



INTEROFFICE MEMORANDUM

DATE: November 15, 2019

TO: Daniel Ohrenstein, Assistant City Engineer

FROM: Lori Rivers, Coordinator, Development Applications *LR*

SUBJECT: Application No. 20-TSP-04 – BPOZ 1991 Main

Enclosed is 1 copy of the application materials pertaining to the above-mentioned application. Please let me know if you require anything further.

Application Acceptance Date: November 15, 2019

Enclosures

City Auditor & Clerk

135385



11-15-19

RECEIVED FROM ICard, Merrill, Cullis, Timm, Furen
and GINSBURG, P.A. Two hundred seventy-four 00 DOLLARS
FOR Development application

\$ 274.00
CHECK 94097

CITY OF SARASOTA, FLORIDA

BY CAE L Sue

3H _____

DEPARTMENT CAC

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

**ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
ATTORNEYS & COUNSELORS AT LAW**
P.O. BOX 4195
SARASOTA, FL 34230-4195

CenterState Bank

94097

94097

VOID AFTER 180 DAYS

PAY:

Two Hundred Seventy-Four and No/100 Dollars

DATE

AMOUNT

11/15/2019

\$274.00

TO THE
ORDER
OF

City of Sarasota

**ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
SPECIAL ACCOUNT**



Camalyn Kampenig
AUTHORIZED SIGNATURE

Security features included. Details on back.

City Auditor & Clerk

135389



11-18-19

RECEIVED FROM ICard, Merrill, Cullis, Timm, Furen & Ginsburg P.A.

Two hundred seventy-four 00/100 DOLLARS

FOR Development application

\$ 274.00
CHECK 94106
CASH _____

CITY OF SARASOTA, FLORIDA

BY Lauren S
DEPARTMENT CAC

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON

**ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
ATTORNEYS & COUNSELORS AT LAW**
P.O. BOX 4195
SARASOTA, FL 34230-4195

CenterState Bank

94106

94106

VOID AFTER 180 DAYS

PAY: Two Hundred Seventy-Four and No/100 Dollars

DATE AMOUNT

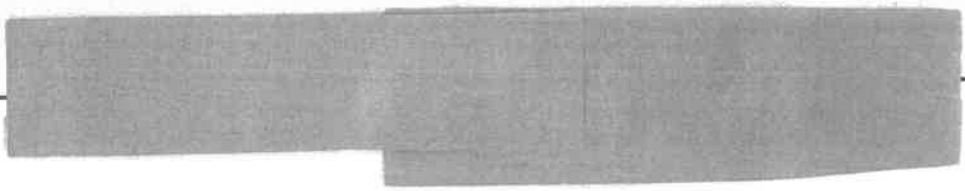
11/18/2019 \$274.00

TO THE ORDER OF City of Sarasota

**ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
SPECIAL ACCOUNT**



Janalyn Kampen
AUTHORIZED SIGNATURE

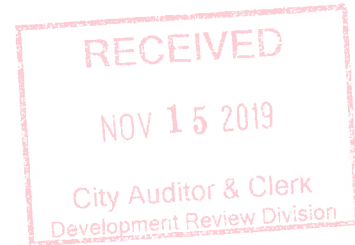


Security features included. Details on back

8470 Enterprise Circle
Suite 201
Lakewood Ranch, FL 34202
941.907.0006
Fax: 941.552.0108
icardmerrill.com

November 15, 2019

Daniel Ohrenstein
Assistant City Engineer
c/o Lori Rivers
Development Review Coordinator
1565 First Street
Sarasota, FL 34236



VIA HAND DELIVERY

Charles J. Bartlett
G. Matthew Brockway
Kelly Pflugner Causey
W. Andrew Clayton, Jr.
Natalie G. Coldiron
Robert "Tad" Drean
Mark C. Dungan
Bradley J. Ellis
Jessica M. Farrelly
Michael L. Foreman
Michael J. Furen
Worth S. Graham
Steven R. Greenberg
Joseph M. Herbert
F. Thomas Hopkins
Thomas F. Icard, Jr.
Todd D. Kaplan
Jason A. Lessinger
David M. Levin, LL.M.
Robert G. Lyons
Anthony J. Manganiello, III
Mark Martella
William W. Merrill, III
Lindsey A. Meshberger
Robert E. Messick
Troy H. Myers, Jr.
Alyssa M. Nohren
J. Geoffrey Pflugner
Stephen D. Rees
Jordan J. Riccardi
Jaime L. Wallace
John J. Waskom
Richard S. Webb, IV
Robert L. Young

RE: REQUEST FOR TRAFFIC CONCURRENCY INITIAL REVIEW

Dear Dan:

BPOZ 1991 Main, LLC, a Delaware limited liability company, by and through its undersigned counsel (hereafter "**BPOZ**"), and pursuant to Section IV-203, City of Sarasota Zoning Code (hereafter the "**Zoning Code**") request the City of Sarasota perform a Traffic Concurrence Initial Review for the property herein identified. Please find enclosed the City of Sarasota Development Application Forms A, B-1, B-2, and Tiered Fees along with a check payable to the City of Sarasota in the amount of \$274.00.

I. Real Property Subject To This Traffic Concurrence Initial Review

The Traffic Concurrence Initial Review is limited to the real property comprised of platted lots of record and more particularly depicted and described on the Boundary Survey prepared by George F. Young, Inc., Job # 19003000LS (hereafter the "Subject Property" and attached as Exhibit "A").

II. Request for Traffic Concurrence Initial Review

BPOZ respectfully requests a Traffic Concurrence Initial Review of the redevelopment of the Subject Property as described herein. The Subject Property is currently developed with approximately 320,668 square feet of office/retail (10,317 square feet), movie theater (74,260 square feet), and a shopping center (236,291 square feet). BPOZ intends to file with the City of Sarasota for Administrative Site Plan Approval to demolish only the shopping center portion totaling 236,291 square feet and replace with 418 dwelling units and 50,700 square feet of shopping center and as more particularly shown on the proposed site plan attached as Exhibit "B".

Please do not hesitate to contact me should you require any additional information in order to render your interpretation.

Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
Offices in Sarasota, Manatee, Charlotte, and Lee Counties
Established 1953

01052390-2

Mr. Daniel Ohrenstein
Request for Traffic Concurrency Initial Review
November 15, 2019
Page 2 of 2

Sincerely,

ICARD, MERRILL, CULLIS, TIMM, FUREN &
GINSBURG, P.A.

A handwritten signature in blue ink, appearing to read "Stephen D. Rees, Jr.", is positioned above the typed name.

Stephen D. Rees, Jr. for
William W. Merrill, III

Enclosure(s) (3)



**CITY OF SARASOTA
DEVELOPMENT APPLICATION**

Tiered Flat Fees

The following is a summary of fees applicable to General and Development Applications as adopted by Resolution No. 14R-2448
Designate the applications being submitted under the column indicated with a checkmark (✓).

APPLICATION [PROJECT] NAME: BPOZ 1991 Main


PROPERTY ADDRESS[ES]: See Attached

PARCEL ID NUMBER[S]: See Attached

PERMIT / DEVELOPMENT REVIEW TYPE	Fees	Escrow*	✓
PRE-APPLICATION FEES:			
-Pre-Application Conference with the Development Review Committee [DRC] -Pre-Application Conference with Staff for TIF Funding Assistance <i>[Note: First Pre-Application Fee credited toward application fee upon submittal]</i>	\$274.00		
APPLICATION FEES:			
Credit for Pre-Application Fee, if applicable	-\$274.00		
Zoning Code Confirmation Letter	\$274.00		
Zoning Code Interpretation Letter	\$603.00		
Adjustment to the Downtown Code – Director of Neighborhood and Development Services Review	\$274.00		
Adjustment to the Downtown Code – Planning Board Review	\$1,645.00	\$500.00	
Annexation (includes Pre-Annexation Agreement)	\$0.00	\$1,500.00	
Boundary Adjustment/Lot Split Review	\$548.00		
Brownfield Designation	\$2,194.00	\$500.00	
Certificates of Appropriateness [Note: Costs for advertising, etc., are billed to the Demolition Fund. No fee is charged as long as funds are available.]	\$0.00		
Community Workshop	\$548.00		
Comprehensive Plan Amendment	\$5,485.00	\$1,500.00	
Development Agreement	\$4,388.00	\$1,500.00	
Encroachment Agreement for Major Encroachments in the Public Right-of-Way	\$1,645.00	\$500.00	
3rd and Subsequent Reviews	\$1,097.00		
"G" Zone Waiver	\$2,194.00	\$1,000.00	
Historic Designation [Note: No fee is charged as long as Demolition funds are available.]	\$0.00		
Notice of Filing and Notice of Issuance (paid at time of submittal for Building Permit located within the Laurel Park Overlay District)	\$200.00		
Off-Site Parking Agreement/Shared Parking Agreement	\$1,097.00	\$500.00	
Proportionate Fair Share Agreement	\$4,388.00	\$1,500.00	
Revocable Sidewalk Café Permit Application (up to two tables) -plus \$50 for each additional table over two	\$274.00		
Revocable Sidewalk Café Permit Annual Renewal (up to two tables) – plus \$25 for each additional table over two	\$274.00		
Provisional Use Permit/Open Air Market	\$548.00		
Provisional Use Permit Extension	\$274.00		
Street Name Change Request - Plus cost of street name signs	\$548.00		
Regional Activity Center or Urban Central Business District Designation (State Expedited Process)	\$5,485.00	\$1,500.00	
Request to Consider Amendment of Previously Approved Application	\$274.00		
Right-of-Way or Street Vacation	\$2,742.00	\$1,000.00	
Tax Increment Financing (TIF) Funding Assistance - Economic Development/Business Enhancement	\$2,070.00	\$2,930.00	
Tax Increment Financing (TIF) Funding Assistance – Public/Private Partnerships	\$2,070.00	\$8,280.00	
Traffic Concurrency Initial Review	\$274.00		X
Traffic Concurrency Study	\$822.00		

PERMIT / DEVELOPMENT REVIEW TYPE	Fees	Escrow*	✓
*The Escrow Amount is deposited with the Office of the City Auditor and Clerk at the time of application or appeal. In addition to the stated fees, the applicant/appellant is responsible for all costs associated with any legal advertising required. The applicant/appellant is also responsible for all costs associated with any application or appeal submitted pursuant to the Zoning Code billed by the City Attorney's Office and any fees billed by outside consultants, such as a traffic consultant, required. Advertising and legal costs are charged against the Escrow Amount. Charges for advertising and legal costs beyond the Escrow Amount will require the payment of an additional Escrow Amount. Any balance remaining in the Escrow Account will be refunded once the application is completed. Any errors in calculation must be resolved prior to receiving sign-off by the Development Review Committee. <i>Note:</i> There is no charge for an application for a Comprehensive Plan Amendment or a Rezoning if part of an annexation.			
SITE PLANS AND MAJOR AMENDMENTS*			
Site Plan (including all Administrative Site Plans)			
Base Cost	\$5,485.00		
Plus \$43.00 times the number _____ of dwelling units			
Plus \$ 0.11 times the number _____ of sq. ft. for non-residential			
Plus \$ 0.05 times the number _____ of sq. ft. for parking garages			
TOTAL		\$500.00	
Site Plan Additional Reviews by Development Review Committee (DRC)			
3rd Review	\$1,097.00		
4th Review	\$1,646.00		
5th Review	\$2,194.00		
6th and Subsequent Reviews	\$2,742.00		
Site Plan - Extension of Time	\$548.00		
SUBDIVISIONS*			
Subdivision Preliminary Plat	Variable		
Base Cost	\$2,194.00		
Plus \$109 times the number _____ of dwelling units			
TOTAL			
Subdivision Final Plat	Variable		
Base Cost	\$3,291.00		
Plus \$109 times the number _____ of dwelling units			
TOTAL		\$1,000.00	
APPLICATIONS AND AMENDMENTS AUTHORIZED BY THE ZONING CODE			
Major and Minor Conditional Use including Amendments (Site Plan required)	\$0.00	\$500.00	
Development of Regional Impact	\$3,291.00	\$1,000.00	
Rezoning Without Site Plan*	Variable		
Base Cost	\$6,582.00		
Plus \$109 times the number _____ of quarter acres or fraction			
TOTAL		\$1,000.00	
Rezoning With Site Plan*	Variable		
Base Cost	\$4,388.00		
Plus \$109 times the number _____ of quarter acres or fraction			
TOTAL		\$500.00	
Rezoning Ordinance Amendment	\$3,291.00	\$500.00	
Variance - Residential	\$1,646.00	\$500.00	
Variance - Non-Residential	\$2,194.00	\$500.00	
Variance - Extension of Time	\$274.00		
Variance - Limited Administrative Review for Historic Structures	\$274.00		
All Appeals Authorized by the Zoning Code to the Board of Adjustment, Planning Board, or City Commission including, but not limited to, Appeals regarding Site Plans; Administrative Orders/Interpretations; Certificates of Appropriateness; Minor Conditional Uses; Provisional Use Permits; or Adjustments	\$1,097.00	\$500.00	
FINAL TOTAL	274.00		X

*Questions in calculating the amounts can be directed to Gretchen Schneider, G.M., Planning & Development: 941.954.4156

PREPARED BY: Stephen D. Rees, Jr., Esq	DATE: November 15, 2019
SIGNED: 	VERIFIED BY:



**CITY OF SARASOTA
DEVELOPMENT APPLICATION**

RECEIVED

NOV 15 2019

City Auditor & Clerk
Development Review Division

General Information

[Please Print or Type]

APPLICATION [PROJECT] NAME: BPOZ 1991 Main

PROPERTY ADDRESS[ES]: See Attached

PARCEL ID NUMBER[S]: See Attached

	EXISTING	PROPOSED
Zone District	DTC	DTC
Total Acres / Sq. Ft.	8.37	8.37
Estimated Construction Value [Excluding land costs]		
THE FOLLOWING MUST BE COMPLETED FOR TRAFFIC CONCURRENCY ANALYSIS AS APPLICABLE:		
Use	Office, Retail, Shopping Center, Movie Theater	Office, Retail, Shopping Center, Movie Theater, Residential
No. of Employees	See attached narrative.	See attached narrative.
No. of Seats		
Hours of Operation		
Build-Out Date		TBD
THE FOLLOWING MUST BE COMPLETED FOR AMENDMENTS TO THE COMPREHENSIVE PLAN:		
Future Land Use Classification	DTC	DTC
Attach a legal description of the property and a map outlining/showing the parcel. See attached.		
THE FOLLOWING MUST BE COMPLETED BY THE OFFICE OF THE CITY AUDITOR AND CLERK FOR ANNEXATIONS:		
The property is within the Urban Service Boundary:	Signed:	Print:

ATTACH A PROJECT DESCRIPTION including total bldg. sq. ft. and, where applicable, total retail and office sq. ft., number of residential units, and proposed parking.

APPLICATION TYPE [CHECK ALL APPLICABLE]:

- | | | |
|--|--|---|
| <input type="checkbox"/> Adjustment to Downtown Code
<input type="checkbox"/> Staff <input type="checkbox"/> Planning Board | <input type="checkbox"/> Historic Designation | <input type="checkbox"/> Site Plan / Site Plan Amendment |
| <input type="checkbox"/> Administrative Site Plan
<input type="checkbox"/> Laurel Park Overlay District (LPOD) | <input type="checkbox"/> Major Conditional Use/Amendment * | <input type="checkbox"/> Site Plan Extension |
| <input type="checkbox"/> Amendment to the EDCM/City Code | <input type="checkbox"/> Minor Conditional Use/Amendment * | <input type="checkbox"/> Street / R-O-W Vacation * |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Appeal:
<input type="checkbox"/> BOA <input type="checkbox"/> PB <input type="checkbox"/> CC | <input type="checkbox"/> Off-Site Parking Agreement | <input type="checkbox"/> Shared Parking Agreement |
| <input type="checkbox"/> Boundary Adjustment/Lot Split Review | <input type="checkbox"/> Pre-Application Conference with
Development Review Committee | <input type="checkbox"/> TIF Funding Request
<input type="checkbox"/> Downtown <input type="checkbox"/> Newtown |
| <input type="checkbox"/> Brownfield Designation | <input type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> Traffic Concurrency - Initial Review |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Proportionate Fair Share Agreement | <input type="checkbox"/> Traffic Concurrency Study |
| <input type="checkbox"/> Community Workshop
<input type="checkbox"/> Laurel Park Overlay District (LPOD) | <input type="checkbox"/> Provisional Use Permit/Market | <input type="checkbox"/> Urban Central Business District (Expedited) |
| <input type="checkbox"/> Comprehensive Plan Amendment * | <input type="checkbox"/> Provisional Use Permit Extension | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Regional Activity Center (Expedited) | <input type="checkbox"/> Variance Extension |
| <input type="checkbox"/> Development of Regional Impact [DRI] | <input type="checkbox"/> Rezone without Site Plan* | <input type="checkbox"/> Variance - Limited for Historic Structures |
| <input type="checkbox"/> Final Plat/Subdivision | <input type="checkbox"/> Rezone with Site Plan* | <input type="checkbox"/> Zoning Code Interpretation Letter:
<input type="checkbox"/> Downtown <input type="checkbox"/> Outside DT |
| <input type="checkbox"/> "G" Zone Waiver * | <input type="checkbox"/> Rezone Ordinance Amendment * | <input type="checkbox"/> Zoning Code Confirmation Letter:
<input checked="" type="checkbox"/> Downtown <input type="checkbox"/> Outside DT |
| | <input type="checkbox"/> R-O-W Encroachment Agreement- Major | <input type="checkbox"/> Zoning Text Amendment [City Only] |
| | <input type="checkbox"/> Sidewalk Café (City Code Sec. 30-22) | |
| | <input type="checkbox"/> Sidewalk Café Annual Renewal | |

Check if this application is a REVISION (Amendment) to a previously approved application

Check if applying for the Affordable Housing Fee Deferral Program and you are fee simple owner of the property

* Community Workshop Required

FOR USE BY THE OFFICE OF THE CITY AUDITOR AND CLERK	
RECEIVED BY: _____ <i>OR</i>	APPLICATION NUMBER: _____ <i>20-TSP-04</i>
DATE: _____ <i>11-15-19</i>	AMOUNT PAID: _____ <i>548.00</i>



CITY OF SARASOTA
DEVELOPMENT APPLICATION

GENERAL INFORMATION

[Please Print or Type]

I. PROPERTY OWNER, LESSEE, OR CONTRACT PURCHASER [Circle One]:

Form with fields for Name/Title, Company Name, Company Address, City/State/Zip Code, Telephone No., Facsimile No., and E-Mail Address (Optional).

II. AGENT OF RECORD [IF ANY]: The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review and billing. [Billing information will also be sent to the above-named individual.]

Form with fields for Name/Title, Company Name, Company Address, City/State/Zip Code, Telephone No., Facsimile No., and E-Mail Address (Optional).

III. THE UNDERSIGNED, AS THE PROPERTY OWNER, LESSEE, CONTRACT PURCHASER, OR AGENT [Circle One], acknowledges responsibility for all City expenses associated with the referenced application(s) including time spent by City Staff and Attorneys through the date of issuance of a Final Certificate of Occupancy. [If same as #1 above, note "Same". Not required for Pre-Application Conference with DRC.]

Form with fields for Name/Title, Company Name, Company Address, City/State/Zip Code, Telephone No., Facsimile No., and E-Mail Address (Optional).

I hereby certify that all information contained herein is true and correct.

IV. Signed this 3 day of October, 2019

Signature of Property Owner, Lessee, Contract Purchaser, or Agent [Circle One]

WITNESSES TO EXECUTION ON BEHALF OF APPLICANT

Witness Deborah K. Martin

Witness Kelly Causey

If applicable, community workshop meeting desired date and time requested:

Location:

Submit To: The Office of the City Auditor and Clerk
1565 First Street - Sarasota, Florida 34236
Office Number: 941-954-4160 - Fax Number: 941-954-4113
www.sarasotagov.com



CITY OF SARASOTA
DEVELOPMENT APPLICATION

Minimum Submission Checklist

The following is to be completed for General Applications

The General Information Form (Form A), Minimum Submission Checklist (Form B-1) and Fee Form (Form 1) are required for all General Applications. All items are to be folded to approximately 8 1/2" x 11" size, collated and assembled into complete sets.

Please note all items requiring a site plan or survey must include an electronic copy (.pdf file) of site plan and survey materials

SUBMISSION REQUIREMENTS FOR GENERAL APPLICATIONS:		IF REQUIRED	YES	N/A
1.	A. Pre-Application Conference with the Development Review Committee – 1 original and 12 copies <ul style="list-style-type: none"> If additional information is provided, and 1 original and 12 copies folded to 8 1/2 x 11" size should be submitted. Supplementary materials may include a sketch or concept plan, site plan(s), architectural renderings, special studies, detailed narrative, & other items the applicant deems pertinent. B. Pre-Application Conference with Staff regarding TIF Funding – 1 original and 4 copies <ul style="list-style-type: none"> Supplementary materials should be folded to 8 1/2 x 11 size and should include a statement of the public purpose, should demonstrate the need for public investment; indicate sources and uses of funds; indicate the developer's financial capacity and experience; a narrative demonstrating consistency with city redevelopment objectives; and state the need for additional consultant services, if any. 			X
2.	Traffic Concurrency Initial Review – 1 original and 1 copy <ul style="list-style-type: none"> Proposed site plan to include one 8 1/2" X 11" and one 24" X 36" 	Submit prior to filing Application	X	
3.	Traffic Concurrency Study – 1 original and 1 copy <ul style="list-style-type: none"> Copies of any plans already submitted or copies of plans being submitted The Scope of Services for the Traffic Concurrency Study Determination of concurrency must be made prior to filing a Development application.	Submit prior to filing Application		X
4.	Community Workshops – 1 original and 1 copy <ul style="list-style-type: none"> Proposed site plan Narrative including the following information: Proposed use, height, density, intensity, parking, vehicular access, landscaping and/or any other applicable information related to the project Other materials may include a sketch or concept plan, architectural renderings, special studies, etc. Application submittal does not guarantee a specific Community Workshop date. The Community Workshop, when required, must be held prior to filing a Development Application.	Submit at least 7 business days prior to 14-day notification period of Workshop Date		X
5.	Adjustments to the Downtown Code <input type="checkbox"/> City Staff <input type="checkbox"/> Planning Board – 1 original and 2 copies <ul style="list-style-type: none"> Surveys – all signed and sealed; survey requirement can be waived by the Director (incl. electronic copy) Narrative and any other supporting documentation indicating how criteria in Section IV-1903 – Adjustments, Zoning Code (2002 Ed.), as amended, have been met. 			X
6.	Amendments to the City's Comprehensive Plan, a/k/a Sarasota City Plan – 1 original and 1 copy <ul style="list-style-type: none"> Narrative responding to all the questions indicated in Form I If a text amendment, proposed text. If an illustration amendment, proposed changes Summary of comments received at the Community Workshop 			X
7.	Annexations – 1 original and 3 copies <ul style="list-style-type: none"> Verification the property is within the City's Urban Service Boundary Legal description of property by Metes and Bounds Signed & Sealed Boundary Surveys, Property Surveys, and Topographic Surveys by Metes and Bounds County Zoning & Future Land Use Map applicable to the area Narrative responding to the following: 1) Reason for the Annexation; 2) Is the request is voluntary; 3) Is the property contiguous to the City Limits line; 4) County Future Land Use Designation, Equivalent City Zone District, and Proposed City Land Use Designation; 5) If the proposed Zone District requires a City or privately initiated Comprehensive Plan Amendment, and 6) Whether the Applicant wishes to be considered for a small-scale development activity amendment. 			X
8.	Boundary Adjustment/Lot Split Review – 1 original and 1 copy both with a signed and sealed survey <ul style="list-style-type: none"> Narrative Written authorization of all affected property owners 			X
9.	Sidewalk Café (First time and Extensions) – 1 original and 1 copy <ul style="list-style-type: none"> Form M (2 signed originals) 2 Restaurant menus 8 1/2" X 11" professional drawing showing outdoor seating including scale and directional Copy of the Florida Department of Business and Profession Regulation License (Food Permit) and Liquor License (if applicable) Copy of the City of Sarasota Local Business Tax receipt and Sarasota County Business Tax receipt Certificates of Insurance (see Form M) 			X
10.	Provisional Use/Open Air Market – 1 original and 2 copies <ul style="list-style-type: none"> Narrative describing the type of market, days and hours of operation, types of signs and any entertainment Approval letter from property owner(s) identifying site address, owner's name, mailing address, telephone number and acknowledgment of proposed activity and dates of operation. 8.5 x 11 sketch of the site identifying the location of all uses and parking if provided. 			X
11.	Regional Activity Center or Urban Central Business District – 1 original and 3 copies <ul style="list-style-type: none"> Narrative responding to the questions/criteria indicated on Form O. Map delineating the boundary of the proposed area. Proposed Ordinance delineating a Regional Activity Center or Urban Central Business District, optional. Summary of comments received at the Community Workshop. 			X

SUBMISSION REQUIREMENTS FOR GENERAL APPLICATIONS:		IF REQUIRED	YES	N/A
12.	Revisions/Amendments to Previously Approved Applications – 1 original and 2 copies • Submission requirements will be determined by agreement of Staff and the Applicant			X
13.	Site Plan - Extension of Time – 1 original and 2 copies • Narrative	Submit 30 days prior to expiration		X
14.	Tax Increment Financing (TIF) Funding Assistance Requests – 1 original and 4 copies • Narrative including 1) Development Budget for (a) Permanent Financing and (b) During Construction; 2) Construction timeline by Phase/Structure; 3) Detailed Operating Cash Flow Pro Forma. • 11" X 17" Schematic architectural drawings – a site plan and elevations of all facades			X
15.	Zoning Code Confirmation – 1 original and 1 copy • Narrative			X
16.	Zoning Code Interpretation – 1 original and 1 copy; a meeting with Staff prior to filing is encouraged • Narrative			X

FAILURE TO SUBMIT ALL REQUIRED ITEMS WILL RESULT IN AN INCOMPLETE SUBMISSION

I HEREBY CERTIFY THAT THE STATED INFORMATION IS INCLUDED IN THE SUBMITTED PLANS AND/OR DOCUMENTS.

Date: 11/15/19


Signature of Property Owner, Lessee, Contract Purchaser, or **Agent** [Circle One]

NOTES:

- If a Variance is filed, it must be filed simultaneously with any other land use applications for the same site and filed simultaneously with a re-submittal.
- If an Adjustment to the Downtown Code is filed, it must be filed simultaneously with any other land use applications for the same site and filed simultaneously with a re-submittal.
- Re-Submitted Applications require a narrative certified by signature of owner, developer, representative, engineer, or architect responding to each issue raised by Development Review Committee members; a corresponding pointer on plan documents noting where each narrative issue has been resolved; and changes on plan documents indicated with "clouds".
- Completion of the Traffic Study averages 30 to 40 business days.



CITY OF SARASOTA
DEVELOPMENT APPLICATION

Minimum Submission Checklist

If you are applying for approval of any of the following application types for a project with a residential component, you must first contact the School Board of Sarasota County for a School Impact Analysis Determination: final subdivision approval, site plans, comprehensive plan amendments, rezonings, or preliminary subdivision approval (see reverse for contact information).

The following is to be completed for Development Applications

The following plans, reports and information are **required** for City review of Development Applications. The General Information Form (Form A) Minimum Submission Checklist (Form B-2) and Fee Form (Form 1) are to be submitted for all Development Applications. **NOTE: PLEASE SEE #20 BELOW REGARDING REQUIREMENT FOR SUBMISSION OF ELECTRONIC COPY.**

All items must be folded to approximately 8 1/2" x 11" size and collated and assembled into complete sets. No Development Application will be accepted for review until deemed complete by the Office of the City Auditor and Clerk. This form shall be used for all applications except Temporary Commercial Activity Permits and Adult Use Permits. The items required for Major Encroachment Agreements are indicated with an asterisk. The appropriate Application Fee as indicated on the Fee Schedule must be collected at the time the application is submitted.

For a description of all items, please refer to the **Definitions** section included in the **General Information Packet**. After acceptance of an application by the DRC, the Case Planner will advise regarding the scheduled hearing by the Planning Board/Local Planning Agency and/or the City Commission. The notification will include the appropriate number of plan sets required as well as the requirement for one electronic version of the plan in Adobe (.pdf format).

SUBMISSION REQUIREMENTS FOR DEVELOPMENT APPLICATIONS		REQUIRED	YES	N/A
1.	De minimis letter/Draft Traffic Study /or Signed Contract for Traffic Study - 4 copies <i>Not Required for:</i> Street/R-O-W Vacation Applications, Off-Site and Shared Parking Agreements	Submit at time of application		X
2.	Community Workshop Meeting (Proof of Workshop) - 13 copies of meeting minutes must be part of application but are not required at the time of submittal if they are not yet available. <i>Required for:</i> Conditional Use, Rezoning, Rezone Ordinance Amendment, Street/R-O-W Vacation, Comp Plan Amendment, "G" Zone Waiver Applications and certain projects in the Laurel Park Overlay District	Submit at time of application		X
3.	Ownership Disclosure (Form C) – 1 original and 12 copies <i>Required for:</i> Rezoning & Rezone Ordinance Amendment Applications			X
4.	Affidavit – Conditional Use (Form D1) – 1 notarized original and 12 copies <i>Required for:</i> Major and Minor Conditional Use Applications			X
5.	Applicant Disclosure / Proffer Statement (Form E) – If offered, 1 signed and notarized original and 12 copies <i>Required for:</i> Rezoning, Site Plan, Major and Minor Conditional Use Applications	If offered		X
6.	Affordable Housing Impact (Form F) – 1 original and 12 copies <i>Required for:</i> Rezoning, Rezone Ordinance Amendment, Street/R-O-W Vacation Applications			X
7.	Special Power of Attorney Affidavit (Form G) - 1 notarized original and 12 copies	If applicable		X
8.	Street Name Change (Forms K) – 1 original and 12 copies	If applicable		X
9.	Narrative – 1 original and 12 copies per Zoning Code (2002 Ed.) (1 original and 2 copies for Major Encroachments*) Please see the definitions section of the General Information Package as to information to include in the narrative. <i>Note:</i> Narrative for Major Encroachment Agreements must include a legal description of the encroachment.	Yes	X	
10.	Letters from Corresponding Utility Companies - 13 copies A meeting with Staff prior to submittal is encouraged. <i>Required for:</i> Street/R-O-W/Utility Easement Vacations See General Information Package for Utility Company contact information.			X
11.	If applicable, previously issued Zoning Code Confirmation/Zoning Code Interpretation – 13 copies	If applicable		X
12.	Additional reports, studies, letters, documentary evidence, and the names and addresses of expert witnesses, if any, who may be called or submitted in any future public hearing – 13 copies	If applicable		X
13.	*Building Elevation Plans – 1 signed and sealed by a licensed architect original and 12 copies <i>Required for:</i> Site Plans			X
14.	Major Encroachment – 1 original & 12 copies (original includes all forms, below items and signed & sealed plans) Sign-off letters from City & County utilities, FPL, gas, cable & phone Narrative containing written justification & addressing Section VII-1201 of the Zoning Code <i>Required for:</i> Major Encroachment Agreements only (A meeting with Staff prior to submittal is encouraged)			X
15.	*Landscape Plans – 1 signed and sealed by a licensed landscape architect original and 12 copies <i>Required for:</i> Site Plans All trees to be removed or relocated must be reflected on the plans with the required mitigation in accordance with Section VI-Division 3.1, Zoning Code, Irrigation Plans must be included at time of building permit application.			X
16.	*Site Civil Engineering Plans - 13 copies - All signed and sealed by a civil engineer. 3 additional copies of the Civil Site Plans <i>Required for:</i> Site Plans			X
17.	*Solid Waste Plans – 13 copies <i>Required for:</i> Site Plans			X
18.	Site Plans - 13 copies - All signed and sealed by appropriate design professional except: • Site Plans accompanying a Conditional Use Application do NOT have to be signed and sealed if for an existing building with NO site improvements <i>Required for:</i> Site Plans and Conditional Uses			X
19.	Sign Plan – 13 copies <i>Required for:</i> Site Plans			X

SUBMISSION REQUIREMENTS FOR DEVELOPMENT APPLICATIONS		REQUIRED	YES	N/A
20.	Topographical and Property Boundary Surveys <i>Required for:</i> Site Plans – 13 copies, All signed and sealed by a licensed surveyor Site Plans accompanying a Conditional Use Application – 1 signed and sealed by a licensed surveyor and 12 copies R.O.W. Vacations – 8.5 x 11 size legal description and sketch of proposed vacated area – 1 signed and sealed by a licensed surveyor and 12 copies Rezoning – 1 signed and sealed original and 12 copies		X	
21.	CD CONTAINING AN ELECTRONIC COPY (PDF) OF ALL SURVEY AND SITE PLAN MATERIALS <i>Required for:</i> All application types requiring site plan or survey submission	YES	X	
22.	School Impact Analysis Determination - 13 copies <i>Required for:</i> Only for the following application types containing a residential component: preliminary or final subdivision approval, site plans, comprehensive plan amendments, or rezonings			X

*Not required for Site Plans accompanying a Conditional Use Application if for an existing building with NO site improvements

FAILURE TO SUBMIT ALL REQUIRED ITEMS WILL RESULT IN AN INCOMPLETE SUBMISSION

I HEREBY CERTIFY THAT THE STATED INFORMATION IS INCLUDED IN THE SUBMITTED PLANS AND/OR DOCUMENTS.

Please respond to the following:

- Applicant has included on the plans the following statement -
 "Applicant understands the exterior site lighting provision of Section VII-1402, Zoning Code, and will provide documentation the provision will be met at the time of building permit application."
 Yes No N/A
- Site Civil Engineering Plan to include stormwater area – A meeting with Staff prior to submittal is encouraged.
 Applicant has included on the plans the following statement -
 "Applicant will assure the plans will meet all engineering requirements and the standards of the Southwest Florida Water Management District (SWFMWD) at the time of building permit application."
 Yes No N/A
- For Landscape Plans, which are required for Site Plans, Applicant confirms that an on-site inspection by the City Arborist to discuss tree protection has been held prior to submission of this application.
 Yes No N/A

Date: 11/15/19


 Signature of Property Owner, Lessee, Contract Purchaser, or Agent [Circle One]

NOTES:

- If a Variance is filed, it must be filed simultaneously with any other land use applications for the same site and filed simultaneously with a re-submittal.
- If an Adjustment to the Downtown Code is filed, it must be filed simultaneously with any other land use applications for the same site and filed simultaneously with a re-submittal.
- Re-Submitted Applications require a narrative certified by signature of owner, developer, representative, engineer, or architect responding to each issue raised by Development Review Committee members; a corresponding pointer on plan documents noting where each narrative issue has been resolved; and changes on plan documents indicated with "clouds".
- Completion of the Traffic Study averages 30 to 40 business days.
- The required Plans noted in Checklist Items 13 through 19 above shall be stapled together and combined with any submittals noted in Checklist Items 1 through 12 to create complete development application sets, accompanied by copies of the General Information Form and the Minimum Submission Checklist.
- Applicants for the Affordable Housing Fee Deferral Program who are fee simple owners of the property must submit an extra copy of Form 3 and Form A, B, and F.

Contact Information for School Impact Analysis Determination

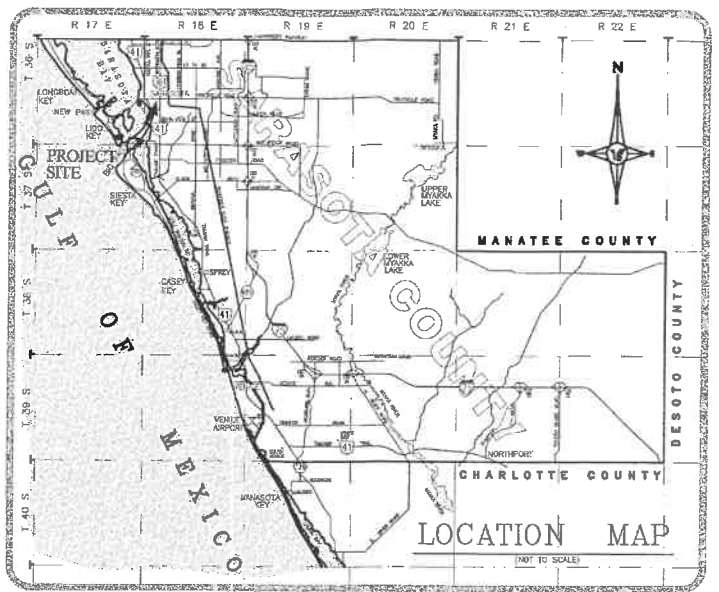
Micki Ryan
 Planning Analyst
 Long Range Planning Department
 School Board of Sarasota County
 7895 Fruitville Road
 Sarasota, FL 34240
 941-927-9000, ext. 32263

Exhibit "A"

Survey of Subject Property



George F. Young, Inc.
 10540 PORTAL CROSSING, SUITE 105
 BRADENTON, FLORIDA 34111-4713
 PHONE (941) 747-2881 FAX (941) 747-2882
 WWW.GEORGEFYOUNG.COM
 ONE & TWO DIMENSIONAL SURVEYING, UTILITY ENGINEERING,
 PLANNING, LANDSCAPE ARCHITECTURE, UTILITY ENGINEERING,
 CHARLOTTE COUNTY, FLORIDA



DESCRIPTION

(PARCEL 3)
 A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND LYING WITHIN BLOCKS 18 AND 20 OF CLIFFORD M. CALVERY'S SUBDIVISION AS RECORDED IN PLAT BOOK A, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND A PORTION OF BLOCK B RESUBDIVISION OF LOT 19, AND A SUBDIVISION OF LOTS 21 AND 22, BLOCK I, PLAT OF SARASOTA AS RECORDED IN PLAT BOOK I, PAGE 120, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SE CORNER OF LOT 3, BLOCK A, OF A RESUBDIVISION OF LOT 19, AND A SUBDIVISION OF LOTS 21 AND 22, BLOCK I, PLAT OF SARASOTA AS PER PLAT THEREOF, RECORDED IN PLAT BOOK I, PAGE 120, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD (U.S. HIGHWAY 301) (80' WIDE), AND THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET (80' WIDE) THENCE IN 00°00'20" E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WASHINGTON BOULEVARD, 543.48'; THENCE N89°59'40" W, 30.00 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 31.42 FEET (CHORD=N67°29'40" W, 30.82') TO THE END OF SAID CURVE AND THE P.C. OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 54.88 FEET (CHORD=N87°23'33" W, 53.58') TO THE END OF SAID CURVE AND THE P.C. OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 28.71 FEET (CHORD=N87°23'33" W, 28.51'); THENCE, LEAVING SAID ARC, S00°01'08" E, 25.89 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE S00°01'08" E, 557.05 FEET TO ITS INTERSECTION WITH THE FOREMENTIONED NORTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, N89°53'29" W, 58.02 FEET; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, N00°01'08" W, 155.74 FEET; THENCE, S89°58'52" W, 65.89 FEET; THENCE, N00°01'08" W, 431.13 FEET; THENCE, S89°53'29" E, 123.91 FEET TO THE POINT OF BEGINNING.

(PARCEL 4)
 A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND LYING WITHIN BLOCKS 18 AND 20 OF CLIFFORD M. CALVERY'S SUBDIVISION AS RECORDED IN PLAT BOOK A, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD (U.S. HIGHWAY 301) (80' WIDE), AND THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET (80' WIDE) THENCE IN 00°00'20" E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WASHINGTON BOULEVARD, 543.48'; THENCE N89°59'40" W, 30.00 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 31.42 FEET (CHORD=N67°29'40" W, 30.82') TO THE END OF SAID CURVE AND THE P.C. OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 56.02 FEET (CHORD=N87°26'33" W, 57.52') TO THE END OF SAID CURVE; THENCE N89°59'40" W, 62.41 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 54.88 FEET (CHORD=N87°23'33" W, 53.58') TO THE END OF SAID CURVE AND THE P.C. OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 28.71 FEET (CHORD=N87°23'33" W, 28.51') TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 23.27 FEET (CHORD=N87°38'16" W, 26.11') TO THE END OF SAID CURVE, 335.54 FEET TO THE EXISTING EAST RIGHT-OF-WAY LINE OF LINKS AVENUE (WIDTH VARIES) (SEE OFFICIAL RECORDS BOOK 1086, PAGE 100, OFFICIAL RECORDS BOOK 983, PAGE 136, OFFICIAL RECORDS BOOK 983, PAGE 139, OFFICIAL RECORDS BOOK 1101, PAGE 1045, ALL IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA); THENCE, S00°00'15" E, 618.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID MAIN STREET (80' WIDE); THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF LINKS AVENUE AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID MAIN STREET, S89°53'29" E, 14.00 FEET; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, N00°01'15" W, 150.01 FEET; THENCE, S89°53'29" E, 132.42 FEET; THENCE, S00°00'15" W, 160.01 FEET TO ITS INTERSECTION WITH THE FOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SAID MAIN STREET; THENCE, S89°53'29" E, ALONG SAID NORTH-OF-WAY LINE, 156.88 FEET; THENCE, LEAVING SAID NORTH-OF-WAY LINE OF SAID MAIN STREET, N00°01'08" W, 155.74 FEET; THENCE, S89°58'52" W, 65.89 FEET; THENCE, N00°01'08" W, 431.13 FEET; THENCE, N89°53'29" E, 123.91 FEET; THENCE, N00°01'08" W, 25.89 FEET TO THE POINT OF BEGINNING.

(PARCELS: 5, 6 AND 7)
 A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND LYING WITHIN BLOCKS 18 AND 20 OF CLIFFORD M. CALVERY'S SUBDIVISION AS RECORDED IN PLAT BOOK A, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SE CORNER OF LOT 3, BLOCK A, OF A RESUBDIVISION OF LOT 19, AND A SUBDIVISION OF LOTS 21 AND 22, BLOCK I, PLAT OF SARASOTA AS PER PLAT THEREOF, RECORDED IN PLAT BOOK I, PAGE 120, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD (U.S. HIGHWAY 301) (80' WIDE), AND THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET (80' WIDE) THENCE IN 00°00'20" E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WASHINGTON BOULEVARD, 543.48'; THENCE N89°59'40" W, 30.00 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 31.42 FEET (CHORD=N67°29'40" W, 30.82') TO THE END OF SAID CURVE AND THE P.C. OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 54.88 FEET (CHORD=N87°23'33" W, 53.58') TO THE END OF SAID CURVE AND THE P.C. OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 28.71 FEET (CHORD=N87°23'33" W, 28.51'); THENCE, CONTINUE ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 23.27 FEET (CHORD=N87°38'16" W, 26.11') TO THE END OF SAID CURVE, 335.54 FEET TO THE EXISTING EAST RIGHT-OF-WAY LINE OF LINKS AVENUE (WIDTH VARIES) (SEE OFFICIAL RECORDS BOOK 1086, PAGE 100, OFFICIAL RECORDS BOOK 983, PAGE 136, OFFICIAL RECORDS BOOK 983, PAGE 139, OFFICIAL RECORDS BOOK 1101, PAGE 1045, ALL IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA); THENCE, S00°00'15" E, 618.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID MAIN STREET (80' WIDE); THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF LINKS AVENUE AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID MAIN STREET, S89°53'29" E, 14.00 FEET; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, N00°01'15" W, 150.01 FEET; THENCE, S89°53'29" E, 132.42 FEET; THENCE, S00°00'15" W, 160.01 FEET TO ITS INTERSECTION WITH THE FOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SAID MAIN STREET; THENCE, N89°53'29" E, ALONG SAID NORTH-OF-WAY LINE, 132.40 FEET TO THE POINT OF BEGINNING.

Exception Items shown in the Title Commitment (See note 12)

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
- Standard Exceptions:
 - Rights or claims of parties in possession not shown by the public records.
 - Easements, or claims of easements, not shown by the public records.
 - Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
 - Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
 - Any adverse ownership claim by the State of Florida by right of escheat to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands located on such lands.
- Special Exceptions:
 - Taxes for the year 2010 and subsequent years, which are not yet due and payable.
 - Any lien arising under Chapter 156, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water system, sewer system or gas system servicing the lands described herein.
- Terms and conditions reserved in that certain ground lease as referenced in the Memorandum of Ground Lease by and between John C. Potterson, Jr. and Lorraine P. Gearhart, Lessor and Moore Brothers, Inc., Lessee, dated December 15, 1972 and recorded in Official Records Book 388, P. 204, 211, of the Public Records of Sarasota County, Florida; together with Assignment and Assumption of Lease by Brady Real Estate, Inc., dated June 14, 1994 and recorded in O.R. Book 1703, Page 183; Memorandum of Supplemental Ground Lease dated January 1, 1985 and recorded in O.R. Book 1747, Page 1013; Assignment of Lease to SLP, LTD., dated August 6, 1985 and recorded in O.R. Book 1777, Page 129; Assignment and Assumption of Lease by Sarasota Multi Investments, Inc., dated August 6, 1993 and recorded in O.R. Book 2338, Page 1731; Lessor's Consent recorded in O.R. Book 2550, Page 883; Assignment and Assumption of Lease by Theatre Associates, LTD., dated July 7, 1989 and recorded in O.R. Book 2368, Page 2240; Deed of Personal Representative dated November 10, 1999 and recorded in O.R. Instrument #1998191391; and Assignment of Ground Lease and Supplemental Ground Lease to John C. Potterson, Jr. and William H. Behrensfeld, as Co-Trustees pursuant to Article Fifth of the Last Will and Testament of Lorraine P. Gearhart, dated November 10, 1999 and recorded in O.R. Instrument #1999151392 and Probate Proceedings in the Estate of John C. Potterson, Jr. under Case No. 2002CP115380 and Distributive Decree by William H. Namock, Es. as Trustee of the Ground Lease Trust created under Article 5 of the Will of John C. Potterson, Jr. from the Estate of John C. Potterson, Jr. as recorded in O.R. Instrument #200329272; and Assignment and Assumption of Lease between Theatre Associates, LTD. and Sarasota Main Rest Estate LLC, a Delaware limited liability company, dated August 12, 2005 and recorded in O.R. Instrument #1999151392 and Probate Proceedings in the Estate of John C. Potterson, Jr. under Case No. 2002CP115380 and Distributive Decree by William H. Namock, Es. as Trustee of the Ground Lease Trust created under Article 5 of the Will of John C. Potterson, Jr. from the Estate of John C. Potterson, Jr. as recorded in O.R. Instrument #200516 6517; and Lessor's Consent recorded in O.R. Instrument #200516 6518; and Assignment and Assumption of Ground Lease recorded in Official Records Instrument # 2015141300, all of the Public Records of Sarasota County, Florida.
- Terms and Conditions contained in that certain unrecorded lease between Theatre Associates LTD., a Florida limited partnership and Cobb Theatres 11, Inc., an Alabama corporation referred to in Memorandum of Lease recorded in O.R. Book 2827, Page 1468, Public Records of Sarasota County, Florida.
- Terms and Conditions contained in that certain unrecorded lease between Theatre Associates LTD., a Florida limited partnership and Apple South, Inc., a Georgia corporation referred to in Memorandum of Lease recorded in O.R. Book 3058, Page 1506, as assigned in Official Records Instrument #1998128665, and further assigned in Official Records Instrument #2213108228, Public Records of Sarasota County, Florida. (Items 1-7 are not a Survey Matter).
- Easement in favor of Florida Power & Light Company recorded in O.R. Book 1789, Page 1768, Public Records of Sarasota County, Florida. (Shown on Survey).
- Cross Easement Agreement between Theatre Associates, LTD., a Florida limited partnership and Theatre Associates H, LTD., a Florida limited partnership recorded in O.R. Book 3024, Page 1572, as amended by Amendment To Easement Agreement recorded in Official Records Instrument #200516 6515, Public Records of Sarasota County, Florida. (Blanket Easement over lands to the North).
- Terms and Conditions contained in Covenant Running With The Land recorded in Official Records Instrument #2010132425, Public Records of Sarasota County, Florida. (Blanket Easement over lands to the North).
- Leasehold Mortgage to Bank of America, N.A., mortgagee(s), recorded under Official Records Instrument #200803 0910, together with Amendment No. 1 to Leasehold Mortgage recorded in Official Records Instrument #200810 1311, as assigned to Empire Apple Holdings LLC, a Delaware limited liability company, assignee, by assignment recorded December 19, 2012, under Official Records Instrument #2012109692, and further modified by that certain Mortgage Modification and Assignment of Leasehold Mortgage recorded in Official Records Instrument #201310 8225, Public Records of Sarasota County, Florida. (Not a Survey Matter).
- Memorandum of Lease executed by Theatre Associates, Ltd., as landlord under unrecorded leases recorded in O.R. Book 3028, Page 2086, Public Records of Sarasota County, Florida. (Blanket Easement over lands to the North).
- Easement Agreement between Courtneys Associated, Ltd. and Sara Washington Properties, Inc. recorded in O.R. Book 2828, Page 2281, as recorded in O.R. Book 297 5, Page 802, as amended March 25, 1998 in Agreement recorded in O.R. Book 3092, Page 118, Public Records of Sarasota County, Florida. (Reserved Parking Spaces within Parking Garage).
- Mortgage recorded in Official Records Instrument #200803 0910, as affected by Modification Agreement recorded in Official Records Instrument #2009121311; Assignment recorded in Official Records Instrument #2012109692; and Modification Agreement recorded in Official Records Instrument #201310 8225, all of the Public Records of Sarasota County, Florida. (Not a Survey Matter).
- Unrecorded leases as disclosed in that certain Assignment and Assumption of Leases recorded in Official Records Instrument #2015141300 of the Public Records of Sarasota County, Florida. (Not a Survey Matter).
- Rights of tenants under any unrecorded leases. (Not a Survey Matter).
- Easement recorded in Official Records Book 1086, Page 100, of the Public Records of Sarasota County, Florida. (Shown on Survey).
- Easement recorded in Official Records Book 983, Page 136, of the Public Records of Sarasota County, Florida. (Shown on Survey).
- Easement recorded in Official Records Book 1101, Page 1045, of the Public Records of Sarasota County, Florida. (Does not Affect-along Fullwidth Road).
- Easement recorded in Official Records Book 983, Page 139, of the Public Records of Sarasota County, Florida. (Does not Affect-along Fullwidth Road).
- Easement recorded in Official Records Book 1101, Page 1045, of the Public Records of Sarasota County, Florida. (Does not Affect-along Fullwidth Road).
- The lands depicted and described in this ALTA/NSPS Land Title Survey are the same lands described in the title commitment (See note 12).
- Parcel 3, Parcel 4 and Parcel 5-7 are contiguous to one another along their common boundaries without any gaps, gaps, hiatuses, overlaps, or the like.

SURVEYOR'S REPORT

- This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
- There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The undersigned has not performed an independent search for additional records.
- This map is intended to be displayed at a scale of 1" = 30' or smaller.
- The printed dimensions shown on this survey supersede any scaled dimensions; there may be items drawn out of scale to graphically show their location.
- "Certification" is understood to be an expression of professional opinion by the surveyor and mapper based on the surveyor and mapper's knowledge and information, and that it is not a guarantee or warranty, expressed or implied.
- This survey has been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of George F. Young, Inc. and the undersigned professional surveyor and mapper.
- Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of George F. Young, Inc. and the undersigned Professional Surveyor and Mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- This survey is valid as to the last date of field survey and not the signature date (if any).
- This survey is not valid without the signature and the original raised seal of a Florida Professional Surveyor and Mapper.
- Bearings basis per description, a bearing of N00°07'07"E was assumed on the West right-of-way line of Washington Boulevard.
- This survey prepared with Stewart Title Guaranty Company's Title Commitment No. 19000150462, Revision 3, with an effective date of October 04, 2018 AT 8:00am.
- No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
- This survey shows visible, above ground features. No underground features, including but not limited to foundations, structures, installations, or improvements have been located, except as shown hereon.
- Underground utilities shown are based on above-ground evidence and surface marking found during this survey. There may be other underground installations within or near the subject property which were not located and are not shown. Utilities shown hereon are not to be used for construction and do not necessarily indicate availability.
- Property is located in Flood Zone "X", per Flood Insurance Rate Map 12115C0133F, effective date November 04, 2016. The base Flood Elevation should be verified before any design or construction begins.
- George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations and/or agreements.
- The Parcel 3 contains 52,454± sq.ft., Parcel 4 contains 139,830± sq.ft. and Parcels 5-7 contain 21,184± sq.ft.
- The existing improvements shown are limited, per the client's request, as the purpose of this Boundary Survey was to show the overall area of the lands described for possible redevelopment of the Western portion of the lands described.
- The legal description was created by this Surveyor.

SURVEYOR'S CERTIFICATE

To: BBC Plaza, LLC, a Florida limited liability company; Bitar Building, LLC, a Florida limited liability company; BPOZ 1991 Main, LLC, a Delaware limited liability company; First Florida Integrity Bank, its successors and/or assigns as their interests may appear; Icard, Merrill, Cullis, Tamm, Furex & Ginsburg, P.A.; Akerman LLP; and Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 8, 11 and 20 of Table A thereof. The fieldwork was completed on October 30, 2019.

Date of Plat or Map: October 30, 2019.

GEORGE F. YOUNG, INC.
 LICENSED BUSINESS #021
 10540 PORTAL CROSSING, SUITE 105
 BRADENTON, FL 34211
 (941)747-2881 LUTZ@GEORGEFYOUNG.COM

F. Peter Lutz, Jr.
 PROFESSIONAL SURVEYOR & MAPPER #5506

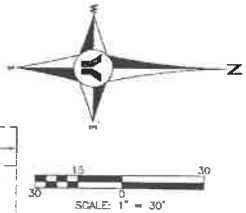
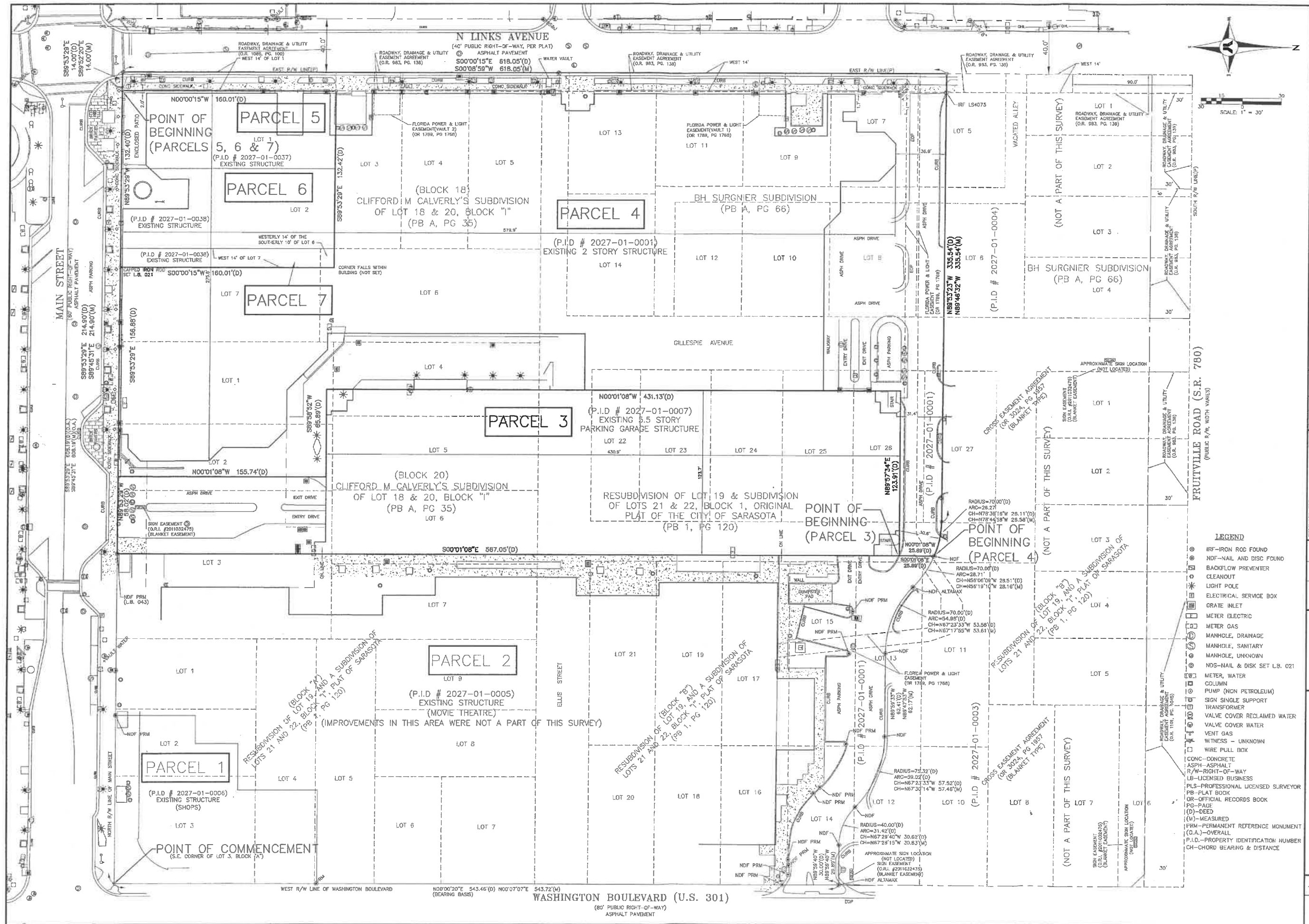
NO.	BY	DATE	DESCRIPTION
1	PL	10/26/19	Prepare ALTA/NSPS Land Title Survey
2			
3			
4			
5			
6			
7			

PREPARED FOR:
BELPOINT CAPITAL, LLC
 125 GREENWICH AVENUE
 GREENWICH, CT 06830

INITIALS	DATE	PREPARED FOR
CREW CHIEF	8/27/19	
DRAWN	8/24/19	
CHECKED	8/24/19	
FIELD BOOK	4087	
FIELD DATE	06/07/2018	

F. P. LUTZ, JR., FSW #5506
 DATE 06/07/2019

1991 MAIN STREET
 ALTA/NSPS LAND TITLE SURVEY
 SECTION 19, TOWNSHIP 36 S., RANGE 18 E.
 JOB NO. 19003000LS
 SHEET NO. S1 of S2



George F. Young, Inc.
 1840 PONTIAC CROSSING, SUITE 105, LAKELAND, FLORIDA 34111-4813
 PHONE (813) 747-7881 FAX (813) 747-7234
 WWW.GEORGEFYOUNG.COM
 CIVIL & TRANSPORTATION ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 CONSULTING - LAKELAND, PALM BACH, ORLANDO, ST. PETERSBURG, TAMPA

NO.	BY	DATE	DESCRIPTION
1	P.L.	8/2/19	Add Parcel 1 and 2
2	P.L.	8/2/19	
3	P.L.	8/2/19	
4	P.L.	8/2/19	
5	P.L.	8/2/19	
6	P.L.	8/2/19	
7	P.L.	8/2/19	

BELPOINT CAPITAL, LLC
 125 GREENWICH AVENUE
 GREENWICH, CT 06830

NO.	DATE	DESCRIPTION
1	8/2/19	
2	8/2/19	
3	8/2/19	
4	8/2/19	
5	8/2/19	
6	8/2/19	
7	8/2/19	

1991 MAIN STREET
ALTA/NSPS LAND TITLE SURVEY
 SECTION 19, TOWNSHIP 36 S., RANGE 18 E.
 JOB NO. 19003000LS
 SHEET NO. 52 OF 52

DATE: 08/07/2019
 DRAWN: P.L. LUTZ, JR.
 CHECKED: P.S.M. LINDSEY
 DATE: 08/07/2019

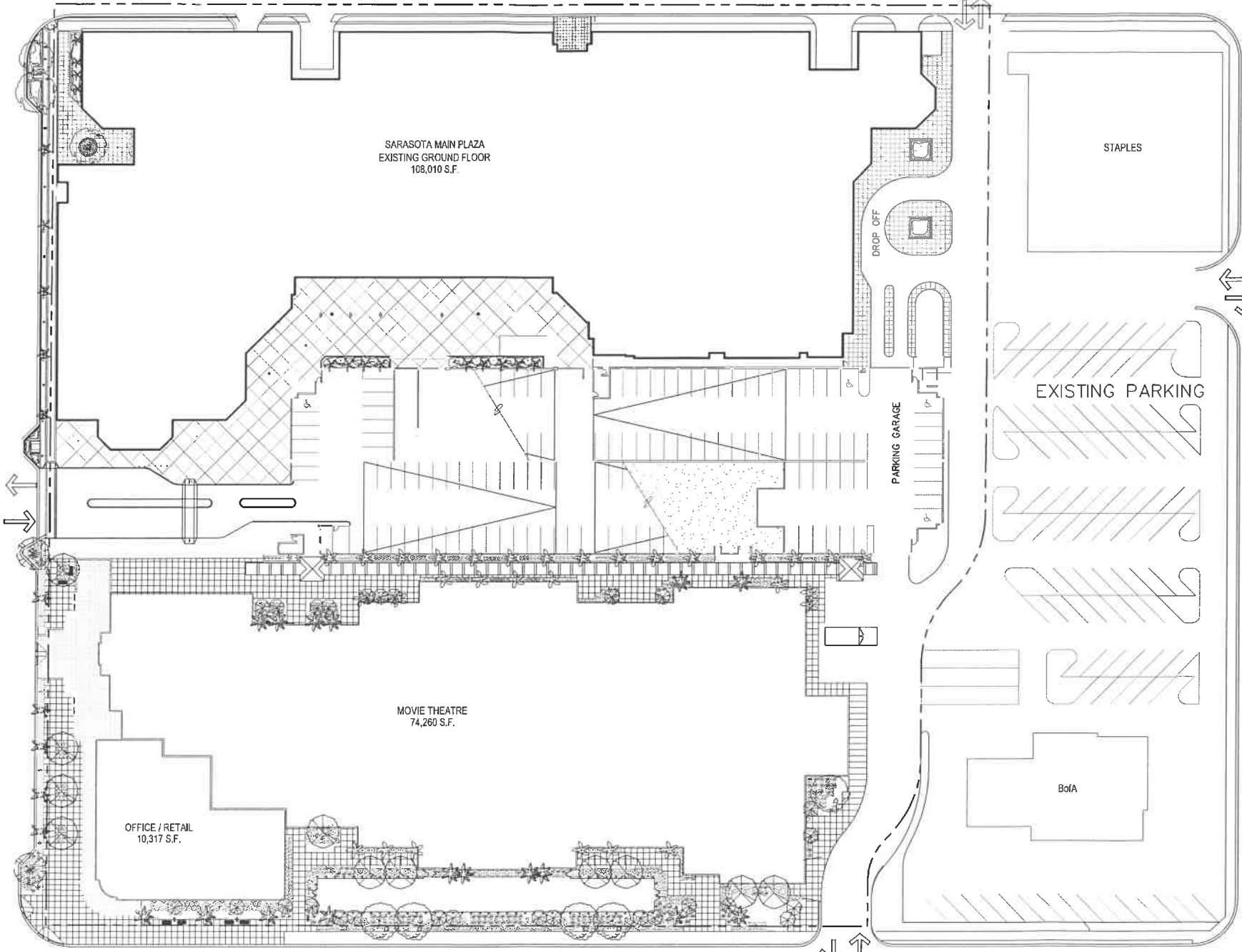
- LEGEND**
- IRF - IRON ROD FOUND
 - NDF - NAIL AND DISC FOUND
 - BACKFLOW PREVENTER
 - CLEANOUT
 - LIGHT POLE
 - ELECTRICAL SERVICE BOX
 - GRATE INLET
 - METER ELECTRIC
 - METER GAS
 - MANHOLE, DRAINAGE
 - MANHOLE, SANITARY
 - MANHOLE, UNKNOWN
 - NDS - NAIL & DISK SET L.B. 021
 - METER, WATER
 - COLUMN PUMP (NON PETROLEUM)
 - SIGN SINGLE SUPPORT TRANSFORMER
 - VALVE COVER RECLAIMED WATER
 - VALVE COVER WATER
 - VENT GAS
 - WITNESS - UNKNOWN
 - WIRE PULL BOX
 - CONC - CONCRETE
 - ASPH - ASPHALT
 - R/W - RIGHT-OF-WAY
 - LB - LICENSED BUSINESS
 - PLS - PROFESSIONAL LICENSED SURVEYOR
 - PB - PLAT BOOK
 - OR - OFFICIAL RECORDS BOOK
 - PG - PAGE
 - (D) - DEED
 - (M) - MEASURED
 - PRM - PERMANENT REFERENCE MONUMENT
 - (O.A.) - OVERALL
 - P.I.D. - PROPERTY IDENTIFICATION NUMBER
 - CH - CHORD BEARING & DISTANCE

Exhibit "B"

Proposed Site Plan for 1991 Main Street

**1991 Main Street
Existing uses**

Ground Floor	=	108,010 S.F.
Second Floor	=	128,281 S.F.
Movie Theatre	=	74,260 S.F.
Office / Retail	=	10,317 S.F.
Total Area	=	320,868 S.F.



GROUND FLOOR PLAN - EXISTING
1" = 40'



1991 MAIN STREET

Rev. No.	Description of Revision	Date

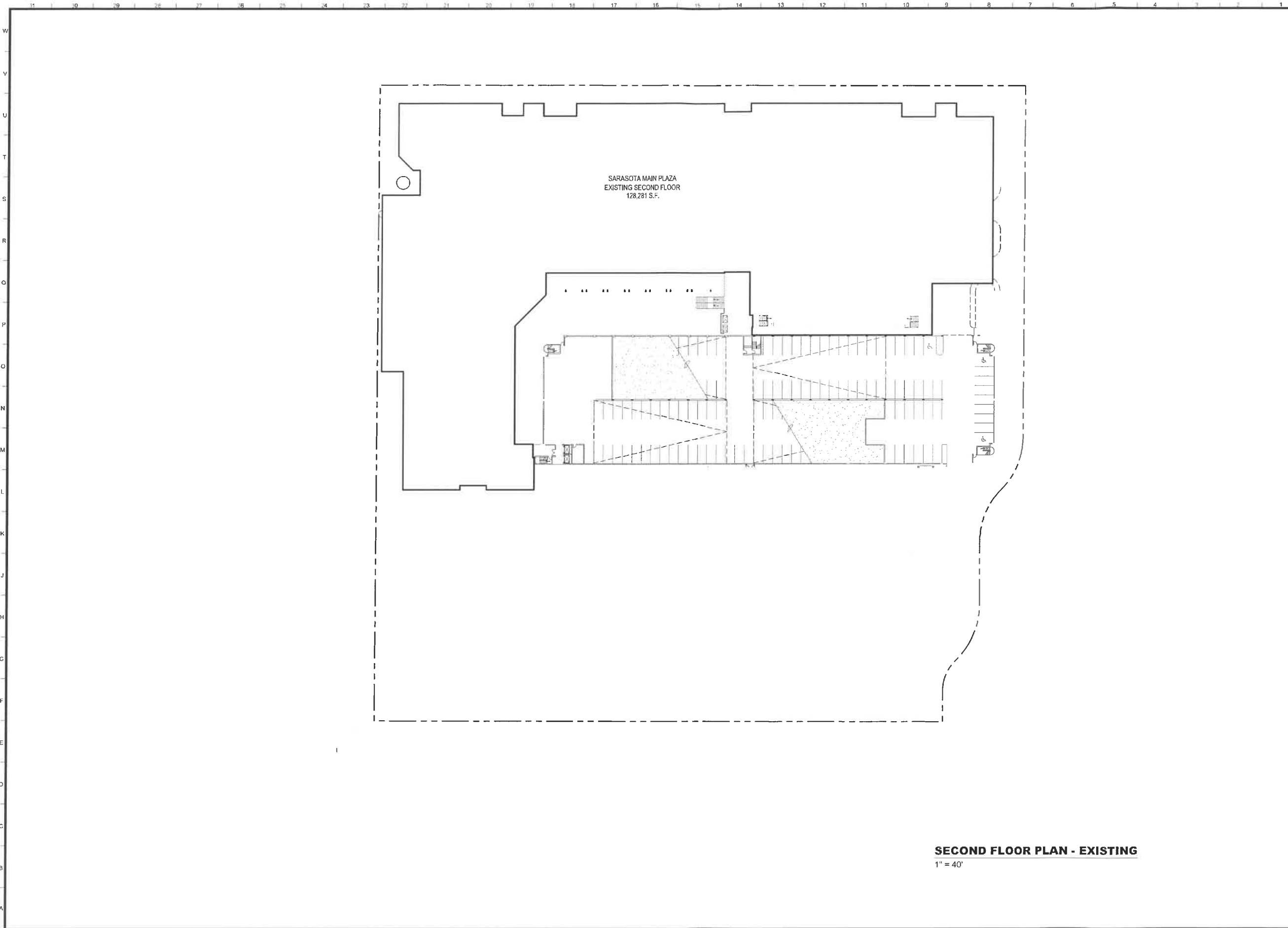
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AR 0008099
Date:

Sheet Name:

Date	Project No.	Sheet
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Office File Location	1
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SARASOTA MAIN PLAZA
EXISTING SECOND FLOOR
128,281 S.F.

SECOND FLOOR PLAN - EXISTING
1" = 40'



HOYT
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F 941.366.7454
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Date:	Project No.:	Sheet:
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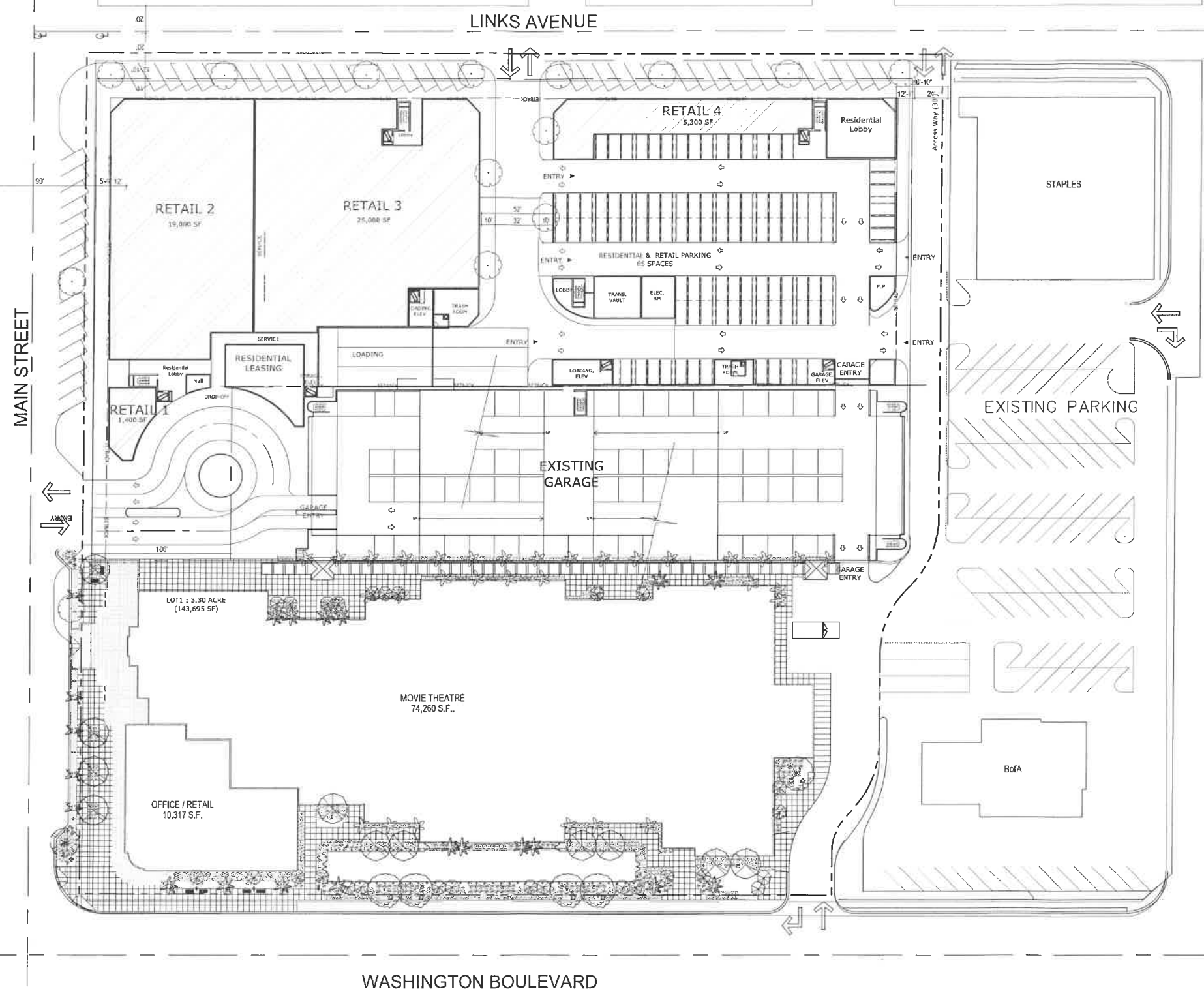
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 SARASOTA FLORIDA 34236
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**1991 Main Street
Proposed**

Ground Floor	
Retail 1	1400
Retail 2	19,000
Retail 3	25,000
Retail 4	5300
Office/Retail	10,317
Movie Theatre	74,260
Total s.f. Ground floor	135277

2nd 10th Floors	
Floor	# Units
2nd Floor	Residential 54
3rd Floor	Residential 61
4th Floor	Residential 61
5th Floor	Residential 61
6th Floor	Residential 61
7th Floor	Residential 40
8th Floor	Residential 40
9th Floor	Residential 40
10th Floor	Residential 40

Total Proposed Residential Units 418



GROUND FLOOR PLAN - PROPOSED
1" = 40'

1991 MAIN STREET

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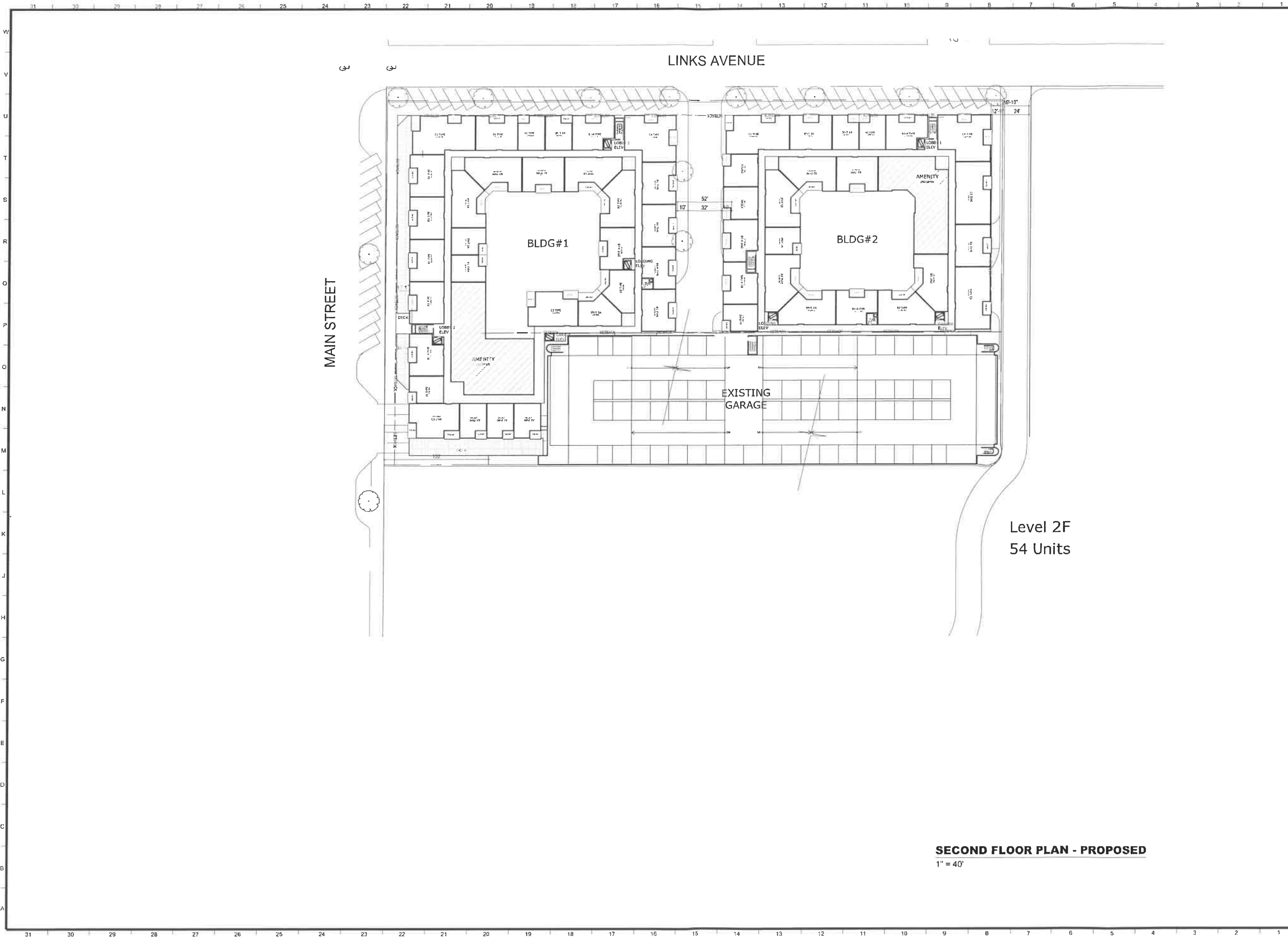
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Date	Project No.	Sheet

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MAIN STREET

LINKS AVENUE

BLDG#1

BLDG#2

EXISTING GARAGE

Level 2F
54 Units

SECOND FLOOR PLAN - PROPOSED
1" = 40'



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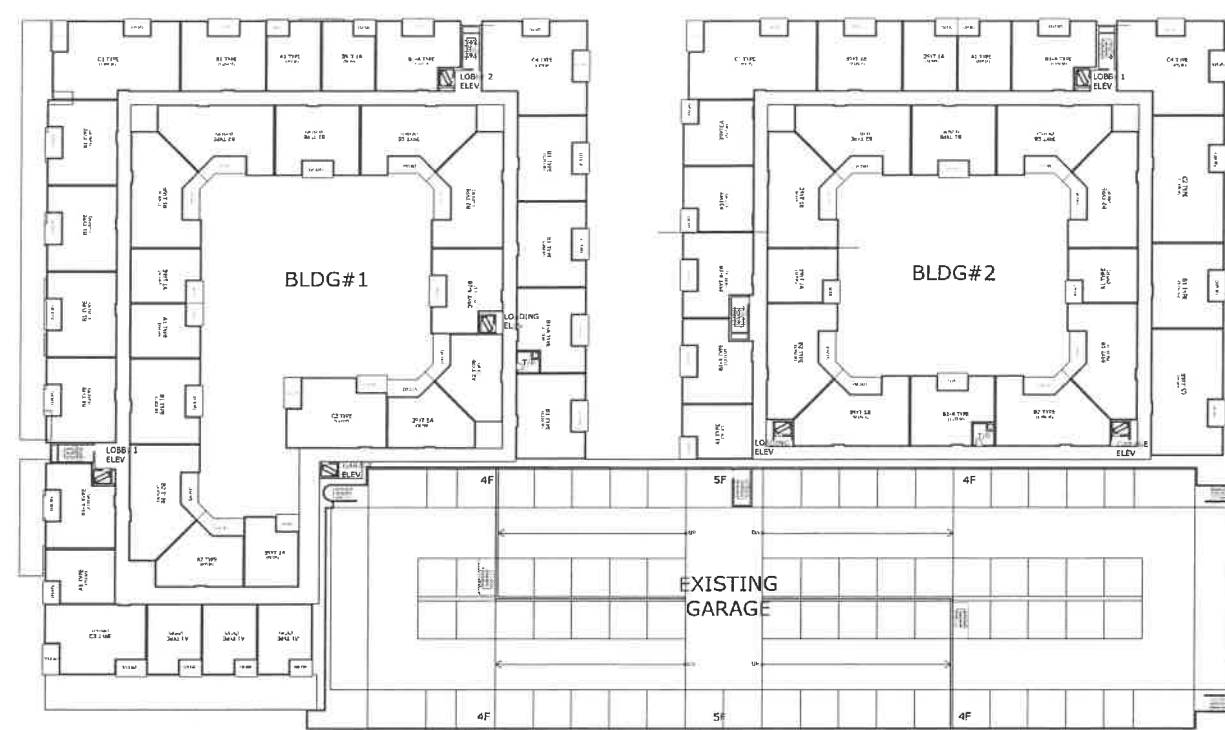
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Level 3~5F
61 Units per Floor

3rd - 5th FLOOR PLAN - PROPOSED
1" = 40'

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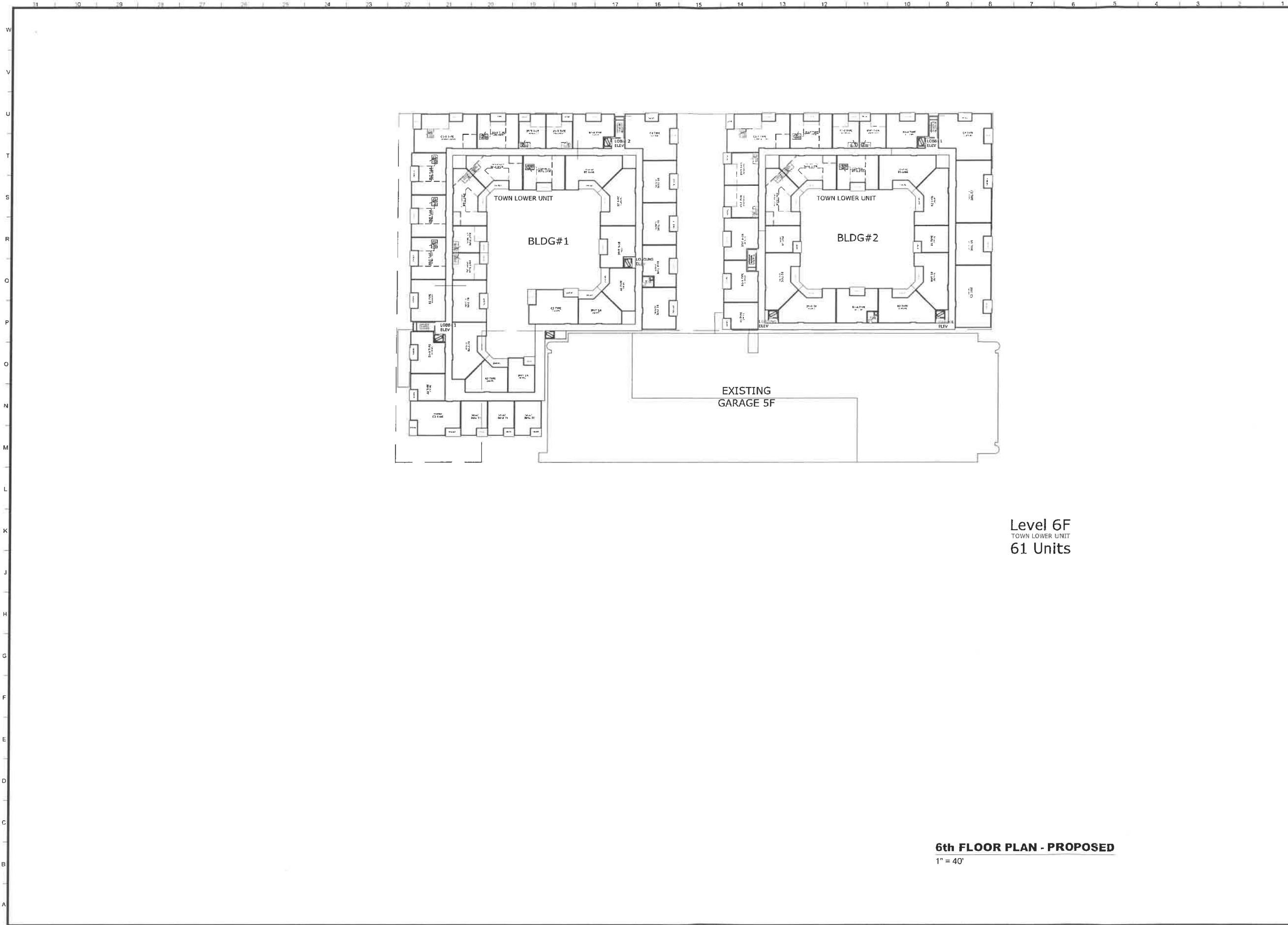
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1991 MAIN STREET

Level 6F
 TOWN LOWER UNIT
 61 Units

6th FLOOR PLAN - PROPOSED
 1" = 40'

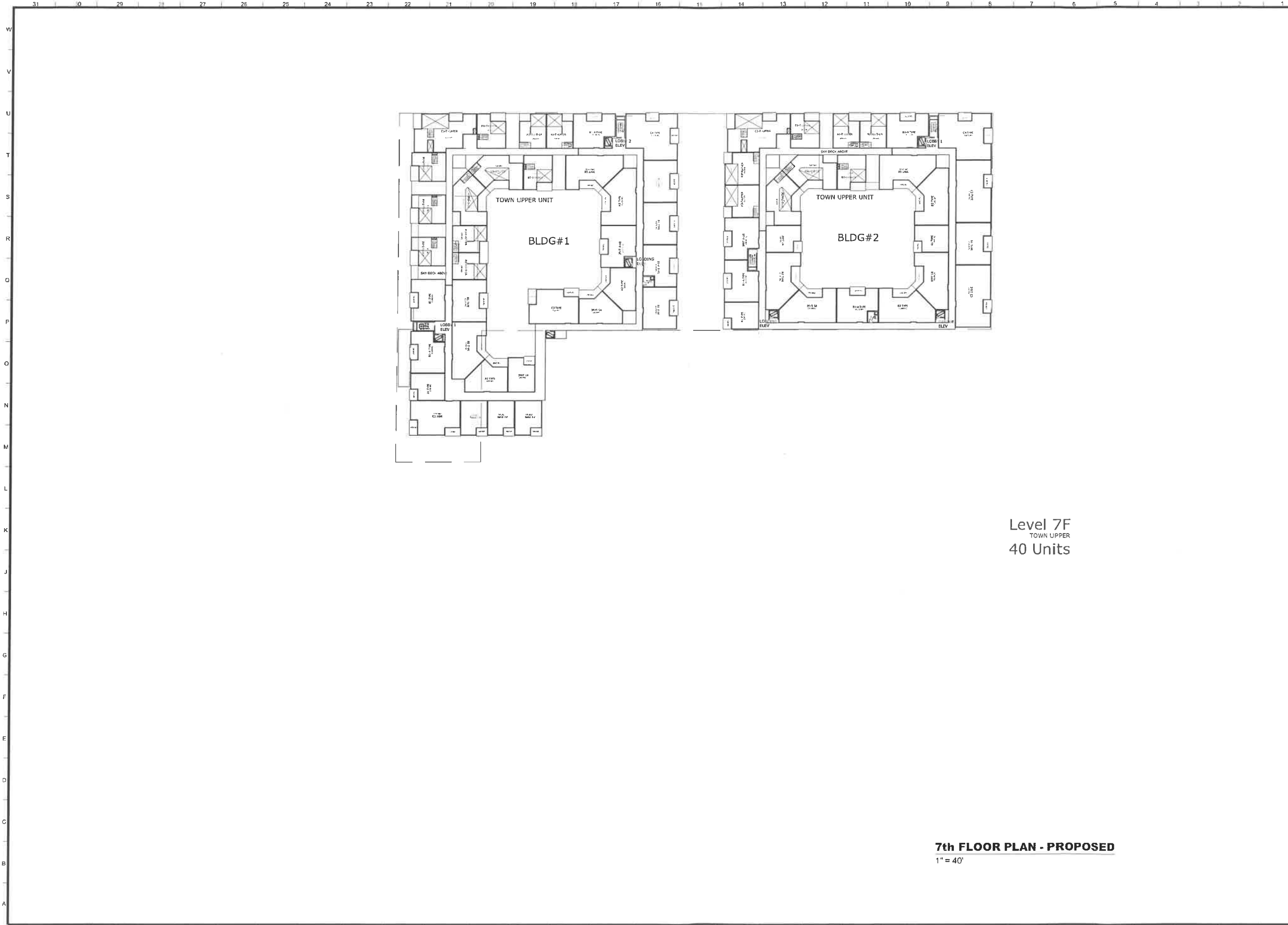
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Level 7F
TOWN UPPER
40 Units

7th FLOOR PLAN - PROPOSED
1" = 40'



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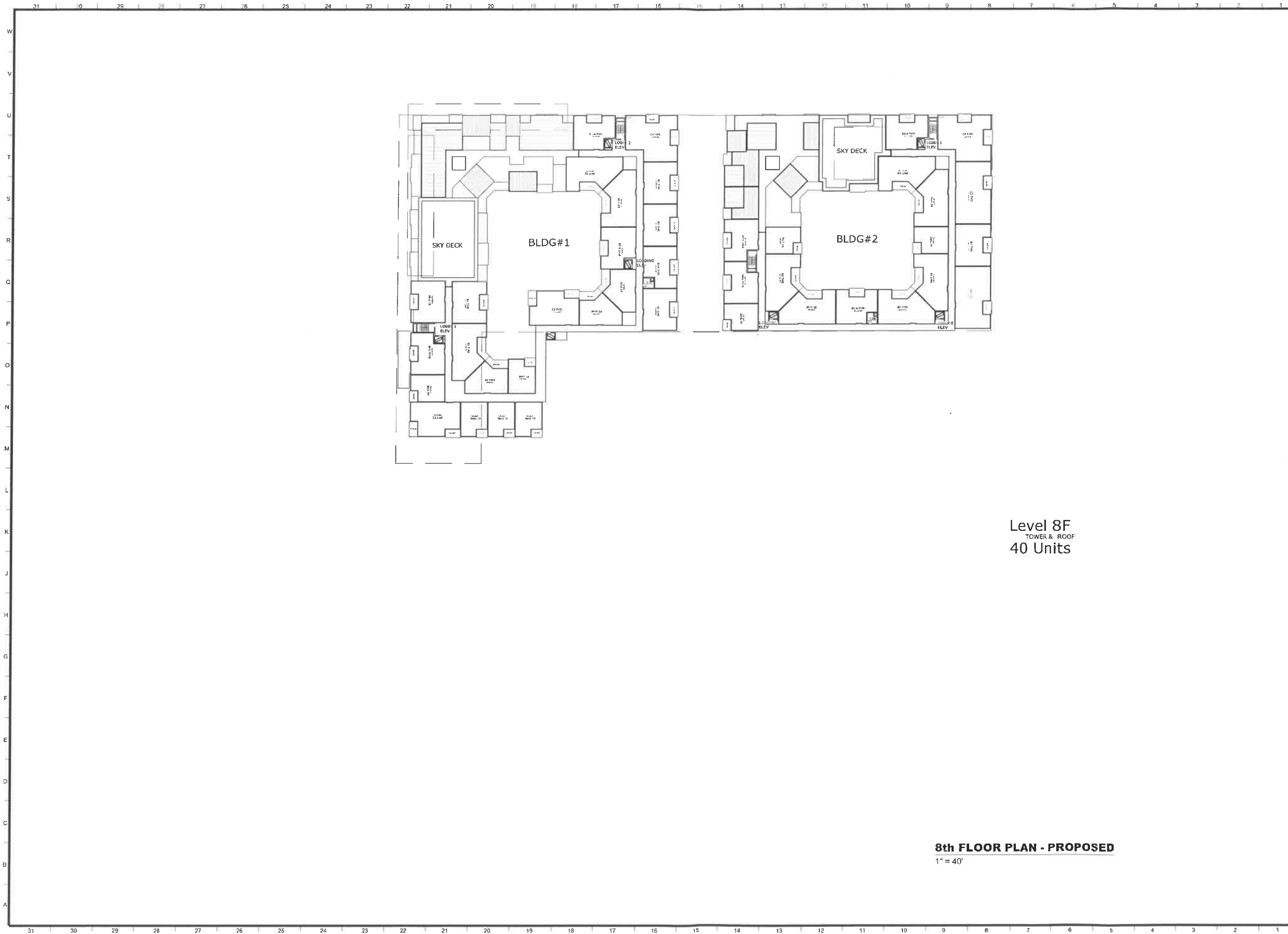
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Level 8F
 TOWER & ROOF
 40 Units

8th FLOOR PLAN - PROPOSED
 1" = 40'



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 F | 9 4 1 - 3 5 6 - 7 4 5 4
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1991 MAIN STREET

Rev. No.	Description of Revision	Date
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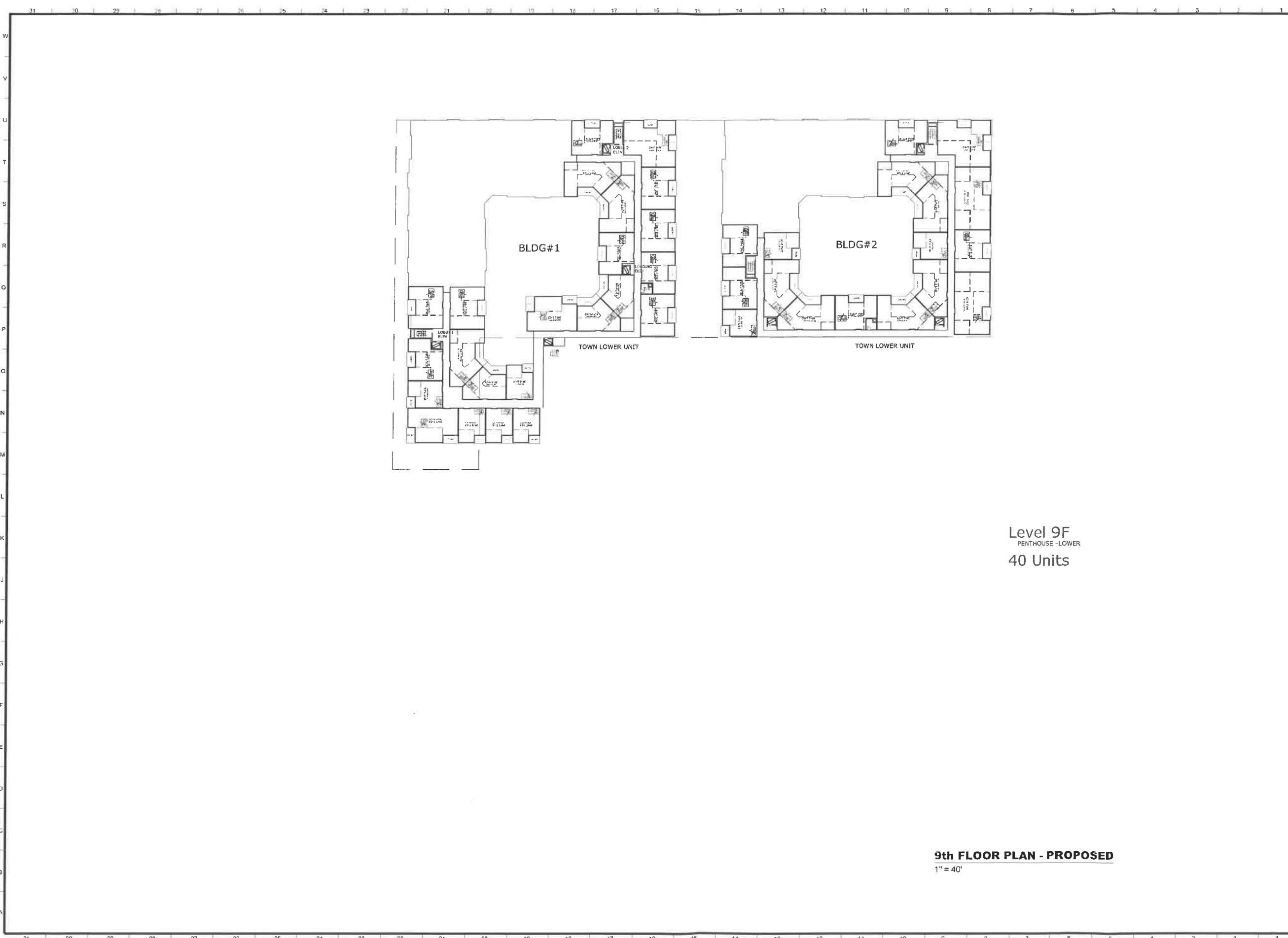
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1991 MAIN STREET

Level 9F
PENTHOUSE - LOWER
40 Units

9th FLOOR PLAN - PROPOSED
1" = 40'

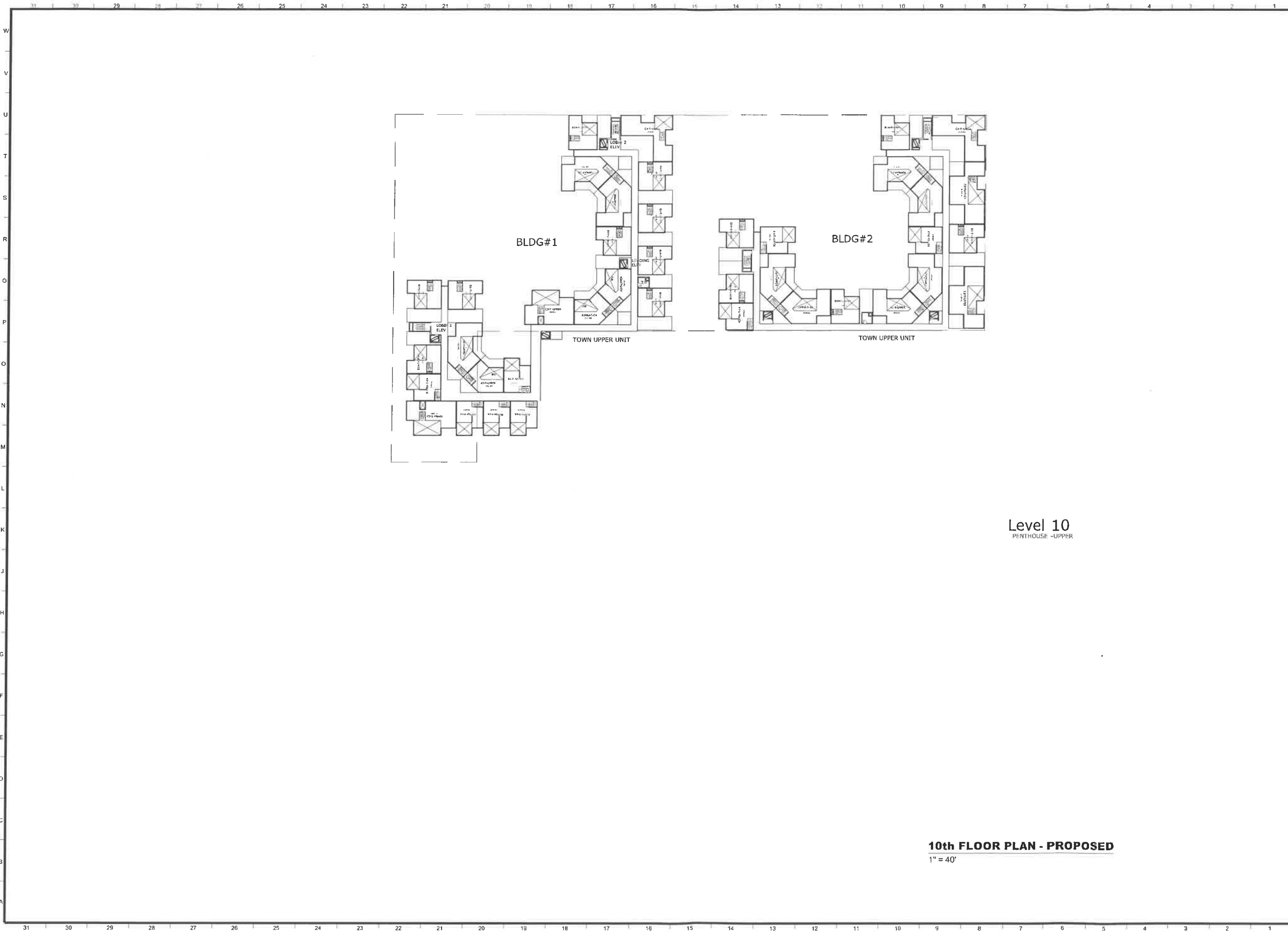
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Level 10
PENTHOUSE -UPPER

10th FLOOR PLAN - PROPOSED

1" = 40'

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