



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

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION
REINSTATEMENT REQUEST
PUBLIC HEARING

According to Planning and Development Services Department records, **no Commission Member** has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, November 2, 2022, at 1:00 P.M.** at Council Chambers, City Hall, located at 175 - 5th Street North, St. Petersburg, Florida.

CASE NO.: 22-52000004 PLAT SHEET: G-42

REQUEST: Approval of a reinstatement of an abandoned grandfathered use and to change from the grandfathered office use to retail grandfathered use.

OWNER: RNN Holdings LLC
7900 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33702

AGENT: Miljan Radic
520 Somerhill Dr. NE.
St. Petersburg, FL 33710

ADDRESSES: 7900 Dr. Martin Luther King Jr. St. N.

PARCEL ID NUMBERS: 25-30-16-98462-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multifamily-1 (NSM-1)

REQUEST

The applicant is requesting approval for the reinstatement of an abandoned grandfathered use, and to change from the medical office grandfathered use to retail sales and service grandfathered use within the NSM-1 zoning district. The subject property is located on the northwest corner of Dr. Martin Luther King Jr. Street N and 79th Avenue North. The request relates to an existing one-story building that is currently vacant.

BACKGROUND

According to the Pinellas County Property Appraiser's record, the property has been developed with a one-story, 1,859 square foot building and surface parking lot. The office building structure was first permitted and erected in 1970. Thereafter, the property received approval for the following Board of Adjustment (BoA) cases:

1. BoA dated, May 19, 1972 – Approved to enlarge existing office with satisfactory solution on parking worked out with the adjacent condominium residents.
2. BoA dated, March 18, 1983 – Approved to erect an addition to the existing doctor's office with street side yard encroachment. Street side yard setback required 12-feet, request 6.9-feet, encroachment 5.1-feet.

The structure was most recently occupied by a chiropractic physician (medical office). Per [Section 16.10.020.1](#) of the Land Development Regulations (LDRs), a medical office use is a grandfathered use that requires an active Business Tax License as well as occupancy to retain its grandfathered status. The building is currently vacant and has not maintained its Business Tax License for approximately four (4) years. The grandfathered medical office use in this building is considered abandoned resulting in this request. Furthermore, the applicant would like to request an alternative grandfathered use, retail sales and service within the existing structure as analyzed below.

STAFF ANALYSIS

Based on the property card, the office building was built on the subject property in 1970 and medical office uses have since occupied the building. The present zoning district (NSM-1) does not permit medical office nor retail uses. Evaluation of the criteria for reinstatement specified by the City Code for the Commission's review indicates that the reinstatement and transfer of grandfathered use **is appropriate**, subject to conditions. An analysis follows, based on the City Code criteria to be considered by the Commission.

1. *The degree to which the property's proposed use and density is consistent with the City's Comprehensive Plan, the applicable adopted Neighborhood Plan goals and objectives, and the character of the density, lot sizes and building types within the surrounding blocks.*

The potential use of this structure as a retail use is deemed consistent with the City's Comprehensive Plan, and the character of the lot sizes and building types within the surrounding blocks.

The circumferential uses to the north, south and west of the structure are multifamily residences. According to [Section 16.20.030](#) of the LDRs, NSM districts allow medium-intensity suburban-style garden apartments reflecting the small and large apartment complexes constructed in the 1970s and 1980s. The purpose of the NSM district regulation is to maintain the existing multifamily densities in these districts.

However, abutting a future major street (Dr. MLK Jr. St. N), the subject property may be seen as an ancillary non-residential use less than three acres – subject property totals

approximately 8,194 sq. ft. or 0.18 acres – to the surrounding multifamily and supported within the Residential Medium (RM) future land use.

Immediate to the east, across Dr. Martin Luther King Jr. Street N, the abutting zoning district is CCS-1 (Corridor Commercial Suburban). According to [Section 16.20.090](#) of the LDRs, the CCS-1 zoning district allows one-story to four-story development containing mixed uses of local interest in conjunction with residential, multifamily units or structures, retail, restaurant, and other uses typically found in commercial shopping districts. A few of the existing uses within the shopping plaza property to the east are restaurants (i.e., Miller's Ale House, China One), retail, pharmacy (i.e., CVS), office, and personal service (i.e., nail salon).

The subject outparcel once occupied by a medical office with a request to shift to retail sales and service, will be neighborhood scale within the suburban district and consistent with the character of the neighborhood.

- 2. The degree to which the property is currently or was at the time of construction in compliance with the use and density/intensity regulations of Chapter 16 (current code), Chapter 29 (previous code), or then applicable zoning codes.*

The subject property totals approximately 8,194 sq. ft. or 0.18 acres. The current building is approximately 1,859 square feet with a floor area ratio of 0.23. The NSM-1 zoning district permits a floor area ratio (FAR) of .50 or 4,097 square feet.

- 3. The degree to which the property is and has been in compliance with other City Codes.*

There is no active code compliance case.

- 4. The degree to which the property currently has or can provide adequate provisions for parking for the proposed commercial use in accordance with the City's current codes and ordinances.*

According to Section 16.10.020.1 of the LDRs, the medical office use requires one (1) parking space for every 200 square feet. The transfer to a retail use also requires one (1) parking space for every 200 square feet or nine parking spaces. There are currently eight designated parking spaces on site. The applicant is proposing bicycle parking to substitute one (1) parking space. Per [Section 16.40.090.3.2](#) of the LDRs, "bicycle parking may substitute for up to 20 percent of required motor vehicle parking as permitted. For every six bicycle parking spaces above the minimum number of required spaces that meet the bicycle parking standards, the motor vehicle parking requirement is reduced by one space."

The applicant has proposed a bicycle rack (equaling six bicycle parking spaces) in the rear of the building equivalent to one parking space. As a result, there is adequate provisions for parking for the proposed commercial use totaling nine spaces.

- 5. The degree to which the property has an adverse impact on the neighborhood as a result of the use or number of residential units on the site in excess of that allowed under the current zoning designation, lack of needed on-site parking, substandard maintenance, or other similar factors related to the property.*

The subject outparcel located on the northwest corner of Dr. Martin Luther King Jr. Street N and 79th Avenue North, will not have an adverse impact on the neighborhood. It is important to note that the surface parking on site have appointed and marked spaces for the residential

units and nonresidential uses. The retail use may be accessed off either Dr. Martin Luther King Jr. Street N or 79th Avenue North with four accessible parking spaces on each side. The adjacent zoning designations are:

Property / Direction	Existing Zoning
North	NSM-1 (Neighborhood Suburban Multifamily)
South	79 th Avenue North (Roadway) NSM-1 (Neighborhood Suburban Multifamily)
East	Dr. Martin Luther King Jr. Street N (Roadway) CCS-1 (Corridor Commercial Suburban)
West	NSM-1 (Neighborhood Suburban Multifamily)

6. *A structure containing previously grandfathered boarding or rooming units in a zoning district where such units are prohibited shall be converted to dwelling units. The conversion to dwelling units shall be based on the minimum gross floor area size requirements for multiple-family dwelling units of Chapter 16.*

This criterion is not applicable as the structure does not contain grandfathered rooming units.

7. *Reinstatement of units or a use shall not exceed the previously existing legally grandfathered number of units or intensity of use.*

According to [Section 16.60.030.7](#) of the LDRs, any grandfathered use of a structure, or structure and premises, may be changed to any other use which would be grandfathered in that district provided that the proposed use is of equal or lesser intensity than the existing grandfathered use. The requested reinstatement and transfer of grandfathered use medical office to retail sales and service is identical regarding intensity. Furthermore, the applicant is not proposing an addition to the existing building that would increase the volume.

RECOMMENDATION

The Planning & Development Services Department staff recommends **approval** of the requested reinstatement and transfer of grandfathered use from medical office to retail sales and service use, which shall be subject to the following conditions:

1. The applicant shall contact the Construction Services and Permitting Division to apply for any applicable permits including but not limited to a Business Change of Use.
2. The applicant shall contact the City's Business Tax Division and obtain all necessary Business Tax Certificates.
3. The eight (8) paved off-street parking spaces shall continue to be designated for the proposed retail use; and the applicant shall install six bicycle spaces on site to accommodate the parking reduction of one (1) parking space.
4. All landscaping, vegetation, sod or other ground cover shall be maintained in good condition.
5. The applicant shall satisfy the above conditions by November 2, 2025. It shall be the applicant's responsibility to request and justify any necessary extensions. In no case shall extensions be granted beyond six (6) months of the date of this approval.

6. Failure to comply with the POD's action by the applicant or any new property owner will result in the loss of reinstatement of the abandoned use. This action is applicable to the property, regardless of ownership. When the property is sold, the new property owner must also meet the conditions of reinstatement or eliminate the abandoned use.

Report Prepared By:

/s/ Katrina Lunan-Gordon

10/20/2022

Katrina Lunan-Gordon, Planner II
Development Review Services Division
Planning & Development Services Department

Date

Report Approved By:

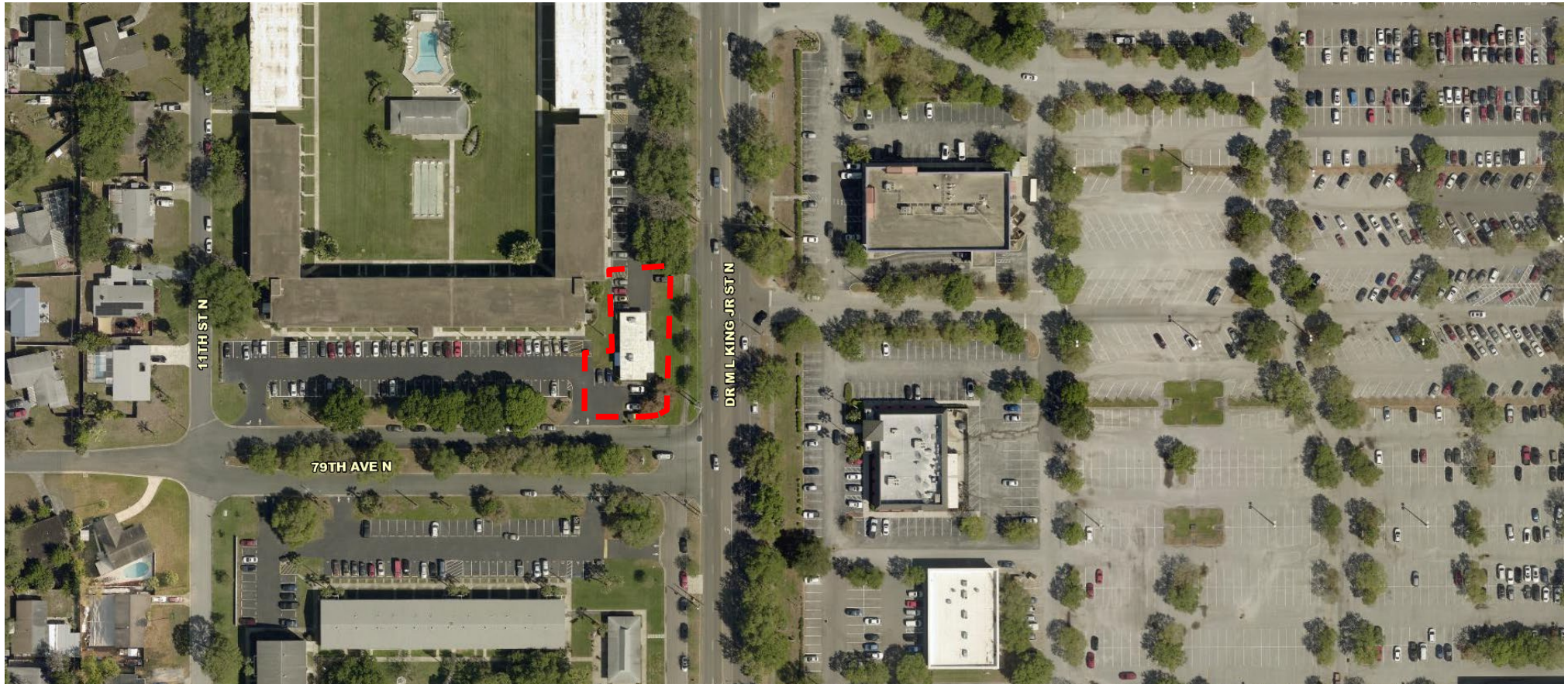
/s/ Corey Malyszka

10/20/2022

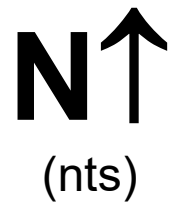
Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Date

ATTACHEMENTS: Location Map
 Application
 Survey
 Site Plan & Floor Plan
 Photographs
 Property Card



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-52000004
Address: 7900 Dr. MLK Jr. St. N.





REINSTATEMENT

Application No. 22-52000004

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North.

GENERAL INFORMATION	
NAME of PROPERTY OWNER: RNN HOLDINGS LLC	
Street Address: 7900 DR MARTIN LUTHER KING JR ST. N.	
City, State, Zip: SAINT PETERSBURG, FL 33702	
Telephone No: 727-557-8075	Email Address: RNNHOLDINGS22@GMAIL.COM
NAME of AGENT or REPRESENTATIVE:	
Street Address: 520 SOMERHILL DR NE	
City, State, Zip: SAINT PETERSBURG FL 33716	
Telephone No: 727-557-8075	Email Address: RNNHOLDINGS22@GMAIL.COM
PROPERTY INFORMATION:	
Street Address or General Location: 7900 DR MARTIN LUTHER KING JR. ST. N. ST PETERSBURG, FL 33702	
Parcel ID#(s): 25-30-16-98462-001-0010	
DESCRIPTION OF REQUEST:	
Reinstatement and Variance Retail use	
PRE-APPLICATION DATE: 8/3/22	PLANNER: Katrina Gordon

FEE SCHEDULE

Reinstatement Administrative Review \$200.00;
Reinstatement Commission Review \$500.00; Each Variance \$100.00
Cash, credit, and checks made payable to the "City of St. Petersburg"

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

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

Signature of Owner / Agent*:  Date: 09/01/2022

Printed Name: Miljan Radic



REINSTATEMENT

NARRATIVE (PAGE 1)

All applications for reinstatement must provide justification for the requested reinstatement based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. A separate letter addressing the criteria may be provided as a supplement to this form.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 7900 DR MARTIN LUTHER KING JR. ST N. ST. PETERSBURG, FL 33716	Case No.: 22-52000004
Detailed Description of Project and Request:	
<h2>Reinstatement and Variance</h2>	
1. Is the building currently occupied? <small>NO</small>	
2. How many dwelling units exist on the property? <small>1</small>	
3. Of the total number of dwelling units, how many are occupied? <small>NONE</small>	
4. Have you applied for an occupational license? <small>NO</small>	
5. Have you had any recent fire or building inspections? <small>NO</small>	
6. When did you acquire the property? <small>6/16/2022</small>	
7. Do you own other rental property in the City of St. Petersburg? <small>NO</small>	
<i>If yes, please provide a list of the addresses in the space below:</i>	
9. Are any variances requested in conjunction with the reinstatement application? <small>YES</small>	
<i>If yes, please provide a completed Narrative for Variances. Staff will provide upon request.</i>	
<small>VARIANCE-RETAIL USE OF SUBJECT PROPERTY-INTERNATIONAL FOOD STORE</small>	



REINSTATEMENT

NARRATIVE (PAGE 2)

All applications for reinstatement must provide justification for the requested reinstatement based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
<p>10. Describe the consistency of the subject property with the density, building types, and general character of other properties within the surrounding blocks.</p> <p>The subject property is a 1 story masonry building with 1859 SF. The character of surrounding buildings are generally 1 story masonry buildings, with wide windows, light up display signs which include restaurants, bank, shopping plaza on the east side of subject property.</p>
<p>11. Are there any active Code violation cases for this property? What is the plan for bringing the property into compliance with the City Code?</p> <p>NO</p>
<p>12. Does the property currently or can the property provide adequate provisions for parking in accordance with the City Code?</p> <p>Yes the subject property can provide adequate provisions for parking. Subject property consists of 8 parking spaces to accommodate for retail variance a 4 grid bike rack will be added to the property.</p>



Pre-Application Meeting Notes

Meeting Date: _____ Zoning District: _____

Address/Location: _____

Request: _____

Type of Application: _____ Staff Planner for Pre-App: _____

Attendees: _____

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:

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

Notes: _____



REINSTATEMENT

PUBLIC PARTICIPATION REPORT

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

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

APPLICANT REPORT

Street Address: 7900 DR MARTIN LUTHER KING JR. ST N. ST. PETERSBURG, FL 33702

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

N/A

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

Cona- Judy Landon email variance@stpetecona.org

Fico- Kimberly Frazier 3301 24th Ave South St. Petersburg, FL 33714

Gateway Winston Park Association Anthony Serrano- email aserrano@condominiumassociates.com

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

N/A

2. Summary of concerns, issues, and problems expressed during the process

N/A

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Tom Lally variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 9/2/22

Attach the evidence of the required notices to this sheet such as Sent emails.



Miljan Radic <rnnholdings22@gmail.com>

Notice of attempt to file

1 message

Miljan Radic <rnnholdings22@gmail.com>
To: aserrano@condominiumassociates.com

Fri, Sep 2, 2022 at 4:28 PM

Hello Mr. Serrano,

Please be advised that we have made a formal application with the City of Saint Petersburg for a reinstatement and variance for the following property:

7900 Dr Martin Luther King Jr. S. N. Saint. Petersburg, FL 33702

Please see the attached document.

Sincerely
Miljan Radic
RNN Holdings Inc

 **Application DRC.pdf**
8639K

Notice of Intent to File

1 message

Miljan Radic <rnnholdings22@gmail.com>
To: variance@stpetecon.org

Fri, Sep 2, 2022 at 4:33 PM

Hello,

Please see the attached application that we intend to file regarding the referenced property. If you have any questions or concerns please let me know.

Thank you
Miljan Radic
RNN Holdings Inc

 **Application DRC.pdf**
8639K

7021 2720 0002 1302 4490

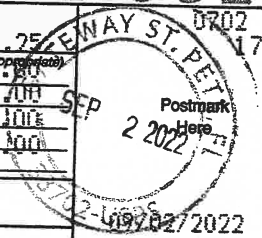
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Saint Petersburg 33712

OFFICIAL USE

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.80
<input type="checkbox"/> Return Receipt (electronic)	\$0.70
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage \$1.68

Total Postage and Fees \$8.93

Sent To Kimberly Frazier
Street and Apt. No., or PO Box No.
City, State, ZIP+4®



REINSTATEMENT

WORK PROGRAM

All applications to the Commission for reinstatement of abandoned uses are required to provide a work program of all work to be completed, per Section 16.70.040.1.14 of the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted.

Street Address: 7900 DR MARTIN LUTHER KING JR ST. N. ST. PETERSBURG, FL 33702

Case No.: 22-52000004

The following work program should consider the following improvements needed to bring the subject property into compliance with the City Code:

- Parking (minimum of one paved, off-street space per one-bedroom or efficiency unit and an additional one-half space per additional bedroom)
- Landscaping & irrigation (per Section 16.40.060 of the City Code)
- Sidewalks (minimum of four [4] feet wide, paved sidewalks connecting parking spaces to the door of each unit)
- Any outstanding Codes Compliance issues
- Other work required to obtain a Certificate of Occupancy (it is recommended that applicants retain the services of a licensed general contractor to determine if any additional work must be completed per the Florida Building Code).

Work to be Done <small>PLUMBING</small>	Cost Estimate	Estimated Time to Complete
Moving water heater to another space. Installing toilet, and sinks.	\$8000.00	15 Days

Work to be Done <small>Electrical</small>	Cost Estimate	Estimated Time to Complete
Installment of LED ceiling lights, replacing all power outlets.	\$7000.00	15 Days

Work to be Done <small>Hvac</small>	Cost Estimate	Estimated Time to Complete
Relocating HVAC return lines to a different space.	\$3000.00	7 Days

Work to be Done <small>Flooring, Interior Drywalls, Painting</small>	Cost Estimate	Estimated Time to Complete
Replacing interior drywalls. Replacing flooring throughout the property and painting of inside and outside of property.	\$20,000.00	15 Days

Work to be Done <small>Outside of property</small>	Cost Estimate	Estimated Time to Complete
Switching to a double sided door on the back of property. Closing of windows on back end of property. Cleanup of property	\$12,000.00	15 Days



REINSTATEMENT

FINANCIAL STATEMENT

Street Address: 7900 DR MARTIN LUTHER KING JR. ST. N. ST. PETERSBURG FL 33702 Case No.: 22-52000004

Estimate of cost for renovation or construction: 60,000

Proposed method or evidence of financing: CASH

Timetable for start and completion of the work: 3 MONTHS

If the subject reinstatement application is approved by the Development Review Commission, the Commission may impose Conditions of Approval that are in the best interest of the subject property and the surrounding neighborhood. These conditions may be considerable in terms of time and expense to the applicant.

By signing this Financial Statement, I affirm that I am prepared to incur the costs necessary to comply with the Conditions of Approval as levied by the Development Review Commission.



Signature of Property Owner

09/01/2022

Date

MILJAN RADIC

Print Name of Property Owner



REINSTATEMENT

NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET	
Street Address: 7900 DR MARTIN LUTHER KING JR. ST. N ST. PETERSBURG, FL 33702	Case No.: 22-52000004
Description of Request: VARIANCE OF RETAIL USE FOR FOOD STORE	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	951 79 th AVE N #120
Owner Name (print):	Denise Williams
Owner Signature:	<i>Denise Williams</i>
2. Affected Property Address:	951 79 th AVE N #116
Owner Name (print):	JOHN ZIMMERMAN
Owner Signature:	<i>John Zimmerman</i>
3. Affected Property Address:	1051 79 th AVE N #111
Owner Name (print):	FATIMA KAHIRMANDVIC
Owner Signature:	<i>Fatima</i>
4. Affected Property Address:	1051-79 th AVE N #108
Owner Name (print):	SARA CASTEE
Owner Signature:	<i>Sara Caste</i>
5. Affected Property Address:	1051-79 th AVE N #109
Owner Name (print):	SARA CASTEE
Owner Signature:	<i>Sara Caste</i>
6. Affected Property Address:	1051 79 th Ave N. #107
Owner Name (print):	Roger Gresham
Owner Signature:	<i>Roger Gresham</i>
7. Affected Property Address:	951 79 th Ave N. #124
Owner Name (print):	Evelyn M. Simmons
Owner Signature:	<i>Evelyn M. Simmons</i>
8. Affected Property Address:	951 79 th Ave N #127
Owner Name (print):	Carol Wilson
Owner Signature:	<i>Carol Wilson</i>

BOUNDARY SURVEY
7900 DR. MARTIN LUTHER KING JR. ST. N.
ST. PETERSBURG, FLORIDA
33702

VEHICULAR INGRESS AND EGRESS EASEMENT
INGRESS/EGRESS EASEMENT
 OR 3137, 122 SAYS CPB 4 PG 41

ADJACENT PROPERTY
 GATEWAY SQUARE APARTMENTS
 CPB 4, PAGE 41

C-1
 R=24.93'
 T=25.07'
 L=39.30'(M)39.23'(P)
 CB=S45°08'41"W(M)
 CH=35.35'(M)35.26'(P)
 CB=S45°08'57.5"W(P)

INGRESS/EGRESS EASEMENT
 OR 3137, 122 SAYS CPB 4 PG 41

N89°46'14"W(P)
 N89°46'44"W
 20.11'(M) 20.00'(P)

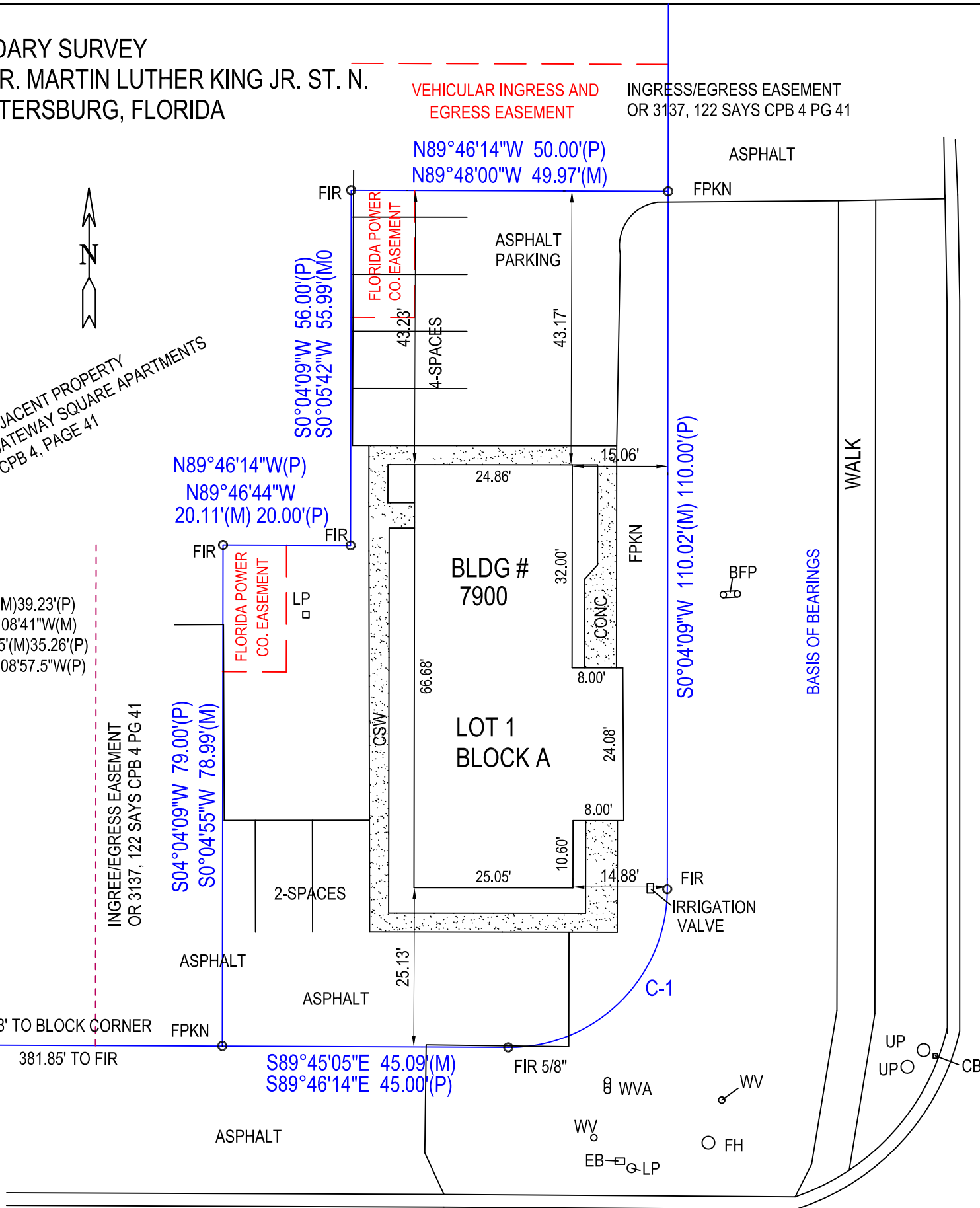
S04°04'09"W 79.00'(P)
 S0°04'55"W 78.99'(M)

S0°04'09"W 56.00'(P)
 S0°05'42"W 55.99'(M)

N89°46'14"W 50.00'(P)
 N89°48'00"W 49.97'(M)

S0°04'09"W 110.02'(M) 110.00'(P)

S89°45'05"E 45.09'(M)
 S89°46'14"E 45.00'(P)



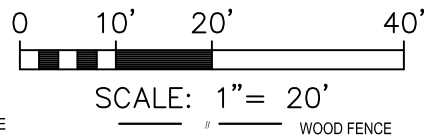
DR. MARTIN LUTHER KING JR. STREET N.
9TH STREET N.(P)

79TH AVENUE N.

Lot 1, Block A, WINSTON PARK UNIT FIVE, according to the Plat thereof, recorded in Plat Book 69, Page 14, of the Public Records of Pinellas County, Florida, together with a non-exclusive easement for vehicular ingress and egress reserved in O.R. Book 3137, pages 122 and 123, Public Records of Pinellas County, Florida, and shown on the Plat of WINSTON PARK UNIT FIVE, recorded in Plat Book 69, Page 14, of the Public Records of Pinellas County, Florida.

NOTE: 1-PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY; 2-MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C); 3-COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C); 4- ACCURACIES OBTAINED IN THIS SURVEY IS GREATER THAN (RURAL) 1' IN 5000', (SUBURBAN) 1' IN 7500', (COMMERCIAL) 1' IN 10,000'; 5-PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE; 6-IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

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 YEAR OF THE FIELD DATE NOTED ON THIS SURVEY.



REFERENCE HEREBY
 MADE TO OLD REPUBLIC
 NATIONAL TITLE INSURANCE
 COMPANY COMMITMENT
 18-0201 DATED 2/20/18 AT
 11:00 PM

(C) 2018



X CHAIN LINK FENCE

WOOD FENCE

NOTES: (1) IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE IF LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. (2) IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES. (APPROX.) (3) NO EXCAVATION OR MAPPING OF UNDERGROUND IMPROVEMENTS HAS BEEN PERFORMED. (4) CORNER MARKERS ARE 1/2" DIAMETER UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE

LEGEND: (C) = CALCULATED, C# = CURVE NUMBER, CB = CABLE BOX, LP = LIGHT POLE, C/S = CONCRETE SLAB, CLF = CHAIN LINK FENCE, CONC = CONCRETE, CSW = CONCRETE SIDEWALK, (D) = DEED, DE = DRAINAGE EASEMENT, EB = ELECTRIC BOX, EOW = EDGE OF WATER, E/P = EDGE OF PAVEMENT, (F) = FIELD, F/C = FENCE CORNER, FCIR = FIR CAPPED, FXC = FOUND X CUT, FCM = FOUND CONCRETE MONUMENT, FIP = FOUND IRON PIPE, FIR = FOUND IRON ROD, FN = FOUND NAIL, FND = FOUND NAIL & DISK, GA = GUY ANCHOR, ID = IDENTIFICATION, (M) = MEASURED, MH = MANHOLE, NCF = NO MARKER FOUND, OHW = OVERHEAD WIRE, O/A = OVER ALL, (P) = PLAT, P/E = POOL EQUIP., PP = POWER POLE, POB = POINT OF BEGINNING, POC = POINT OF COMMENCEMENT, PRM = PERMANENT REFERENCE MONUMENT, R/W = RIGHT OF WAY, SIR = SET 1/2" IRON ROD, LB 6912, SND = SET NAIL AND DISK LB 6912, TNF = TRANSFORMER, TOB = TOP OF BANK, TP = PHONE PEDESTAL, UE = UTILITY EASEMENT, WM = WATER METER, WDF = WOOD FENCE

Know It Now, Inc.

Florida Business Certificate Of LOCATION = 2011 HEIDELBERG AVENUE, DUNEDIN, FL
 Authorization Number LB 6912 VOICE 727-415-8305 FAX 727-736-2455

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

Surveyor & Mapper Number 4636

DATE OF FIELD WORK: 3-21-18

CERTIFIED EXCLUSIVELY TO THE BELOW PARTIES

West Realty LLC

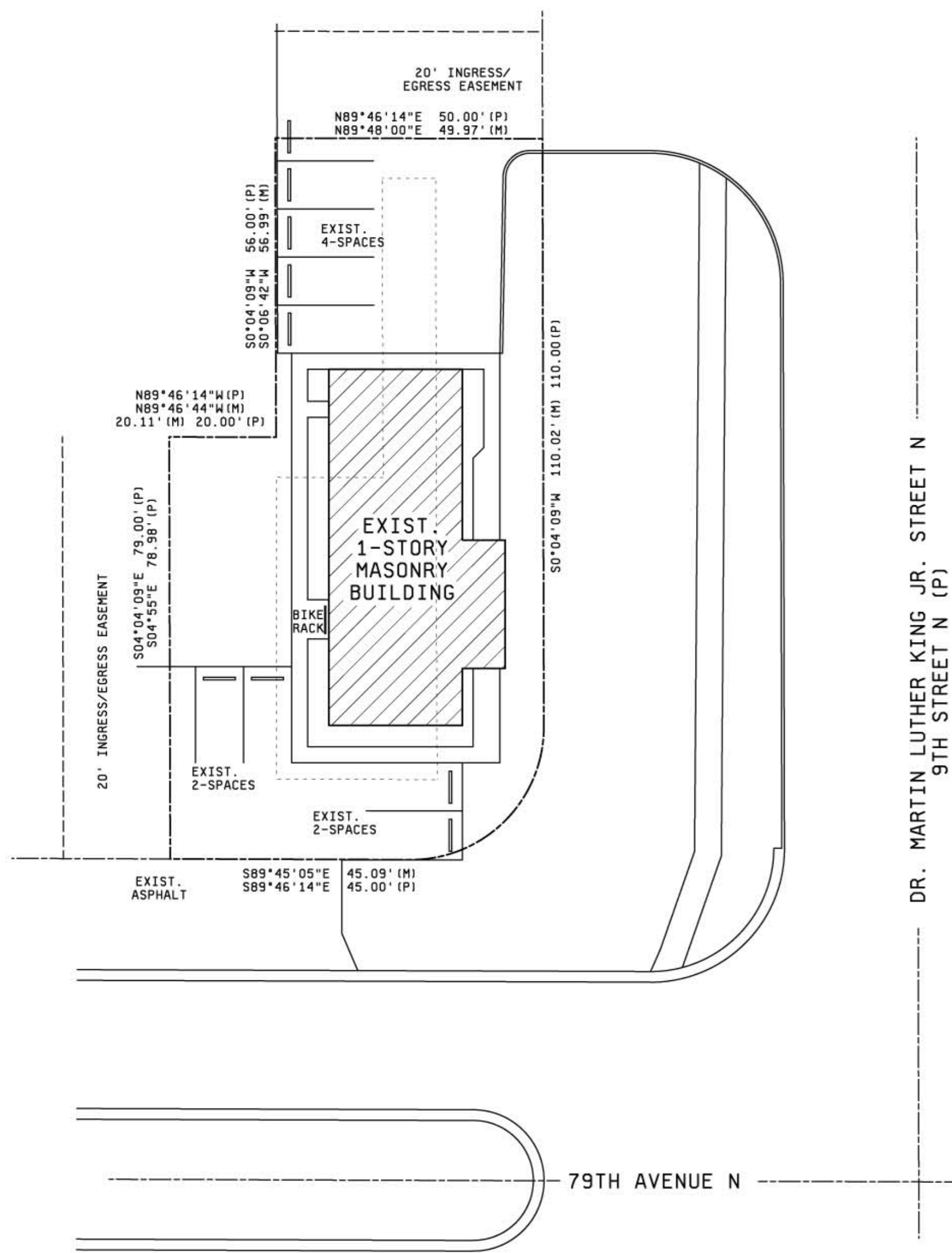
Hancock Bank, a trade name of Whitney Bank

Robert D. Barclay, P.A.

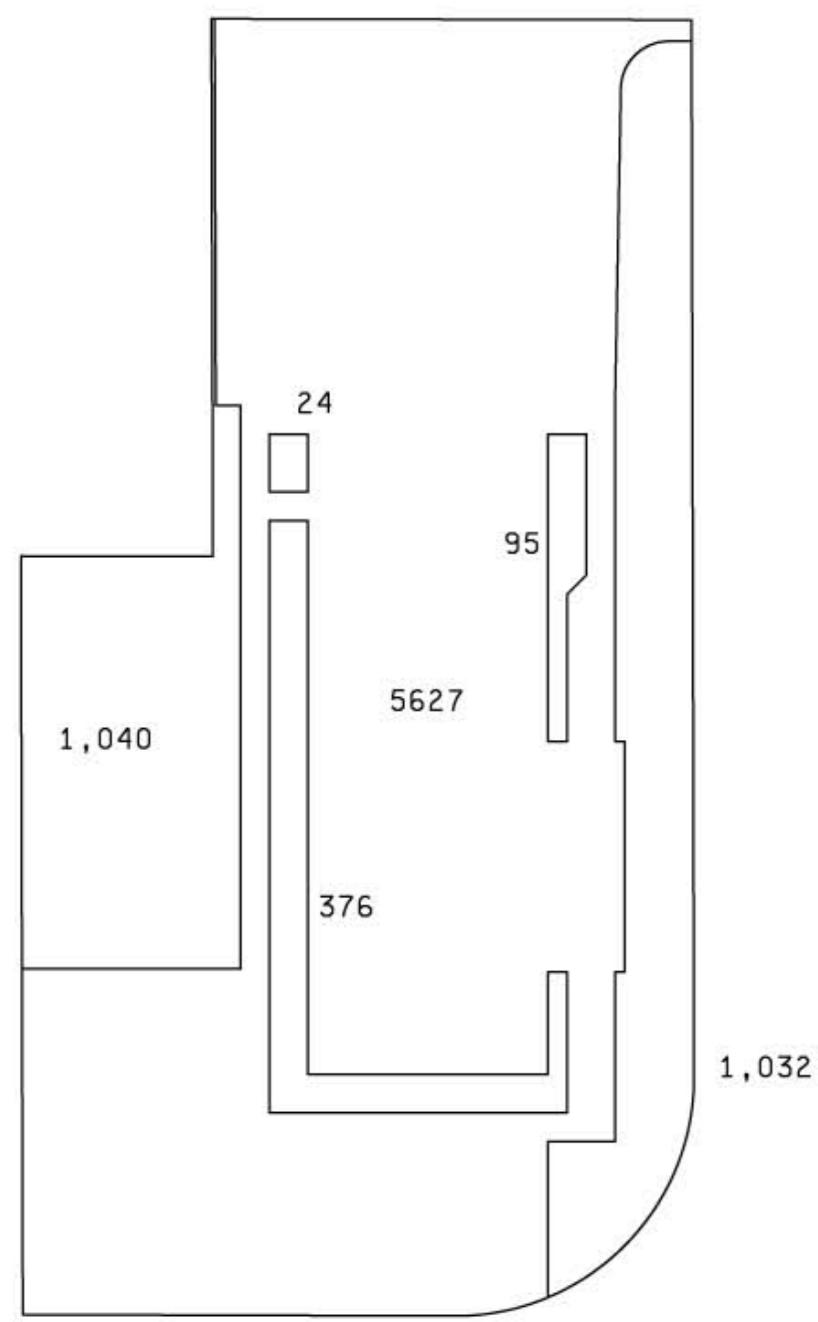
Old Republic National Title Insurance Company

Stross Law Firm, P.A.

FLORIDASURVEYOR@AOL.COM **BILL HYATT**

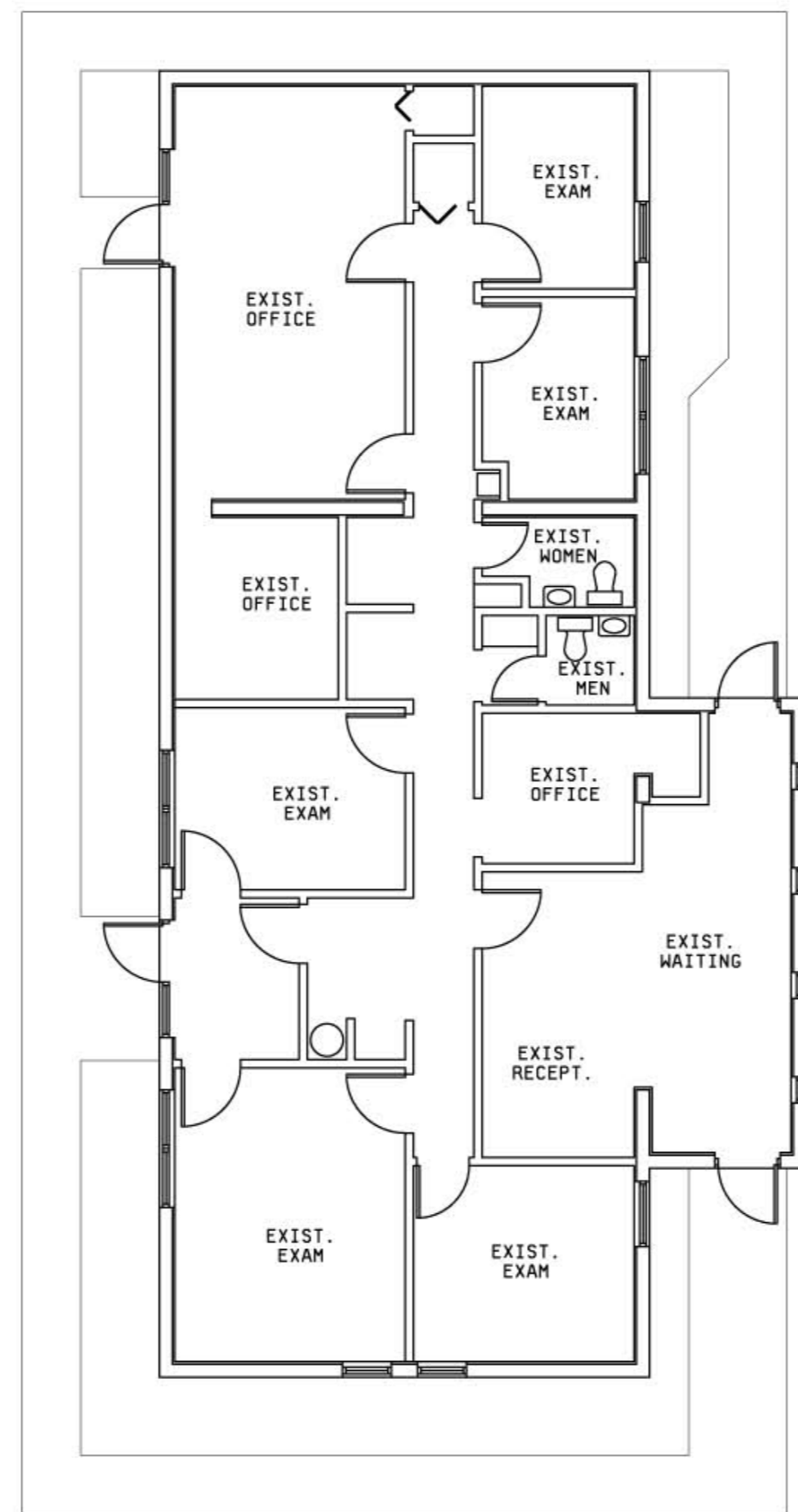


1 SITE PLAN
A1.1 SCALE: 1/8"=1'-0" NORTH

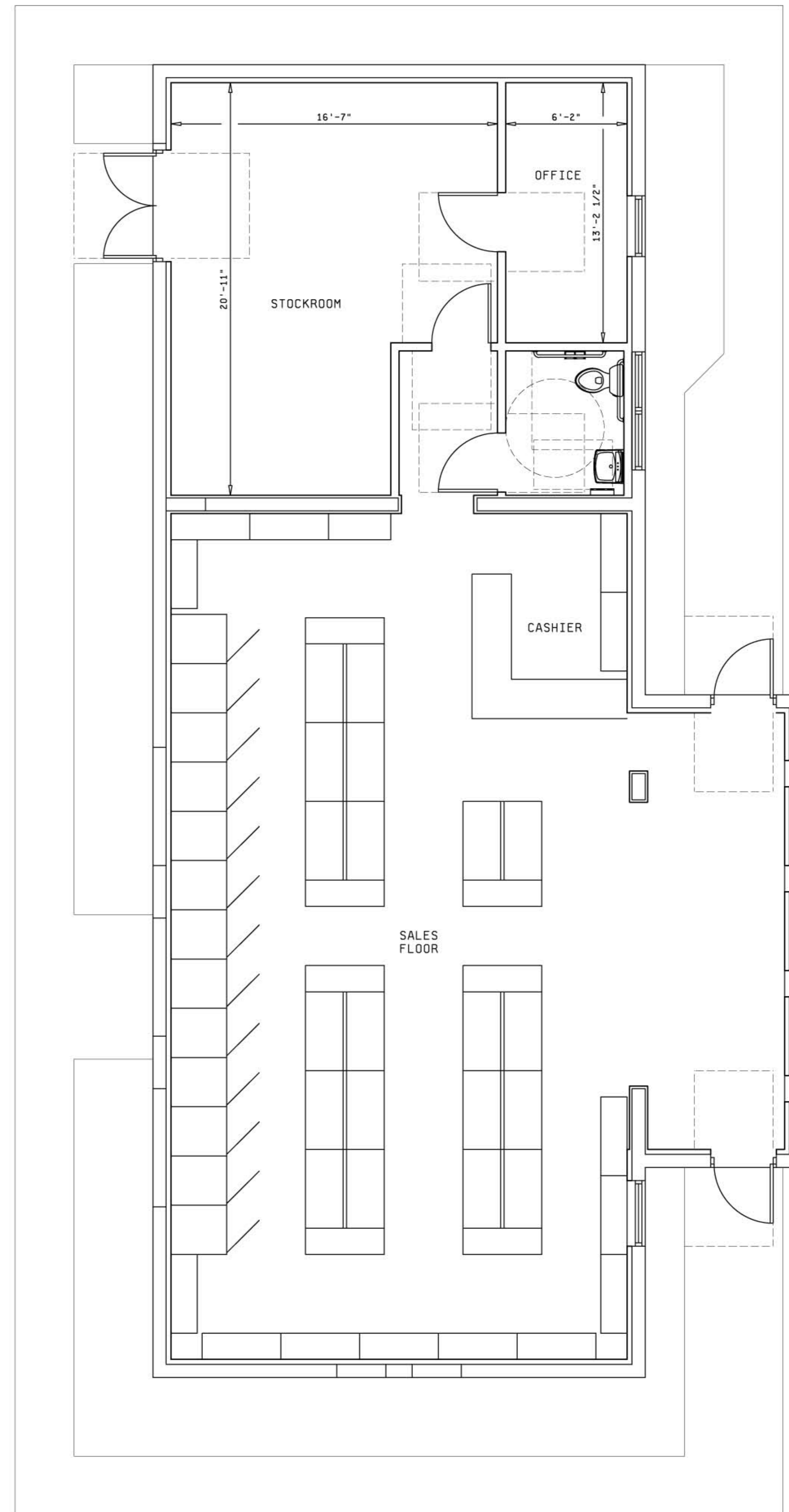


ZONED: NSM-1
 EXISTING USE: BUSINESS - MEDICAL OFFICE
 PROPOSED USE: MERCANTILE - RETAIL
 SITE AREA = 8,194 SF
 EXIST. BUILDING AREA = 1,859 SF = 22.7% (F.A.R. .50 MAX)
 EXISTING GREEN AREA = 2,567 SF = 31.33%
 EXISTING IMPERVIOUS = 5,627 SF = 68.67% (65% MAX.)
 PARKING REQUIRED 1 PER 200 SF (RETAIL)
 $1,859 / 200 = (9.3) 10 \text{ SPACES}$
 EXISTING PARKING PROVIDED = 8 SPACES

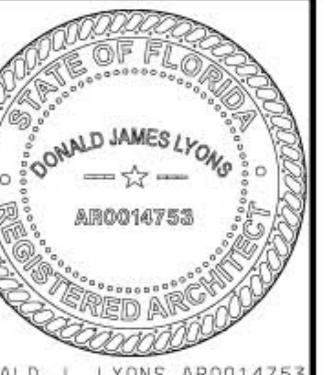
DR. MARTIN LUTHER KING JR. STREET N
9TH STREET N (P)



2 EXISTING FLOOR PLAN
A1.1 SCALE: 1/8"=1'-0" NORTH



3 PROPOSED FLOOR PLAN
A1.1 SCALE: 1/4"=1'-0" NORTH



DONALD J. LYONS AR0014753
 This User has been electronically signed and sealed by Donald J. Lyons, RA on the Date and Time Stamp shown using a digital signature
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jovanovic & Lyons, LLC
 728 Atlantic Ave., North Suite 201
 St. Petersburg, FL 33713 (727) 822-7100 Fax 822-7111
 FL Lic. AR2600895 Architectural Planning & Design
 www.jovanoviclyons.com



INTERIOR ALTERATION FOR:
IMPORT FOOD STORE
 7900 MLK JR STREET N
 ST. PETERSBURG, FLORIDA

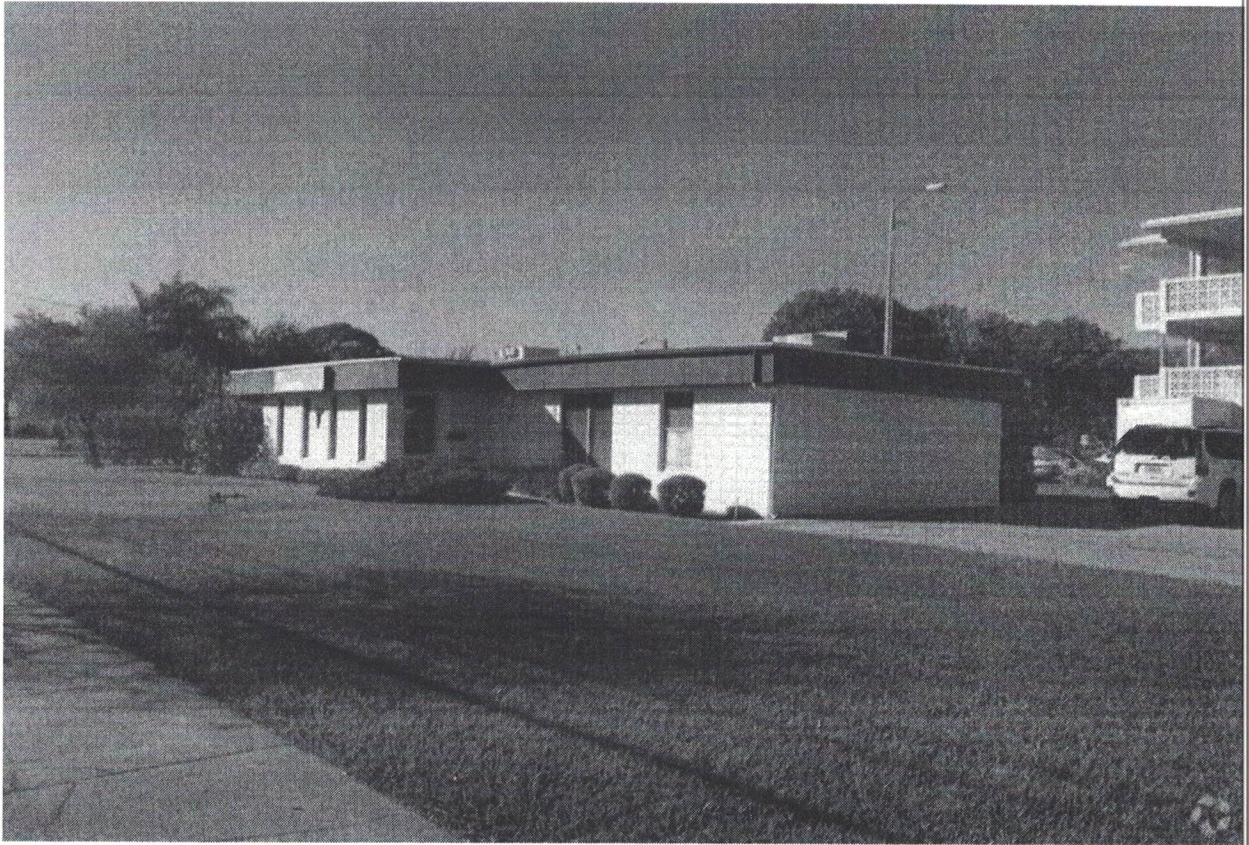
Revisions:

SITE AND FLOOR PLANS

Project Number
22042

Date
8-26-22

Sheet Number
A1.1





SUBDIVISION WINSTON PARK UNIT 5

LOT

1

BLOCK A

BUILDING	ELECTRICAL	25-30-16 PLUMBING G-42
<p>Location: 7900 - 9 Street North #B3899-RC - 9/12/67 - \$7000 Owner Second Petwinstan Inc. - Erect office building (25' x 44'8") (Type)V) Robert Shaw, Contractor #10067-R5 - 4/17/72 - \$4,000 Owner Dr. Jack West - Interior alterations to office (Type V) Dirk Veltman, Contractor. Ernest S. Silcox, Architect. Check List #761 B/A - 5/19/72 - Granted - to enlarge existing office with prov. that a satisfactory solution on parking is worked out with the Condominium residents in neighborhood. (#9) #10843-R5- 5/22/72 - \$7200 Owner Dr. Jack West - Addition of 4 treatment rooms to existing medical office (Type V) Dirk Veltman, Contractor. Ernest S. Silcox, Architect. WAIVER OF CERT. OCCUP. Board of Adjustment Case #24 March 18, 1983</p>	<p>#E5512 - 10/11/67 - 2nd Petwinstan Economy Elec. - 3w 100amp 1-meter 11c 2b 6sw 22p 2-HP A/C #E5559 - 10/16/67 - 2nd Petwinstan Economy Elec. - 2-bath fans (Add to Permit E5512) #E5008D-5/2/72- Dr. West-Collins Elec- 10-c. 10-sw. 20-recp. #E7593D 9-19-72 Dr. West Collins Elec. 150-amps 1-phase 1-mtr. 9-c 12-sw. 26-p #E5226E - 11/14/73 - Dr. West Collins Elec. - 2-bath fans - (2) 2HP-cen. A/C - 10KW-heat strip (Add to #E7593D) #E529J-10/6/83-West Chiropracter-The Electric Man-Add 1 gen lighting circuit GL/awc</p>	<p>#P1977 - 9/14/67 - 2nd Petwinstan George Roberts - 2-closets 2-lavs. 1-ewh 3/4" water service #P7757A - 4/27/72 - Mrs. West George's Plbg. 2-lavs 1-sink (Kitchen Unit) 1 EWH #8583A 7-13-72 Mr. West George's Plumbing 1-drinkg.fount. (Add on to #7757A)</p>

SE SPR BA #24
 3/18/83

INSTALLATION	GAS	SEWER
<p>#M8003A-5/12/72- Dirk Veltman-Sunstate- ducts and 4 grilles. M9097A 9-20-72 D.Veltman Sunstate A/C 1-AC 1½HP ducted M337B - 1/23/73 - D. Veltman Sunstate A/C - 4-Supplies Add to Permit #M9097A</p>		<p>#P1977 - 9/14/67 - 2nd Petwinstan George Roberts - Sewer inspection #P2639 - 11/28/67 - 2nd Petwinstan Roberts - 1-tap</p>
BUILDING	SIGNS	SEPTIC TANK
<p>Board of Adjustment Case #24 3-18-83 - Request permission to erect addition to existing doctor's office with street side yd. encroachment. St. side yd. setback required 12.0', request 6.9', ENCROACHMENT 5.1' (NOTE: EXISTING SIGN ON CITY PROPERTY) GRANTED</p>		

SUBDIVISION WINSTON PARK UNIT 5

LOT 1

BLOCK A

Card #2 BUILDING (Box 330)

ELECTRICAL

25-30-16

PLUMBING

C-42

Location: 7900 9th Street North
#96260 - RM12/15 - 8/30/83 - \$12,500.

Owner Dr. J. P. West - enlarge
waiting room & receptionists room
in doctor's office - plbg not
shown/elec required - (Note: Sign
on City property must be removed
prior to issue of permit (Type V)
Nick Benjacob, Contractor
Paul Felix, Architect
Check List #386

C.O. to Florida Power 5/25/88

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

INSTALLATION	GAS	SEWER
	<p>#G800824 - 11/6/87 - Thomas or Patricia McKenna, owners, - Peoples Gas System, Inc. - Replace elect. piping, 1 rge, 1 open., nat. gas. LMS/frm</p>	
	SIGNS	SEPTIC TANK