

FOR SALE BY PUBLIC AUCTION

DEVELOPMENT OPPORTUNITY - HI RISE-BREWERY-RESTAURANT-RETAIL



WHEN

Saturday, Jan 17th
@ 1 PM

WHERE

On Site:
200 16th St N.
St Petersburg, FL

PREVIEW

By Appointment Only &
Day of the Sale from 12 Noon

Opening Bid: \$1,750,000

- ZONED DC-2: Allows for Intense Residential Development & Services to Support Such
- .55 Acre
- Clean Phase 1
- 3,700 SF Block Building
- 127 Ft Along 16th St N
- Surrounded by Redevelopment
- Walk to Central Ave & Beach Dr



COLDWELL BANKER
REALTY

Vincent H Gepp P.A.
727-481-7042

Terms and conditions:

At the Auction, winning bidder will be required to place a 5% deposit based on the purchase price of the property with the escrow agent. Personal or business check will be accepted. The balance will be due at closing within 30 days. The Seller will pay for and provide a Title Insurance Policy. The Seller will provide the deed. The Buyer will pay for the Documentary Stamps. All prorations will be as of closing day. Coldwell Banker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Potential purchasers are strongly urged to rely solely upon their own inspection and due diligence in preparing to purchase this property and are expressly advised not to rely on any representation made by the seller or their agents. Coldwell Banker represents the seller only.

Survey On Back

PROJECT #2019004

Description: (Parcel 1 as per Title Commitment; Parcel 2 as per Title Commitment; FTA19-68465)

Parcel 1:
Lot 13, 14, 15 and 16, Block 7, FULLER SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 16 of the Public Records of Pinellas County, Florida, less a portion of Lots 13, 14, and 15, Block 7, Fuller Subdivision, as recorded in Plat Book 1, Page 16, Public Records of Pinellas County, Florida being described as follows:

From the Southwest corner of said Lot 13 as the Point of Beginning; thence along the West line thereof, North 00° 40' 00" East; thence along said West line Southeast 155.24 feet more or less to the Southeast corner of said Lot 15; thence along the South line of said Lots 13, 14 and 15, Westerly 150.00 feet to the Point of Beginning.

Parcel 2:
That portion of Lot 12, Block 7, FULLER SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 1, Page 16, of the Public Records of Pinellas County, Florida, lying North of the North top bank of Booker Creek, as described in Exhibit A of Official Records Book 9257, Page 208.

ALTA/NSPS LAND TITLE SURVEY

200 16th STREET NORTH

TITLE COMMITMENT EXCEPTIONS (PARCEL 1):

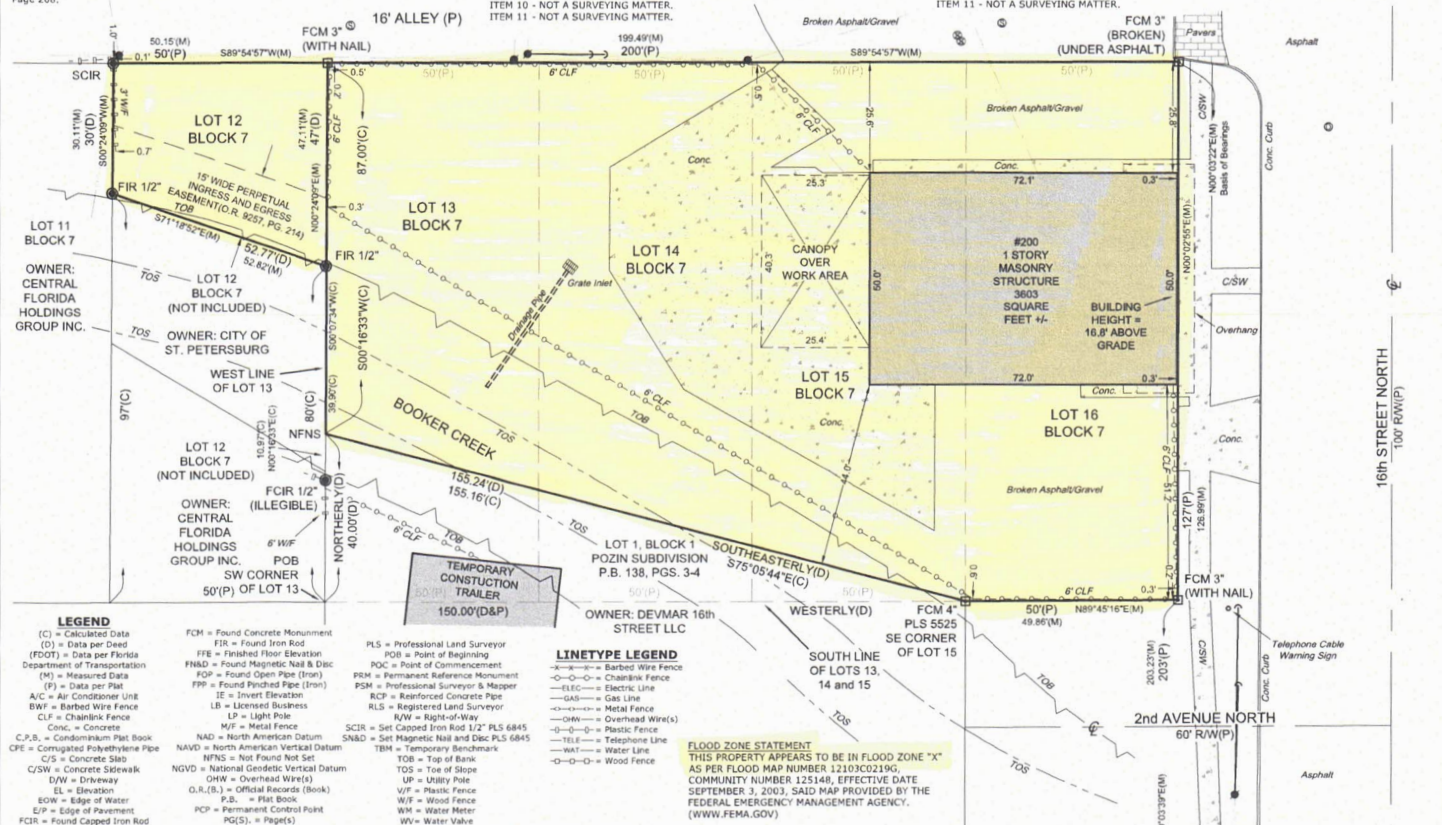
ITEM 1 - NOT A SURVEYING MATTER.
ITEM 2 - NOT A SURVEYING MATTER.
ITEM 3A - ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE, IF ANY, ARE SHOWN HEREON.
ITEM 3B - NOT A SURVEYING MATTER.
ITEM 3C - NOT A SURVEYING MATTER.
ITEM 3D - NOT A SURVEYING MATTER.
ITEM 4 - NOT A SURVEYING MATTER.
ITEM 5 - NOT A SURVEYING MATTER.
ITEM 6 - RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON PLAT BOOK 1, PAGE 16, ARE SHOWN HEREON.
ITEM 7 - NOT A SURVEYING MATTER.
ITEM 8 - NOT A SURVEYING MATTER.
ITEM 9 - NOT A SURVEYING MATTER.
ITEM 10 - NOT A SURVEYING MATTER.
ITEM 11 - NOT A SURVEYING MATTER.

TITLE COMMITMENT EXCEPTIONS (PARCEL 2):

ITEM 1 - NOT A SURVEYING MATTER.
ITEM 2 - NOT A SURVEYING MATTER.
ITEM 3A - ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE, IF ANY, ARE SHOWN HEREON.
ITEM 3B - NOT A SURVEYING MATTER.
ITEM 3C - NOT A SURVEYING MATTER.
ITEM 3D - NOT A SURVEYING MATTER.
ITEM 4 - NOT A SURVEYING MATTER.
ITEM 5 - NOT A SURVEYING MATTER.
ITEM 6 - RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON PLAT BOOK 1, PAGE 16, ARE SHOWN HEREON.
ITEM 7 - PERPETUAL AND NON EXCLUSIVE EASEMENT PER O.R. 9257, PG. 214, 15 SHOWN HEREON.
ITEM 8 - NOT A SURVEYING MATTER.
ITEM 9 - NOT A SURVEYING MATTER.
ITEM 10 - NOT A SURVEYING MATTER.
ITEM 11 - NOT A SURVEYING MATTER.



SCALE 1"=20'



ATLANTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS
TABLE A (OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS)
(EFFECTIVE FEBRUARY 23, 2016)

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- Address(es) of the surveyed property if discovered in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. SEE NOTE HEREON.
- Gross land area (and other areas if specified by the client).

24,316 SQUARE FEET +/- or 0.558 ACRES +/-
(a) If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the report or letter.

NO ZONING LETTER PROVIDED. THE ZONING INFORMATION AND LAND DEVELOPMENT CODE SHOWN HEREON WAS OBTAINED BY THIS SURVEYOR

http://www.stpete.org/planning_zoning/land_development.php
(b) If the zoning setback requirements are set forth in a zoning report or letter provided to the surveyor by the client, and if those requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements. Identify the date and source of the report or letter.

NO ZONING LETTER PROVIDED. THE ZONING INFORMATION AND LAND DEVELOPMENT CODE SHOWN HEREON WAS OBTAINED BY THIS SURVEYOR, AND REQUIRES INTERPRETATIONS AND/OR APPROVAL FOR PLANNED IMPROVEMENTS, THEREFORE THERE ARE NO GRAPHICALLY DEPICTED BUILDING SETBACKS. THE FOLLOWING ARE FROM

https://www.municode.com/library/fl/st_petersburg/codes/code_of_ordinances

DC-1 (West of Dr. Martin Luther King, Jr. Street) and DC-2

Setbacks along street, excluding alleys

0 to 50 ft. high

0 ft.

Above 50 ft.

10 ft.

Exemptions:

For lots of record that are equal to or less than 50 ft. in depth or 8,000 sq. ft. in total area, the 10-foot setback above 50 ft. is not required.

When buildings have a first floor plate of less than 16,000 sq. ft., the 10-foot setback above 50 ft. is encouraged but not required.

Surveyor's Certification:

The survey shown hereon and the field observations on which it is based are accurate to the best of my knowledge and belief. Unless a digital file with electronic signature, this survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

To: THOMAS P. MATTHEWS, FIDELITY NATIONAL TITLE OF FLORIDA, INC., FIDELITY NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 13, and 16 of Table A thereof. The fieldwork was completed on January 17, 2019.

Unless a digital file with an electronic signature below, not valid without the presence of original raised seal.

Digitally signed by Jonathan Branson

Date: 2019.01.28

11:02:23

-05'00"

Field Date: 01/17/2019

Field Date: 2019-01/06

Field Date: 2019-01/06

Field Date: 2019-01/06

Field Date: 2019-01/06

Field Date: 2019-01/06

For buildings that do not exceed 75 ft. in height, the 10-foot setback above 50 ft. is not required.

Distances between buildings

Blank wall to blank wall, up to 50 ft. high

Blank or window wall to window wall up to 50 ft. high

15 ft.

All conditions 50 ft. to 200 ft. high

60 ft.

All conditions above 200 ft.

80 ft.

Exemptions:

For all conditions above 50 ft. on lots of record with an average lot width equal to or less than 120 ft., the property shall qualify for a reduced minimum interior

building setback from each interior, shared property line. The reduced setback shall be equal to 25% of the lot width, or 15 feet, whichever is greater. This

setback shall be measured from the interior, shared property line. This reduction is not a substitute for the "distance between buildings" requirement when

measured across public alleys or between multiple buildings on a single property and shall not be used in conjunction with the one-half "distance between

buildings" measurement provided for in this Section.

Maximum floor plate above 50 ft.

20,000 sq. ft. per building

(a) Exterior dimensions of all buildings at ground level.

SHOWN HEREON

(b) Square footage of:

(1) exterior footprint of all buildings at ground level.

(c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.

SHOWN HEREON

Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).

SHOWN HEREON

Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."

SHOWN HEREON

Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

NO EVIDENCE OF DEMOLITION OR OTHER CONSTRUCTION ACTIVITIES WAS OBSERVED

SYMBOL LEGEND

Backflow Preventer

Boundary Monumentation

(See note for full description)

Cable Box

Centerline

Clearcut (Storm)

Decorative Light

Electric Box

Fire Hydrant

Gas Meter

Gas Trap

Gate Anchor

Light Pole

Mailbox

Manhole (Sanitary)

Manhole (Storm)

Manhole (Telephone)

Sewer Valve

Spot Elevation

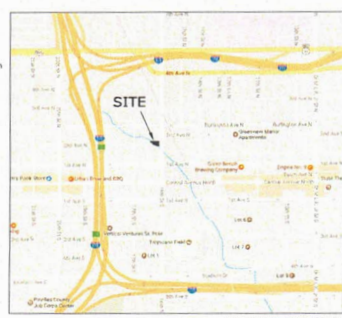
Telephone Box

Utility Pole

Well

Water Meter

Water Valve



VICINITY MAP - NOT TO SCALE

THIS DRAWING'S SCALE MAY HAVE BEEN ALTERED BY REPRODUCTION.

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Manhole (Sanitary)

Manhole (Storm)

Manhole (Telephone)

Sewer Valve

Spot Elevation

Telephone Box

Utility Pole

Well

Water Meter

Water Valve

Acromic, Inc.

LB 8094

50 Lakeview Reserve Boulevard, Winter Garden, FL 34787

321-312-0787 acromic.com jbranson@acromic.com

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