEDS TO SUN AND SHADE ZONES, SHRUB BEDS TO LAWN AREAS, AND NEWLY PLANTED LANDSCAPE AREAS TO EXISTING NATURAL AREAS.

TREES TO BE REMOVED:

- ALL BUT ONE ON-SITE TREES TO BE REMOVED. THE FOLLOWING IS A LIST OF THE ON-SITE TREES TO BE REMOVED:
- 5 - PALMS
 - 1 - 15' OAK
 - 1 - 19' OAK
 - 1 - 20' OAK
 - 3 - 21' OAKS
 - 1 - 22' OAK
 - 1 - 23' OAK
 - 1 - 24' OAK
 - 1 - 25' OAK
 - 10 OAKS TOTAL
- 1 DATE PALM IS PROPOSED TO BE PRESERVED AS SHOWN

PLAZA PARKWAY DESIGN GUIDELINES:

THIS SECTION OF DR. MARTIN LUTHER KING JR. STREET NORTH AND CENTRAL AVENUE ARE DESIGNATED PEDESTRIAN LEVEL "A" STREETS AND THIS SECTION OF FIRST AVENUE SOUTH IS DESIGNATED A PEDESTRIAN LEVEL "B" STREET. THE ABUTTING SIDEWALKS SHALL BE IMPROVED IN COMPLIANCE WITH THE APPROPRIATE STREETSCAPE TREATMENT PLANS PER THE CITY OF ST. PETERSBURG PLAZA PARKWAY DESIGN GUIDELINES.

PRELIMINARY PLANTING SCHEDULE AND SPECIFICATIONS

TREES				
SYM/QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING
STREET TREES				
6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	17' HT. MIN., 4.5" CAL., 6" C.T.	AS SHOWN
10	ROYSTONIA REGIA	ROYAL PALM	16' C.T. HEIGHT	AS SHOWN
SHRUBS/GROUNDCOVER				
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING
STREETSCAPE LANDSCAPING				
975	DIANELLA TASMANICA VARIEGATA	VARIEGATED FLAX LILY	FULL, 1 GAL.	24" O.C.
	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LIRIOPE	FULL, 1 GAL.	24" O.C.
	RAPHOLEPIS INDICA 'WHITE'	WHITE INDIAN HAWTHORN	MIN. 12" HT., 3 GAL.	30" O.C.

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION

DESIGN: [] INITIALS: [] DATE: []
 DRAWN: []
 CHECKED: []
 QUALITY CHK: []
 SCALE: []

PREPARED FOR:
JCT DEVELOPMENT
 399 KNOLLWOOD ROAD, SUITE 312
 WHITE PLAINS, NY 10603
 (813) 830 1034

George F. Young, Inc.
 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
 PHONE (727) 822-4317 FAX (727) 822-2919 WWW.GEORGEFYOUNG.COM
 ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
 CIVIL & TRANSPORTATION ENGINEERING/ECOLOGICAL LANDSCAPE ARCHITECTURE
 PLANNING/SURVEYING/SUBSURFACE UTILITY ENGINEERING
 GAINESVILLE • LAKWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

No. _____
 DATE _____

900 CENTRAL AVENUE
DRC LANDSCAPE PLAN
 SECTION 24, TOWNSHIP 31S., RANGE 16E.

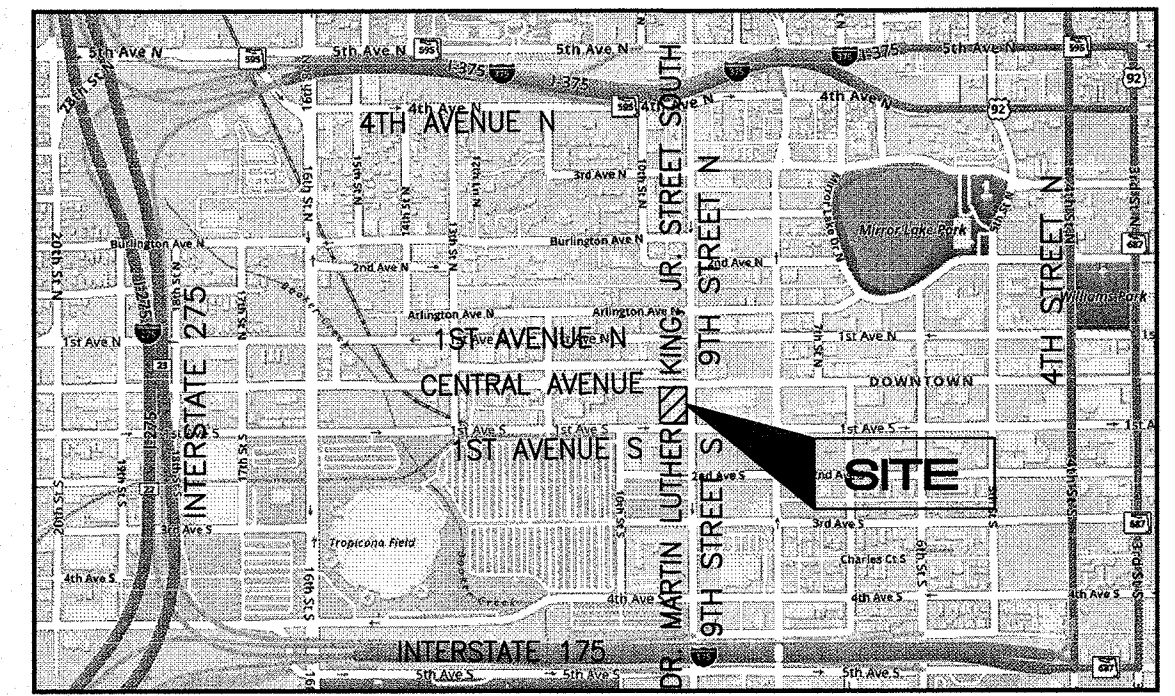
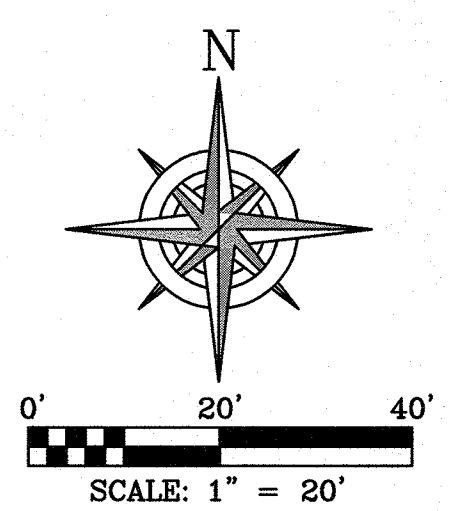
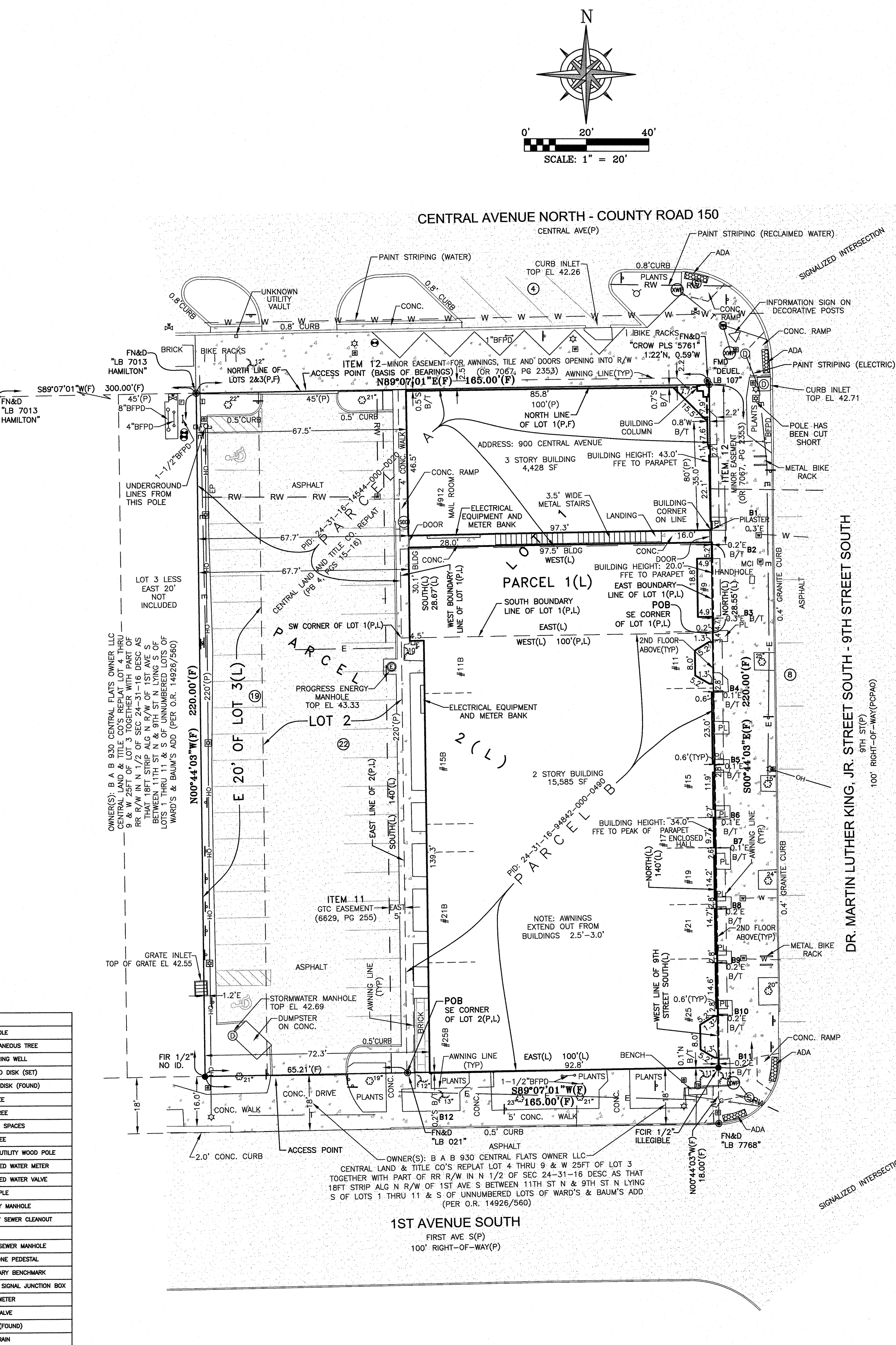
JOB NO. 22001100SC
 SHEET NO. **L-01**

LEGEND

Table with 2 columns: Symbol and Description. Includes items like AIR CONDITIONER, AMERICANS WITH DISABILITIES ACT, BACK FLOW PREVENTION DEVICE, etc.

SYMBOL LEGEND

Table with 2 columns: Symbol and Description. Includes items like BACK FLOW PREVENTION DEVICE, BOLLARD, CABLE TV BOX, etc.



SURVEYOR'S REPORT:

- 1. BEARINGS ARE BASED ON THE NORTH LINE OF LOTS 1, 2 AND 3, CENTRAL LAND AND TITLE CO. REPLAT, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGES 15 AND 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING ASSUMED AS N89°07'01"E.
- 2. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- 3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
- 4. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- 5. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- 6. THE SITE APPEARS TO BE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 1210302019H, COMMUNITY NUMBER 125148, EFFECTIVE DATE 8/24/2021. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR HEREOF ASSUME NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM AND THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.
- 7. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- 8. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9. DESCRIPTIONS AND EASEMENTS SHOWN HEREON WERE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE, FILE NO. 2061-5810634, COMMITMENT DATE: 2/10/2022 @ 8:00 AM, LAST REVISED 2/15/2022, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

DESCRIPTION: (PER TITLE COMMITMENT REFERENCED IN NOTE #9)

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

PARCEL 1: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, THEN RUN NORTH 28.55 FEET ALONG THE EAST BOUNDARY LINE OF SAID LOT 1; THENCE RUN WEST TO THE WEST BOUNDARY LINE OF SAID LOT 1 TO A POINT 28.67 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 28.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING, CENTRAL LAND AND TITLE CO. REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 15 AND 16, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: PARCEL A, CENTRAL LAND AND TITLE CO. REPLAT, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGES 15 AND 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PART: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, RUN THENCE NORTH 28.55 FEET ALONG THE EAST BOUNDARY LINE OF SAID LOT 1; THENCE RUN WEST TO THE WEST BOUNDARY OF SAID LOT 1, TO A POINT 28.67 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 28.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1, TO THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING.

AND

LOT 2 AND THE EAST 20 FEET OF LOT 3, CENTRAL LAND AND TITLE CO. REPLAT, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGES 15 AND 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL B: FROM THE SOUTHEAST CORNER OF LOT 2, CENTRAL LAND AND TITLE CO. REPLAT, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGES 15 AND 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS A POINT OF BEGINNING; RUN EAST 100 FEET TO THE WEST LINE OF 9TH STREET SOUTH; THENCE NORTH ALONG SAID WEST LINE 140 FEET TO THE SOUTH LINE OF LOT 1, CENTRAL LAND AND TITLE CO. REPLAT; THENCE WEST ALONG SAID SOUTH LINE 100 FEET TO THE EAST LINE OF APRESAID LOT 2; THENCE SOUTH ALONG SAID EAST LINE 140 FEET TO THE POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

ZONING DATA:

DATA WAS TAKEN FROM A PZR REPORT FOR 900 CENTRAL AVENUE, 25 DR MARTIN LUTHER KING JR STREET SOUTH AND 27 DR MARTIN LUTHER KING JR SOUTH, ST. PETERSBURG, FLORIDA, PREPARED BY THE PLANNING AND ZONING RESOURCE COMPANY (PZR SITE NUMBER 155833-1) ON 3/29/2022.

ZONING DISTRICT: DC-1 (DOWNTOWN CENTER -1)
EXISTING LAND USE: OFFICE

BUILDING SETBACK LINES
STREET - REQUIRED: 0 FEET; EXISTING: 0.7 FEET (CENTRAL AVE N), 0.8 FEET (DR MARTIN LUTHER KING JR ST S) AND 0.1 FEET (FIRST AVE S)

BETWEEN BUILDINGS - REQUIRED: 0 FEET; EXISTING: 4.22 FEET (MINIMUM)

BUILDING HEIGHT - MAXIMUM: 120 FEET; EXISTING 43 FEET

FLOOR AREA RATIO - MAXIMUM: 3.0; EXISTING: 1.22

PARKING - REQUIRED: 89; EXISTING: 43

Table with 2 columns: Building Protrusions and Parking. Building Protrusions: B1 0.2 EAST, B2 0.2 EAST, B3 0.2 EAST, B4 0.2 EAST, B5 0.2 EAST, B6 0.2 EAST, B7 0.2 EAST, B8 0.2 EAST, B9 0.2 EAST, B10 0.2 EAST, B11 0.2 EAST, B12 0.2 SOUTH. Parking: REGULAR SPACES: 41, HANDICAP SPACES: 2, TOTAL SPACES: 43.

SURVEYOR'S CERTIFICATE:

TO: DIN/CAL 4, INC., A TEXAS CORPORATION AND ITS AFFILIATES AND LENDERS SILVER SANDS GND LLC, A FLORIDA LIMITED LIABILITY COMPANY MILLENNIUM ST. PETE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TOGETHER WITH ITS RESPECTIVE SUCCESSORS AND ASSIGNS ELLISON & LAZENBY PLLC, A FLORIDA PROFESSIONAL LIMITED LIABILITY COMPANY, TOGETHER WITH ITS RESPECTIVE SUCCESSORS AND ASSIGNS FIRST AMERICAN TITLE INSURANCE COMPANY, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS [LENDER]

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), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 11(B), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/18/2022.

DATE OF PLAT OR MAP: 2/21/2022

DEUEL & ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 PHONE: 727.522.4151 WWW.DEUELENGINEERING.COM CERTIFICATE OF AUTHORIZATION NUMBER 26320 LICENSED BUSINESS NUMBER 107

ALTA/NSPS LAND TITLE SURVEY 900 CENTRAL AVENUE AND 25 & 27 DR MARTIN LUTHER KING JR ST S CITY OF ST. PETERSBURG FLORIDA

PREPARED FOR: DIN/CAL 4, INC. 3411 RICHMOND AVENUE, 5TH FLOOR HOUSTON, TX 77046

Signature: Dana A. Wylie 4/4/2022 PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA, LS 5874

Table with 2 columns: Field and Description. Includes WORK ORDER NO. 2019-79, FIELD DATE: 2/18/2022, DRAWN BY: TBM, PLS: PGI, FB: 251, SCALE: 1" = 20', SHEET NO. 1 OF 1.

APR 04, 2022 - 1:37pm \\cadd\projects\2019\2019-79-900 Central Avenue\Survey\Map\2019-79-900.dwg