

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** August 20, 2013

**AGENDA ITEM NO.** 336.

**Consent Agenda** ☐

**Regular Agenda** ☐

**Public Hearing** ☒

**County Administrator's Signature:**

**Subject:**

Conditional Use Case No. CU-3-1-13 (Berati #2, LLC)

**Department:**

Strategic Planning and Initiatives

**Staff Member Responsible:**

Larry Arrington, Executive Director

**Recommended Action:**

I RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE THE ATTACHED RESOLUTION APPROVING THE PROPOSED CONDITIONAL USE WITH THE FIFTEEN CONDITIONS RECOMMENDED BY THE LOCAL PLANNING AGENCY AS LISTED IN THE ATTACHED STAFF REPORT.

**Summary Explanation/Background:**

This site was before the Board of County Commissioners in November 2012 when the previous conditional use permit for an outdoor vegetative solid waste management facility was rescinded. This new request limits the height of the debris stored to 6 ft. in height, proposes to install certain sized gravel in the southwest portion of the site to help reduce fugitive dust, and the area to be used to store the vegetative debris is proposed to be located 324 ft. from residential where a previous setback of 300 ft. was required in an effort to address neighbors concerns. In addition to those efforts, conditions 9, 13 and 14 are in direct response to concerns expressed by the neighbors as well. Additionally, the rescinded solid waste management facility was open to the public, whereas this request prohibits use by the public. Staff supports the request with the conditions as listed in the report.

**Fiscal Impact/Cost/Revenue Summary:**

N/A

**Exhibits/Attachments Attached:**

Staff Report with LPA Recommendation, Zoning Maps, Resolution, Correspondence & Concept Plan

## LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS



Regarding: Case No. CU-3-1-13

**June 13<sup>th</sup> LPA Recommendation:** At the applicant's request, the LPA continued the proposed conditional use request and variance for 30 days. (The vote was 7-0, in favor to allow the continuance)

**July 11<sup>th</sup> LPA Recommendation:** The LPA finds that the request for a conditional use permit is consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the request with the conditions recommended by staff, as revised (see revisions underlined and struck-through below) (the vote was 6-0, in favor):

1. Full site plan review and approval shall be required consistent with the submitted concept plan as it pertains to the conditional use before the outdoor solid waste facility begins operation.
2. Hours of operation for the conditional use portion of the site only shall be Monday through Friday 7:00 a.m. to 7:00 p.m., Saturday 8:30 a.m. to 5:00 p.m. and closed on Sunday.
3. There shall be no "grinding or mulching type of machinery" utilized in conjunction with the conditional use permit or on the entire property.
4. The "vegetative debris" shall be stored in 100 ft. x 47 ft. 120 ft. bin located 300 ft. 324 ft. east of the western property line.
5. The height of "vegetative debris" shall not exceed 6 ft. in height.
6. The "vegetative debris" shall be removed every ~~seven (7)~~ five (5) days, and the area shall be sprayed to control fugitive dust.
7. Only "vegetative debris" shall be collected and transferred from this site.
8. Any type of solid waste permits associated with this use shall be obtained by the applicant (i.e., Florida Department of Environmental Protection (DEP) Solid Waste permit).
9. A six foot high opaque fence shall be placed along the west property line of the subject property and shall be maintained in good condition.
10. The portion of the site being used for the conditional use shall not be available to the public.
11. As offered by the applicant, the applicant shall place 57 size gravel along the southern half of the property setback 70 ft. from the west property line as shown on the concept plan.

12. The millings that are existing along the west property line within the required 20 ft. setback area adjacent to the residential area shall be removed prior to the operation of the conditional use permit.
13. No plantings shall occur within the drainage ditch, which runs along the south half of the western boundary.
14. **A landscape buffer shall be provided along the south half of the western property line that is comparable to the thickness, density and opacity of the existing landscape buffer to the north.**
14. ~~15.~~ In the event one or more of the above listed conditions are not met, the Board of county Commissioners ~~may~~ **will** rescind the conditional use permit.

***LPA Public Hearing: June 13, 2013 & July 11, 2013***

**PLANNING STAFF RECOMMENDATION:**

Staff recommends that the LPA find the proposed conditional use request is consistent with the Pinellas County Comprehensive Plan and that the Board of County Commissioners **approve** the proposed conditional use subject to the following conditions:

1. Full site plan review and approval shall be required consistent with the submitted concept plan as it pertains to the conditional use before the outdoor solid waste facility begins operation.
2. Hours of operation for the conditional use portion of the site only shall be Monday through Friday 7:00 a.m. to 7:00 p.m., Saturday 8:30 a.m. to 5:00 p.m. and closed on Sunday.
3. There shall be no "grinding or mulching type of machinery" utilized in conjunction with the conditional use permit or on the entire property.
4. The "vegetative debris" shall be stored in 100 ft. x 47 ft. bin located 300 ft. east of the western property line.
5. The height of "vegetative debris" shall not exceed 6 ft. in height".
6. The "vegetative debris" shall be removed every seven (7) days, and the area shall be sprayed to control fugitive dust.
7. Only "vegetative debris" shall be collected and transferred from this site.

8. Any type of solid waste permits associated with this use shall be obtained by the applicant (i.e., Florida Department of Environmental Protection (DEP) Solid Waste permit).
9. A six foot high opaque fence shall be placed along the west property line of the subject property and shall be maintained in good condition.
10. The portion of the site being used for the conditional use shall not be available to the public.
11. As offered by the applicant, the applicant shall place 57 size gravel along the southern half of the property setback 70 ft. from the west property line as shown on the concept plan.
12. No plantings shall occur within the drainage ditch, which runs along the south half of the western boundary.
13. The millings that are existing along the west property line within the required 20 ft. setback area adjacent to the residential area shall be removed prior to the operation of the conditional use permit.
14. In the event one or more of the above listed conditions are not met, the Board of County Commissioners may rescind the conditional use permit.

<b>CASE SUMMARY</b>
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**APPLICANT'S NAME:** Berati # 2, LLC

**DISCLOSURE:** Owners: Fatbardh Shehu and Soloi Shehu (50/50)

**REPRESENTED BY:** Housh Ghovae & Todd Pressman

<b>CONDITIONAL USE</b>
------------------------

A Conditional Use permit to allow an outdoor solid waste facility for vegetative debris only.
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**PROPERTY DESCRIPTION:** Three parcels containing approximately 5.06 acres located at the western terminus of Whitney Road located on the west side of U.S. 19 N., (street address being: 16604 US Hwy 19 N., Clearwater).

**PARCEL ID(S):** 31/29/16/70344/100/0101, 0102 & 30/29/16/70326/400/3102

**PROPOSED BCC HEARING DATE:** August 20, 2013

**CORRESPONDENCE RECEIVED TO DATE:**

Three letters were submitted at the June 13, 2013 hearing in favor.  
Three letters received in opposition.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:**

Two persons appeared & one person appeared on behalf of 7 other residents present at the June 13, 2013 hearing in opposition.

**SURROUNDING ZONING AND LAND USE FACTS:**

	Land Use Category	Zoning Designation	Existing Use
<b>Subject Property:</b>	Commercial General	C-3	Landscape & tree Contractor/pest control
<b>Adjacent Properties:</b>			
<b>North</b>	Commercial General	C-2	Furniture Sales
<b>East</b>	US 19	US 19	US 19
<b>South</b>	Commercial General	C-2	Body Shop
<b>West</b>	Residential Urban	R-6 & City of Largo	Mobile Home Park

**STAFF DISCUSSION AND ANALYSIS**

This is a conditional use request to allow for the outdoor storage of vegetative debris. This site was previously approved for the proposed use (CU-4-9-10) and was subsequently rescinded by the Board of County Commissioners on November 27, 2012, based on a recommendation from staff and the special hearing magistrates' findings as the applicant was not in compliance with the conditions established by the Board of County Commissioners. This request differs from the previously approved/then rescinded permit in that the vegetative storage area is now located 324 ft. from the residential area compared to the previously approved 300 ft. setback; this request is not open to the public whereas the previously approved request was open to the public. This current application initially included a request for a variance from the performance standards to allow a 14 ft. setback from the western property line where a 20 ft. setback is required for the storage of materials associated with the business associated with this site (landscape contractor) and a variance to allow a chain link along the western boundary where an opaque 6ft. high fence is required. After the LPA hearing on June 13, 2013, and after meeting with adjacent residents, the applicant is no longer requesting a variance and has agreed to place gravel that will reduce fugitive dust from affecting the residents to the west, as shown on the concept plan.

**IMPLEMENTATION OF  
THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed conditional use is consistent with the following adopted objective, and policy of the Comprehensive Plan:

**FUTURE LAND ELEMENT:**

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.8 Conditional uses, when authorized by the Board of County Commissioners after a public hearing, shall be consistent with the Pinellas County Comprehensive Plan.

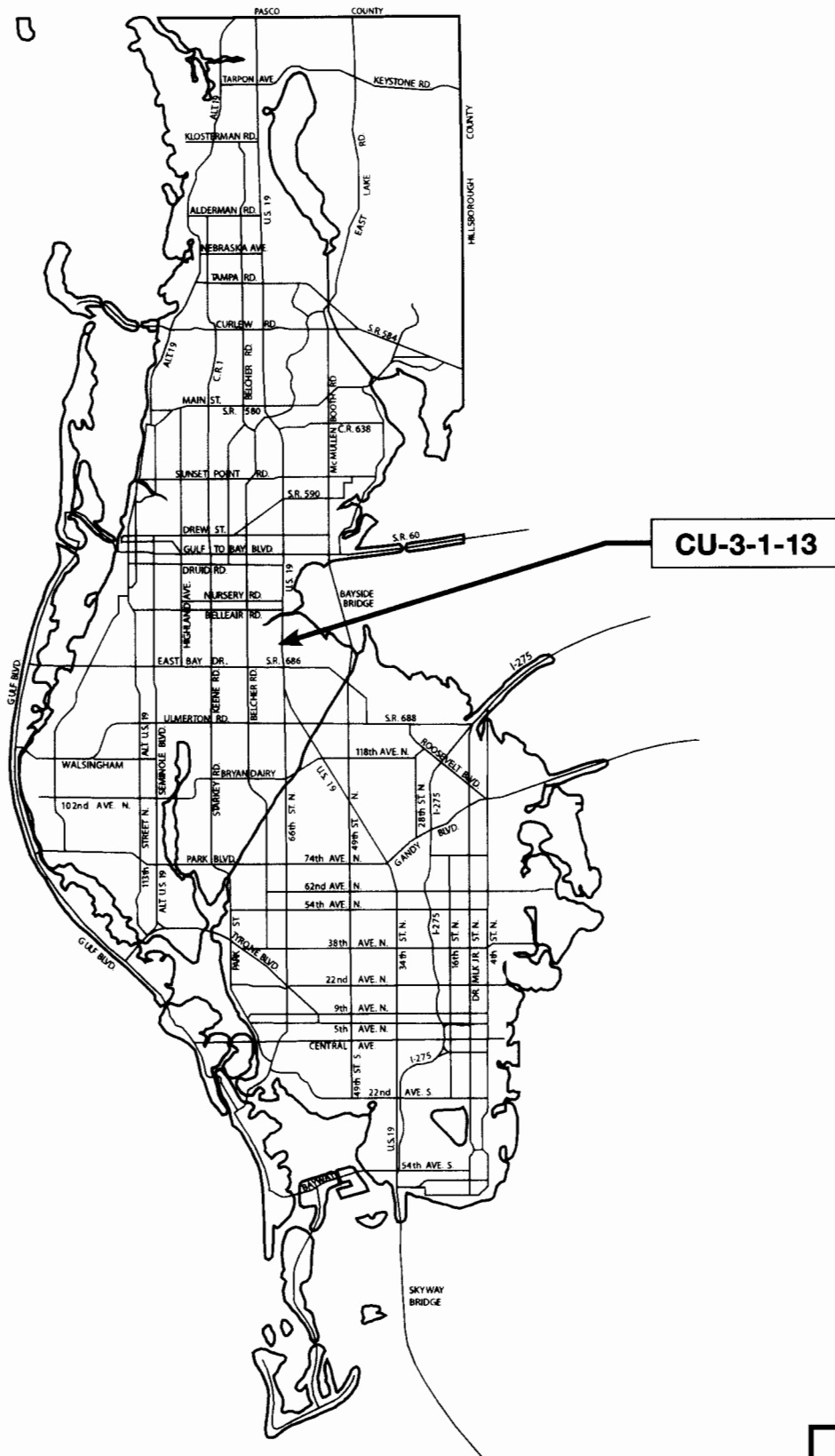
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**COUNTY DEVELOPMENT REGULATIONS**

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

Attachment (Maps)  
Concept Plan

# LOCATION MAP



MAP-1

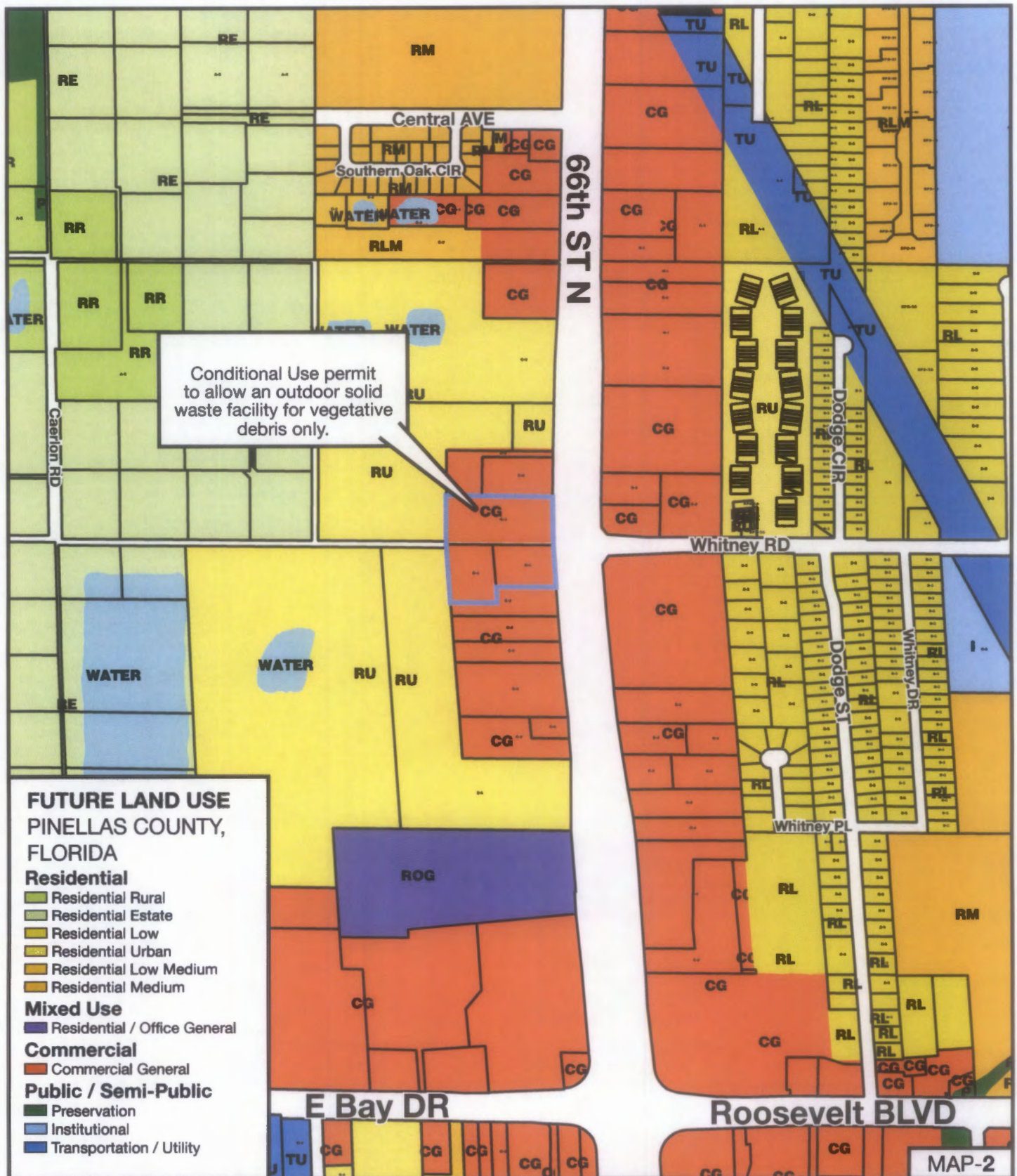
**CU-3-1-13**

**Conditional Use** permit to allow an outdoor solid waste facility for vegetative debris only.

Parcel I.D. 31/29/16/70344/100/0101, 0102 & 30/29/16/70326/400/3102  
Prepared by: Pinellas County Strategic Planning & Initiatives June 2013







**CU-3-1-13**

**Conditional Use permit to allow an outdoor solid waste facility for vegetative debris only.**

Parcel I.D. 31/29/16/70344/100/0101, 0102 & 30/29/16/70326/400/3102  
Prepared by: Pinellas County Strategic Planning & Initiatives June 2013







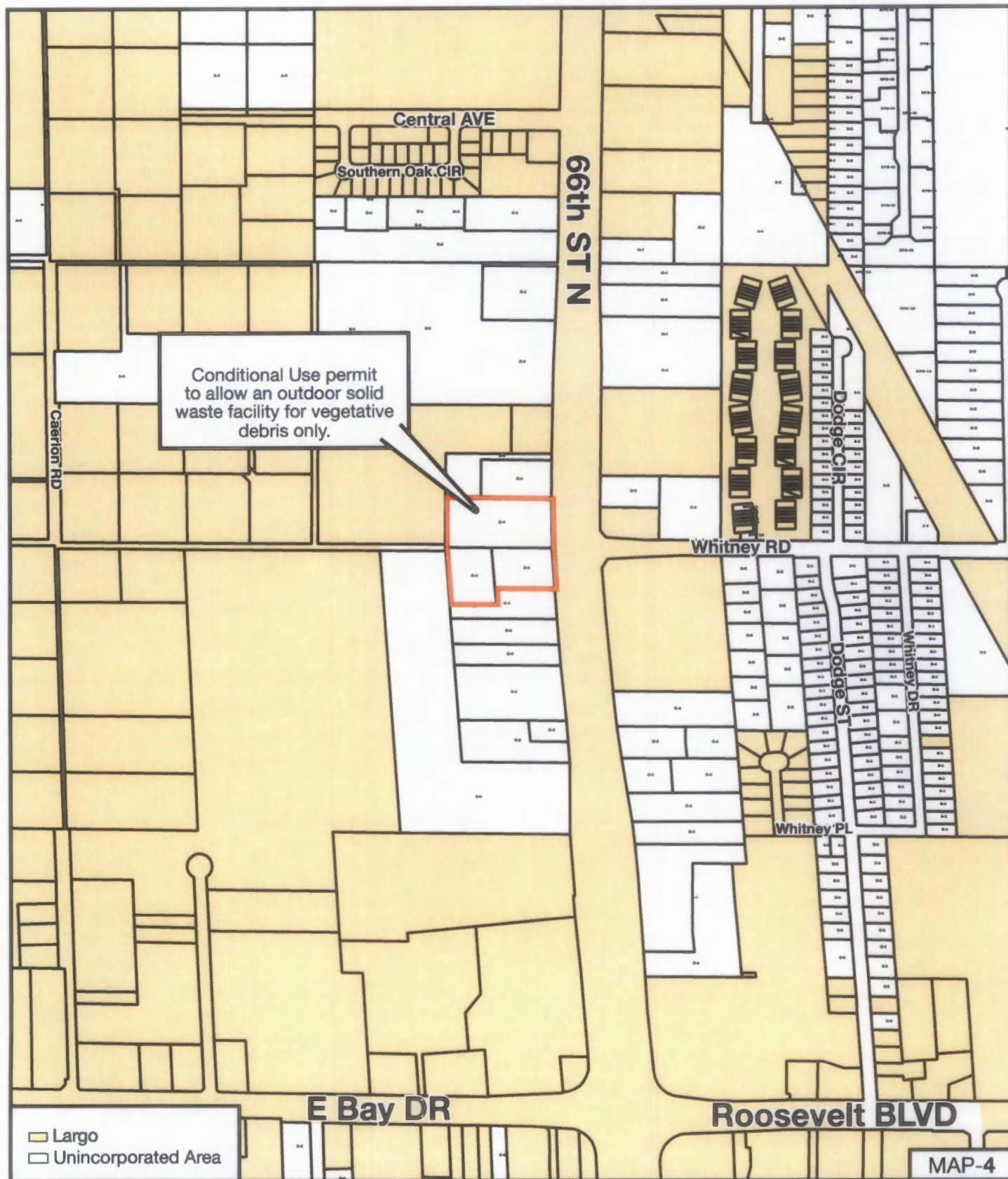
**CU-3-1-13**

**Conditional Use** permit to allow an outdoor solid waste facility for vegetative debris only.

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Prepared by: Pinellas County Strategic Planning & Initiatives June 2013







**CU-3-1-13**

**Conditional Use** permit to allow an outdoor solid waste facility for vegetative debris only.

Parcel I.D. 31/29/16/70344/100/0101, 0102 & 30/29/16/70326/400/3102  
Prepared by: Pinellas County Strategic Planning & Initiatives June 2013



RESOLUTION NO. \_\_\_\_\_

RESOLUTION FOR A CONDITIONAL USE TO ALLOW AN OUTDOOR SOLID WASTE FACILITY FOR VEGETATIVE DEBRIS ONLY FOR THREE PARCELS CONTAINING APPROXIMATELY 5.06 ACRES LOCATED AT THE WESTERN TERMINUS OF WHITNEY ROAD LOCATED ON THE WEST SIDE OF U.S. 19 NORTH, (STREET ADDRESS BEING: 16604 US HWY 19 N., CLEARWATER); PAGE 704/705 OF THE ZONING ATLAS, AS BEING IN SECTION 31, TOWNSHIP 29, RANGE 16; UPON APPLICATION OF Berati # 2, LLC THROUGH TODD PRESSMAN, PRESSMAN & ASSOCIATES, INC., REPRESENTATIVE, CU-3-1-13

WHEREAS, Berati # 2, LLC, Owner of the property at 16604 US Highway North, Clearwater, Florida, consisting of three parcels with Parcel I.D. numbers 31/29/16/70344/100/0101, 31/29/16/70344/100/0102 and 30/29/16/70326/400/3102, has petitioned the Board of County Commissioners of Pinellas County for a conditional use to allow an outdoor solid waste facility for vegetative debris only, on the parcels of real property described above; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the conditional use for said property should be granted.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 20<sup>th</sup> day of August 2013 that the conditional use for the above described real property in Pinellas County, Florida, is hereby granted in case #CU-3-1-13, with the following conditions:

1. Full site plan review and approval shall be required consistent with the submitted concept plan as it pertains to the conditional use before the outdoor solid waste facility begins operation.
2. Hours of operation for the conditional use portion of the site only shall be Monday through Friday 7:00 a.m. to 7:00 p.m., Saturday 8:30 a.m. to 5:00 p.m. and closed on Sunday.

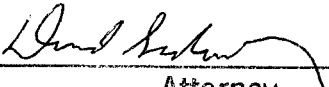
3. There shall be no "grinding or mulching type of machinery" utilized in conjunction with the conditional use permit or on the entire property.
4. The "vegetative debris" shall be stored in 100 ft. x 120 ft. bin located 324 ft. east of the western property line.
5. The height of "vegetative debris" shall not exceed 6 ft. in height.
6. The "vegetative debris" shall be removed every five (5) days, and the area shall be sprayed to control fugitive dust.
7. Only "vegetative debris" shall be collected and transferred from this site.
8. Any type of solid waste permits associated with this use shall be obtained by the applicant (i.e., Florida Department of Environmental Protection [DEP] Solid Waste permit).
9. A six foot high opaque fence shall be placed along the west property line of the subject property and shall be maintained in good condition.
10. The portion of the site being used for the conditional use shall not be available to the public.
11. Fifty-seven (57) size gravel shall be placed along the southern half of the property setback 70 ft. from the west property line as shown on the concept plan.
12. The millings that are existing along the west property line within the required 20 ft. setback area adjacent to the residential area shall be removed prior to the operation of the conditional use permit.
13. No plantings shall occur within the drainage ditch, which runs along the south half of the western boundary.
14. A landscape buffer shall be provided along the south half of the western property line that is comparable to the thickness, density and opacity of the existing landscape buffer to the north.
15. In the event one or more of the above listed conditions are not met, the Board of County Commissioners will rescind the conditional use permit.

Commissioner \_\_\_\_\_ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner \_\_\_\_\_ upon the roll call the vote was:

Ayes:

Nays:

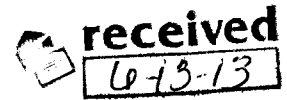
Absent and not voting:

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY  
By   
Attorney

(INSERT AVALON RV RESORT LETTERHEAD)

CU-3-1-13

To the Pinellas County Commission:



Please accept this letter as a communication of support for the Special Exception and Variance issues which are being reviewed by the County at this time for the Ameripride business location at 16604 US Highway 19, N., Clearwater, FL

As directly abutting residential neighbors we are in support of the Special Exception request for a vegetative transfer station and the Variance requested for a reduced West property line buffer.

As direct residential persons to the Ameripride site, we have found the Ameripride operation to be a good neighbor, running a clean operation and mindful of the neighbors in the immediate area. They are providing a line of heavy landscaping between us which is very generous and keeps the impacts to a minimum.

Thanks again and we urge the approval of this application.

Signed: Elizabeth Richard


Title: Manager

Address: 16860 US 19 N.

Clearwater FL 33764

\_\_\_\_\_

**Dianettes Furniture**  
16738 Us hwy 19 N  
Clearwater FL. 33764

C43-1-13  
 **received**  
6-13-13

To the Pinellas County Commission.

Please accept this letter as a communication of support for the Special Exception and Variance issues which are being reviewed by the County at this time for the Ameripride business location at 16604 US Highway 19, N., Clearwater, FL

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Thanks again and we urge the approval of this application

Signed: \_\_\_\_\_

Title: \_\_\_\_\_

# Dinettes

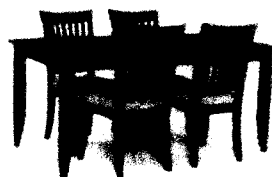
Edy Attanasio

Sarasota: 941-924-7114

Bradenton: 941-792-1776

Email: edv@dinettes.us

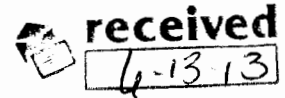
www.DinettesUnlimited.com





**AutoWay Collision Center**  
16556 US Hwy 19 N.  
Pinellas Park FL 33781

CU-3-1-13



To the Pinellas County Commission

Please accept this letter as a communication of support for the Special Exception and Variance issues which are being reviewed by the County at this time for the Ameripride business location at 16604 US Highway 19, N., Clearwater, FL

As directly abutting residential neighbors we are in support of the Special Exception request for a vegetative transfer station and the Variance requested for a reduced West property line buffer

As direct residential persons to the Ameripride site we have found the Ameripride operation to be a good neighbor, running a clean operation and mindful of the neighbors in the immediate area. They are providing a line of heavy landscaping between us which is very generous and keeps the impacts to a minimum

Thanks again and we urge the approval of this application

Signed: R. Augusto

Title: Owner

**AutoNation**

Pinellas County

Ron Augusto  
Pinellas County

AutoNation Collision Center  
16556 US Hwy 19 N.  
Pinellas Park, FL 33781  
Tel: 727-564-3447  
Fax: 727-564-3447  
Augusto@AutoNation.com  
www.AutoNation.com

**Swinton, Tammy M**

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**From:** Patsy Manes [bpmanes@gmail.com]  
**Sent:** Monday, July 08, 2013 9:57 AM  
**To:** Zoning  
**Subject:** solid waste facility

Dear Planning committee,

We are at Donovans Mobile Park and we sure don't want a solid waste facility in our neighborhood. This is something that should be outside of town not in where seniors live. We have all had to have our mobiles tented this year from termites which was caused by them hauling in all that old wood down there that had termites in it.

You let Goodwill put all those inmates there within the area of 1500 or so seniors which isn't good and now more undesirable things in our area.

Bob & Patsy Manes #143  
16940 U. S. 19 N.  
Clearwater, Fl. 33764

[bpmanes@gmail.com](mailto:bpmanes@gmail.com)

**Swinton, Tammy M**

---

**Subject:** FW: AmeriPride Public Hearing on July 11, 2013

-----Original Message-----

From: [klwittig@juno.com](mailto:klwittig@juno.com) [mailto:[klwittig@juno.com](mailto:klwittig@juno.com)]  
Sent: Friday, June 28, 2013 1:03 PM  
To: Zoning  
Cc: [wrandolph1408@gmail.com](mailto:wrandolph1408@gmail.com); [aucneer@nbnet.nb.ca](mailto:aucneer@nbnet.nb.ca)  
Subject: AmeriPride Public Hearing on July 11, 2013

Memo To: Pinellas County Zoning Commission.  
From: Ken and Loretta Wittig  
Subject: Public Hearing on AmeriPride Expansion

Good Morning:

Loretta and I are owner residents at Donovan Retirement Park, 16940 US19N, Lot 430, Clearwater, FL, 33764. We speak in opposition to AmeriPride's application to expand their operation at the corner of Whitney Road and our Service Road off from US Highway 19. Property Case #CU-3-1-13, Berati #2, LLC Applicant.

When AmeriPride sought to have an operation just down the street from our Park, we thought fine, they are just asking for a transfer station for vegetation debris. And as such, they were approved by your Commission. However, that is not what we have!

What we have just down the street from us are long standing tree and vegetation and other debris being there for long periods of time causing debris into the street and sidewalk, plus noise, dirt, dust and odors reaching up the street to our Retirement Park.

We are concerned that if you approve their expansion from twenty feet to fourteen feet to their fences, you will create even more discomfort for our Park residents and all who either walk by, or drive by their location.

AmeriPride has not lived up to their original agreement with Pinellas County. From their past actions and disregard for their neighbors we are confident they will continue to make life difficult for we their neighbors! Most of us at Donovan Park are up north visiting our families for a short time. We will be back soon. If we were at home now, we would be at your July 11, 2013 Public Hearing and personally speak to this issue and to AmeriPride's Representatives!

Therefore, we ask the Pinellas County Zoning Commission to NOT approve AmeriPride Property Case #CU-3-1-13, Berate #2, LC Applicant.

Thank you for your considerations.

Sincerely, Kenneth and Loretta Wittig

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**Swinton, Tammy M**

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**Subject:** FW: Public Hearing

**From:** Arlene & Wayne [<mailto:wrandolph1408@gmail.com>]  
**Sent:** Friday, June 28, 2013 5:34 PM  
**To:** Zoning  
**Cc:** Debbie Pringle & Ed Gowin; Durfee Dick & Tina; Eimers Phil; Gay Carol  
**Subject:** Public Hearing

Memo To: Pinellas County Zoning Commission.  
From: Wayne Randolph, president, Donovan's Mobile Home Park  
Subject: Public Hearing on AmeriPride Expansion

Good Morning:

As president of Donovan's Mobile Home Park on behalf of our 250+ mobile home residents I wish to speak in opposition to the expansion of AmeriPride's operations.  
On behalf of our residents I feel it is my duty to speak in opposition to AmeriPride's application to expand their operation at the corner of Whitney Road and our Service Road off from US Highway 19.  
Property Case #CU-3-1-13, Berati #2, LLC Applicant.  
When AmeriPride sought to have an operation just down the street from our Park, we thought fine, they are just asking for a transfer station for vegetation debris. And  
as such, they were approved by your Commission. However, that is not what we have!

What we have just down the street from us are long standing tree and vegetation and other debris being there for long periods of time causing debris into the street and sidewalk, plus noise, dirt, dust and odors reaching up the street to our Retirement Park increasing health risks.

We are concerned that if you approve their expansion from twenty feet to fourteen feet to their fences, you will create even more discomfort for our Park residents and all who either walk by, or drive by their location.

AmeriPride has not lived up to their original agreement with Pinellas County. From their past actions and disregard for their neighbors we are confident they will continue to make life difficult for we their neighbors! Most of us at Donovan Park are up north visiting our families for a short time. We will be back soon. If we were at home now, we would be at your July 11, 2013 Public Hearing and personally speak to this issue and to AmeriPride's Representatives!

Therefore, we ask the Pinellas County Zoning Commission to NOT approve Amerind Property Case #CU-3-1-13, Berate #2, LC Applicant.

Thank you for your considerations.

Sincerely, Wayne Randolph, President, Donovan's Mobile Home Park

**Swinton, Tammy M**

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**Subject:** FW: PUBLIC HEARING - Case No. CU-3-1-13, Berati # 2, LLC, Applicant  
**Attachments:** AMERI-PRIDE Apr 3, 2012 002.JPG; AMERI-PRIDE Apr 3, 2012 007.JPG  
**Importance:** High

**From:** Ron Steeves [<mailto:aucneer@nbnet.nb.ca>]  
**Sent:** Wednesday, June 05, 2013 8:24 PM  
**To:** Zoning  
**Cc:** Wayne Randolph, DPCI Director; Carol Gay, DPCI Director Real Estate  
**Subject:** PUBLIC HEARING - Case No. CU-3-1-13, Berati # 2, LLC, Applicant  
**Importance:** High

Pinellas County Strategic Planning & Initiatives Department  
Zoning Division  
Development Review Services Department  
440 Court Street, 4th Floor,  
CLEARWATER, Florida  
33756

Gentlemen/Ladies:

**SUBJECT: Case No. CU-3-1-13; Berati # 2, LLC, Applicant for "AMERIPRIDE" property**

I serve on the Board of Directors of DONOVAN PARK COOPERATIVE, Inc., about 1,000 ft from the subject site, and have just learned of the application to allow an outdoor solid waste facility for vegetative debris, and a variance to allow a 14 ft setback of a residential zone. Unfortunately, due to the timing of this application, many of our residents are at their northern homes; otherwise I am certain you would be inundated with letters of opposition.

**Please, this is a plea not to approve this application.** You may recall during the past two years, there have been lengthy periods of huge mountains of unsightly decaying and rotting debris, tree trunks, stumps, grass clippings, etc. on this property. Hundreds of people including my wife and I walk past that facility (commonly known as "AMERIPRIDE") on a daily basis, and with any amount of wind blowing, it sends dust, sawdust and debris into our face, onto the adjacent sidewalk and street, thus creating a real hazard and unsightly mess. It was so bad last year that I wrote you a letter of complaint with the attached photographs (I have more if you wish); and thankfully the mess was cleared within a few weeks. This whole proposed scenario can only lead to an infestation of insects (termites) and rodents in and around the site.

When the original application was made to locate the subject business, we did understand the facility would serve as a "temporary transfer" station; but such has NOT been the case, with insect infested logs being sawn and cut and split into stove-lengths, then piled for sale; and the residue decomposing for months at a time. This is unacceptable.

Your support would be very much appreciated by voting against any further industrialization of this property which is abutting and in close proximity to three residential RV and Mobile Home Parks involving over 2,000 residents.

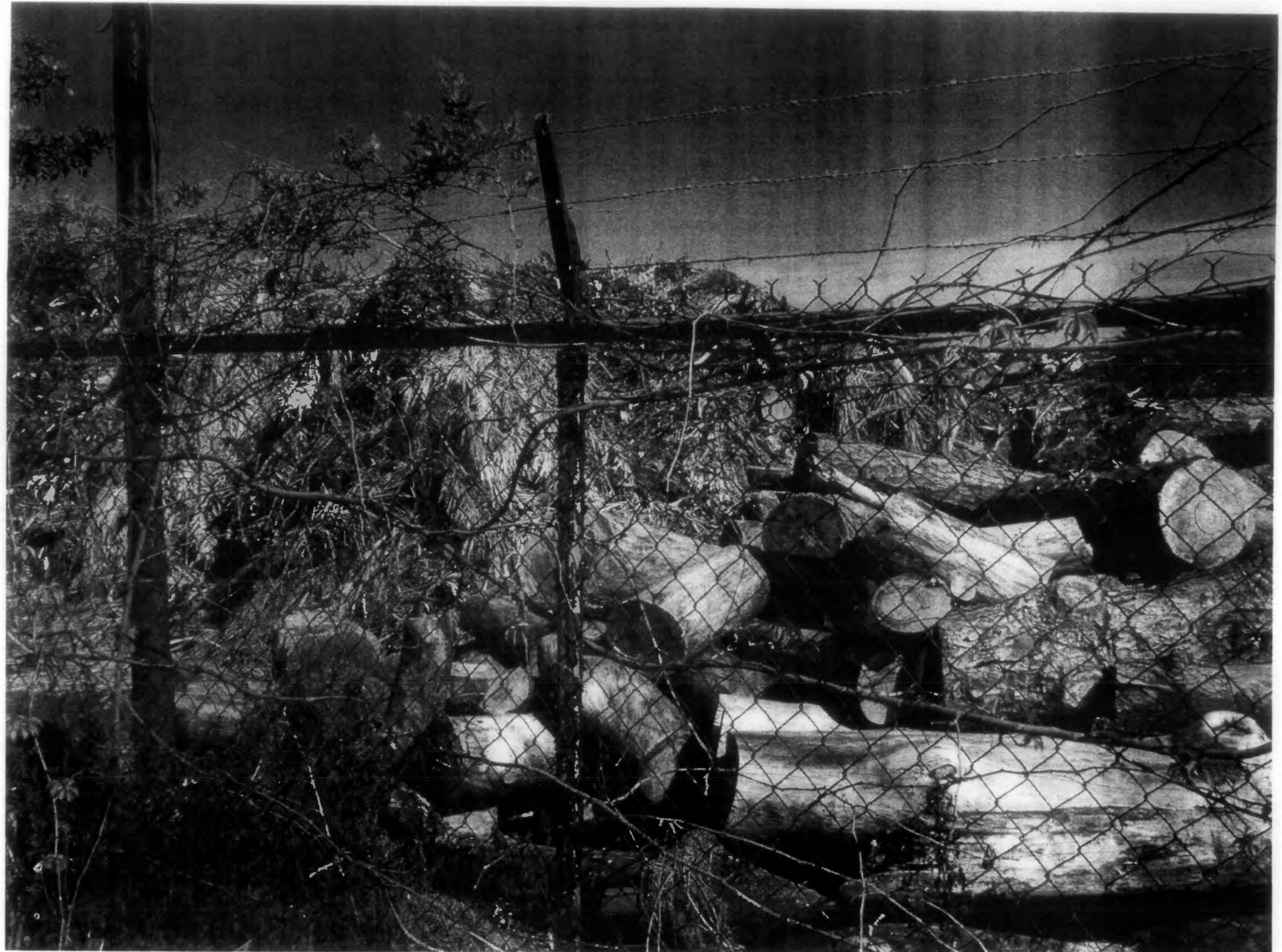
Thank you for your assistance, and **we would appreciate e-mail confirmation of receipt of this letter.**

Most sincerely,

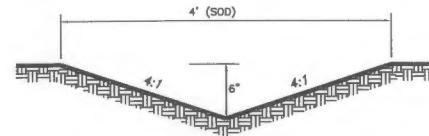
Ron & Judy Steeves,  
Donovan's Park Cooperative, Inc.  
16940 U.S. 19 N; Unit 407  
CLEARWATER, Florida  
33764





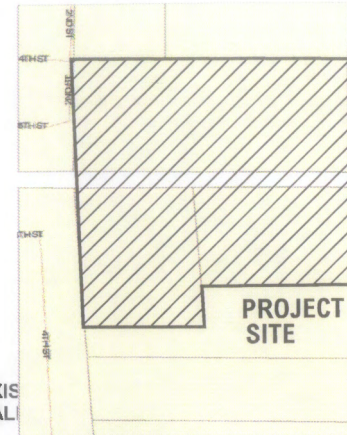






**SECTION A-A**  
**SWALE DETAIL**  
N.T.S.

**ZONING: C-2**



## PROJECT SITE



**NOTE:**  
**BINS TO BE USED TO STORE TOP SOIL MULCH, GRAVEL,  
SAND AND LANDSCAPE MATERIAL.**

### LEGAL DESCRIPTION

DESCRIPTION: SOUTH PARCEL

**PARCEL 1D**  
The North 264 feet of Lot 1, LESS the East 400 feet thereof, in the Northeast 1/4 of Section 31, Township 29, South, Range 16 East, PINELLAS GROVES, INC., as recorded in Plat Book 1, Page 33, Public Records of PINELLAS County, Florida.

**PARCEL 4**  
That part of Lot 1, PINELLAS GROVES, in the Northeast 1/4 of Section 31, Township 29' South, Range 16 East, as recorded in Plat Book 1, Page 55 of the Public Records of PINELLAS County, Florida, being further described as follows:  
From the Northwest corner of said Section 31, thence

along the North line of said Section 31, North 01°39'38" West,  
100.92 feet; thence South 89°59'00" East, 100.92 feet to the  
South right-of-way line of Whitney Road 63.00 feet (South  
right-of-way) thence along said right-of-way line, North  
01°39'38" West, 200.92 feet to the North line of said  
plot also being the North-West corner of the Lands described in  
D.R. Book 7349, Pages 0207-0210 of the Public Records of said  
Harris County, Texas, the West boundary of said Lands  
the following, South 01°32'28" East, 84.53 feet thence  
South 89°59'00" East, 100.92 feet to the North line of said  
Lands, 100.92 feet to the South-West corner of the Lands described in  
D.R. Book 7349, Pages 0207-0210 of the Public Records of said  
Harris County thence along said North line, North 01°39'38"  
West, 100.92 feet to the North line of said Section 31,  
South 89°59'00" East, 100.92 feet to the North line of said  
Section 31, 16.20 feet to the Pole of the Bearing.

PARCEL 5  
That portion of a parcel of land lying in Lot 1, Pinedale Groves  
Tract situated in the Northeast 1/4 of Section 31,  
Township 29 South, Range 16 East, as recorded in Plat Book 1,  
Page 55 of the Public Records of PINEBLADE County, Florida, being  
more particularly described as follows:  
Commence at the Northeast corner of said Section 31; thence  
North 89°31'38" West along the North boundary of said Section  
31 to the Northeast corner of said Section 31; thence  
East 0°13'23" East along said boundary to the Northeast corner  
of said Section 31; thence North 89°31'38" East, along said  
easterly line, 15.07 feet to the Point of Beginning; thence continue  
along the Easterly line of said Section 31, 300.00 feet to the  
Northeast corner of said Section 31; thence North 89°31'38" East,  
64.93 feet thence North 89°31'38" West, 300.00 feet; thence  
North 89°31'38" West, 64.93 feet; thence South 89°31'38" East,  
300.00 feet to the Northeast corner of said Section 31; thence  
East 0°13'23" East along the East boundary of the North 200 feet of the East 400 of the North 1/4 of the  
North 1/4 of the North 1/4 of said Section 31,  
300.00 feet and EXCEPT

[illegible]

DESCRIPTION OF SHARED ENTRY DRIVEWAY

That part at Lots 31 and 32 in the Southeast 1/4 of Section 30, Township 29 North Range 16 East, according to plat of PINELLAS GROVES, INC., recorded in Plat Book I Page 55, Public Records of PINELLAS County, Florida, included in the following described tract, being further described as follows:

Commence at the Northeast corner of said Section 31, thence North 89°31'38" West, 10758 feet along the North line of said Section 31 to the West right-of-way line of Highway 19 and the Point of Beginning; thence run along said straight line concave Eastwardly having a radius of 3645.58 feet; thence turn along said straight line concave Eastwardly through a central angle of 00°39'49" (chord South 02°12'24" East 2500 feet); Thence run N 89°31'38" W 5564 feet to the West right-of-way line of Highway 19; thence run S 88°34'10" W 16250 feet to the West right-of-way line of U.S. Highway 19 thence along a curve concave Eastwardly having a radius of 3645.58 feet; thence turn along said straight line concave Eastwardly through a central angle of 00°39'49" (chord South 01°18'39" East 2500 feet); to the POINT OF BEGINNING.

West right-of-way line

**Northside**  
*Engineering Services, Inc.*

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Construction Administration

RAM A. GOEL, Ph.D., P.E. #47431

Project #	1005
Issue Date:	12/13/12

[illegible]

**CIVIL SITE PLAN**

**AMERI-PRIDE**

16604 U.S. HWY. 19 N.  
CLEARWATER, FLORIDA

**Northside**  
*Engineering Services Inc.*

## C1.1

received

CITY OF LARGO JURISDICTION

**ZONING: C-2**

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