

**AGENDA**  
**Planning Review Staff**  
**Pinellas County Planning Department**  
**310 Court Street, 1<sup>st</sup> Floor Small Conference Room**  
**February 9, 2015 – 10:00 AM**

**Case Summary Review:**

1. Z/LU-3-3-15 (Pinellas County and C1 Bank)
2. Z/LU-4-3-15 (CFC Pasadena Golf, LLC)

CASE SUMMARY  
CASE NO. Z/LU-3-3-15  
(Quasi-Judicial)

PRS MEETING: February 9, 2015 @ 10:00 AM-1<sup>st</sup> Floor, Planning Conf Room

LPA HEARING: March 12, 2015 @ 9:00 AM-5<sup>th</sup> Floor, Board Assembly Room

BCC HEARING: April 21, 2015 @ 6:00 PM-5<sup>th</sup> Floor, Board Assembly Room

PPC HEARING: June 10, 2015 @ 3:00 AM-5<sup>th</sup> Floor, Board Assembly Room

FINAL DETERMINATION BY: July 21, 2015

APPLICANT'S NAME: Pinellas County and C1 Bank

REQUEST: Zone change from: RPD-10, Residential Planned Development, 10 units per acre  
to: RPD-5, Residential Planned Development, 5 units per acre  
& A-E, Agricultural Estate Residential

Land Use change from: Residential Low Medium  
to: Residential Low

CASE DESCRIPTION: Approximately 19 acres located at the northern terminus of 49th St. N., being west of the western terminus of 164th Avenue North in the unincorporated area of Largo (33/29/16/70380/100/1200, 2000, 0500, 0400 & 0300). A legal description is available in file upon request.

APPLICANT/ADDRESS: Pinellas County  
Attn: Engineering Right-of-Way  
315 Court St  
Clearwater, FL 33756

C1 Bank  
6100 4<sup>th</sup> Street North  
St. Petersburg, FL 33703

REP/ADDRESS: Planning Director  
Pinellas County Planning Department  
310 Court Street  
Clearwater, FL 33756

NOTICES SENT TO: Pinellas County, C1 Bank, Largo, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, Surrounding Owners

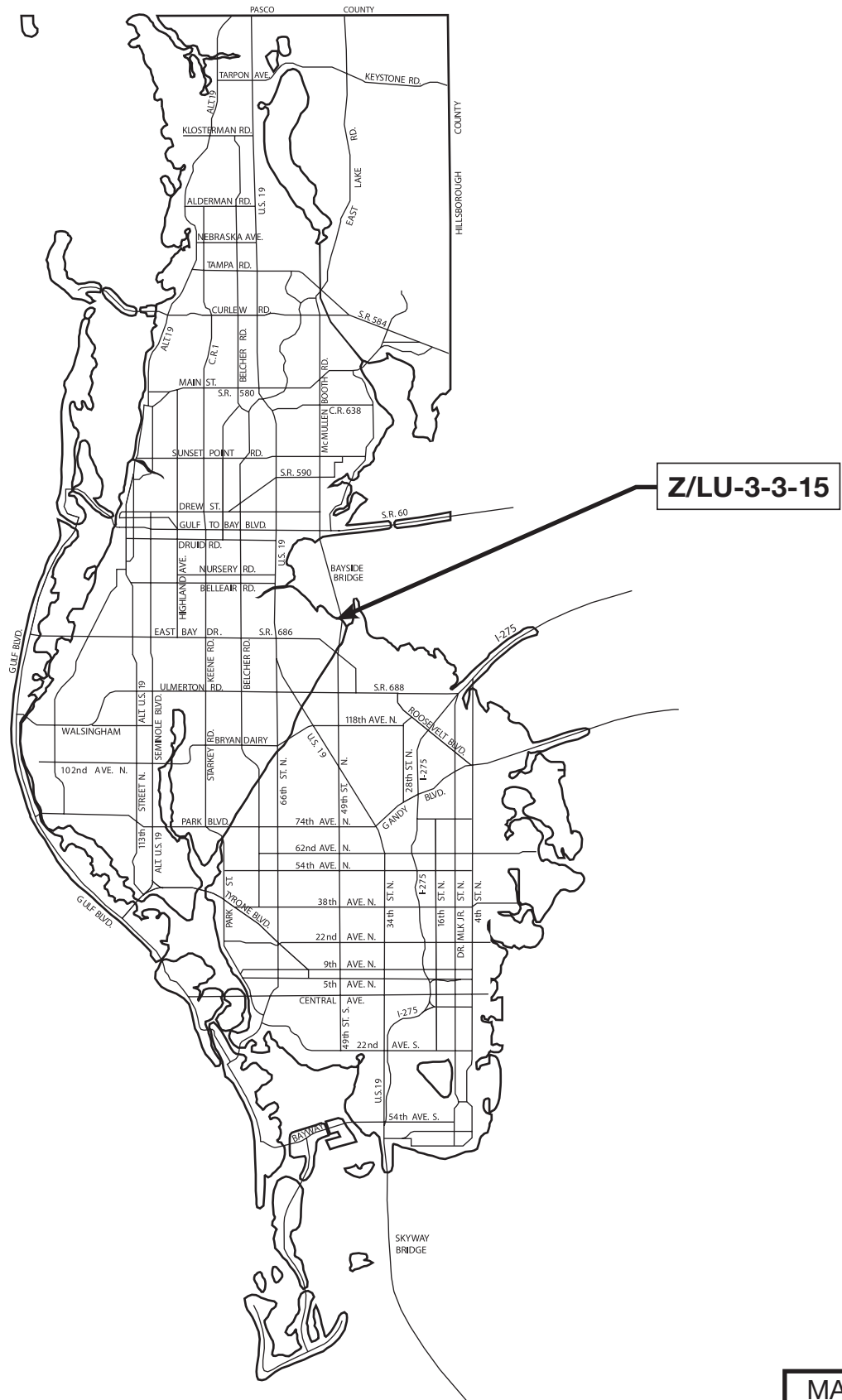
EXISTING USE: Vacant

PROPOSED USE: N/A

LAND USE: Residential Low Medium

ZONING: RPD-10

# LOCATION MAP



MAP-1

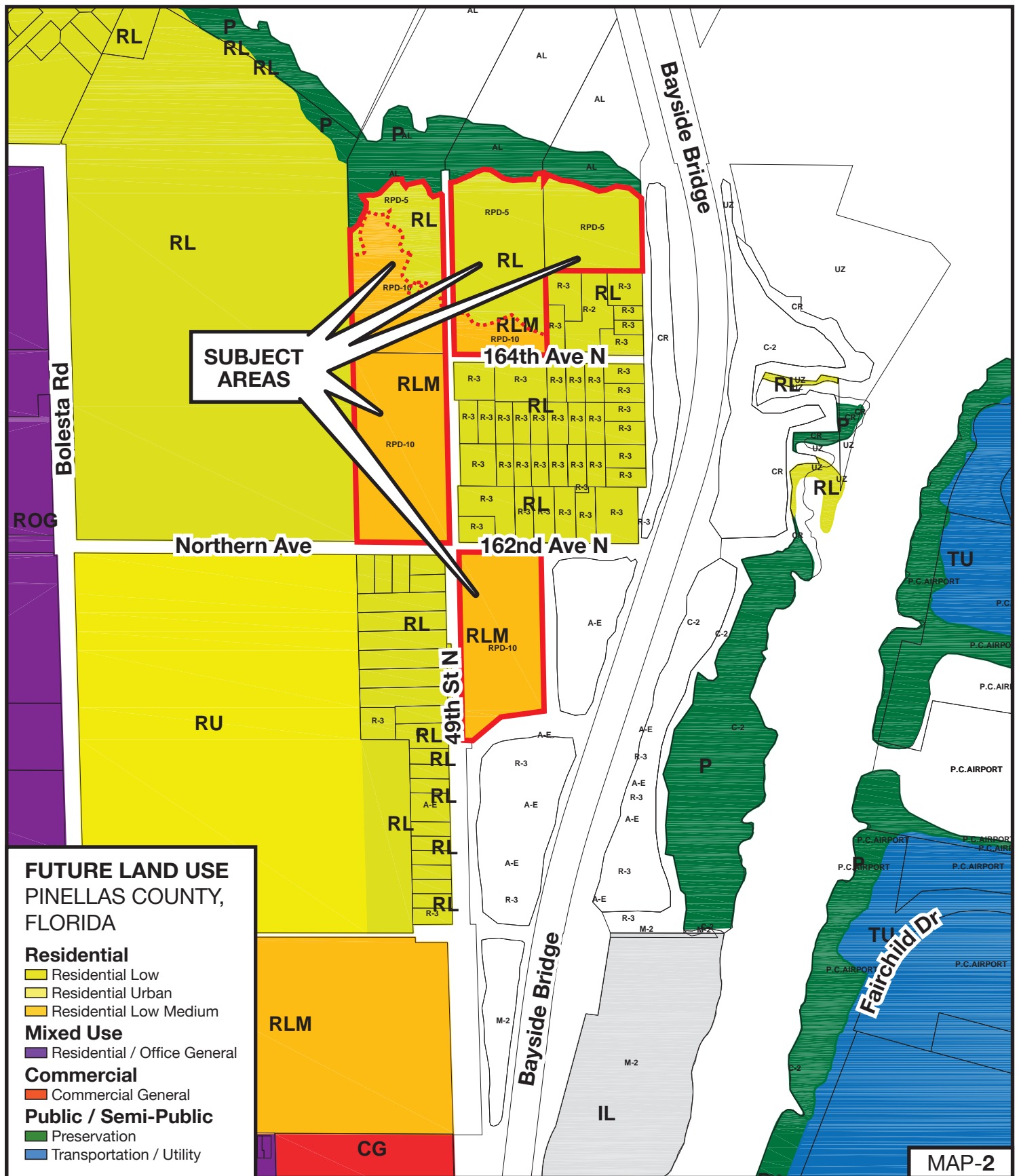
**Z/LU-3-3-15**

**Zoning** **From:** RPD-10, Residential Planned Development, 10 units per acre  
**To:** RPD-5, Residential Planned Development, 5 units per acre  
 & A-E, Agricultural Estate Residential  
**Land Use** **From:** Residential Low Medium  
**To:** Residential Low

Parcel I.D. 33/29/16/70380/100/1200, 2000, 0500, 0400 & 0300

Prepared by: Pinellas County Department of Planning and Development Services December 2014





**Z/LU-3-3-15**

Zoning **From:** RPD-10, Residential Planned Development, 10 units per acre  
**To:** RPD-5, Residential Planned Development, 5 units per acre  
 & A-E, Agricultural Estate Residential

Land Use **From:** Residential Low Medium  
**To:** Residential Low

Parcel I.D. 33/29/16/70380/100/1200, 2000, 0500, 0400 & 0300

Prepared by: Pinellas County Department of Planning and Development Services December 2014





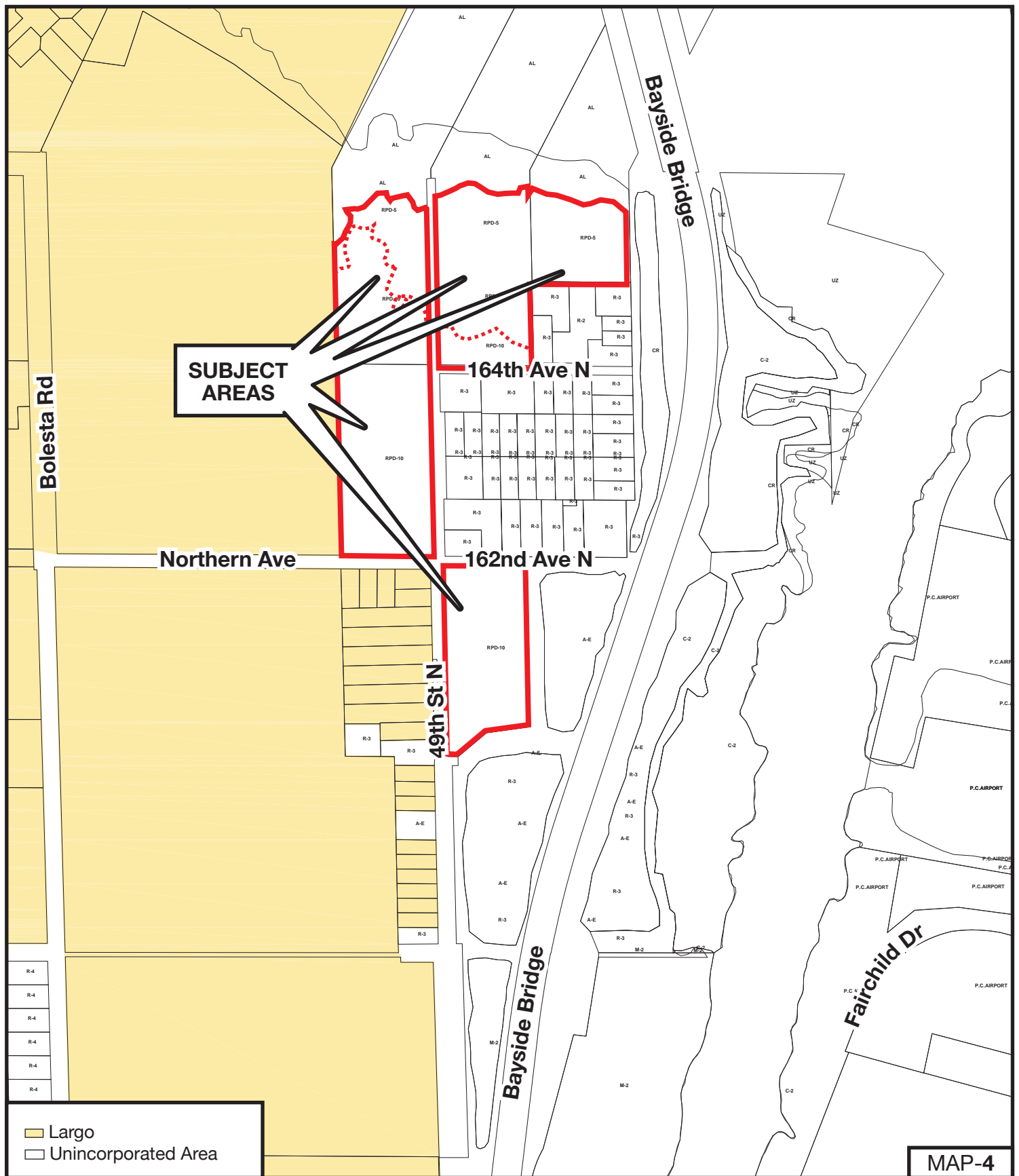


**Z/LU-3-3-15**

Zoning **From:** RPD-10, Residential Planned Development, 10 units per acre  
**To:** RPD-5, Residential Planned Development, 5 units per acre  
 & A-E, Agricultural Estate Residential  
 Land Use **From:** Residential Low Medium  
**To:** Residential Low

Parcel I.D. 33/29/16/70380/100/1200, 2000, 0500, 0400 & 0300  
 Prepared by: Pinellas County Department of Planning and Development Services December 2014





**Z/LU-3-3-15**

Zoning **From:** RPD-10, Residential Planned Development, 10 units per acre  
**To:** RPD-5, Residential Planned Development, 5 units per acre  
 Land Use **From:** Residential Low Medium  
**To:** Residential Low

Parcel I.D. 33/29/16/70380/100/1200, 2000, 0500, 0400 & 0300  
 Prepared by: Pinellas County Department of Planning and Development Services December 2014





1. Owner: Pineellas County And C.I Bank  
Mailing Address: 315 Court ST. + 6100 4<sup>th</sup> ST. N  
City: Clearwater / St. Pete State: FL Zip Code: 33756/33763 Daytime Phone: (727) 464-8200  
Email: \_\_\_\_\_
2. Representative's Name: Pineellas County Planning Dept.  
Company Name: \_\_\_\_\_  
Mailing Address: 440 Court ST.  
City: Clearwater State: FL Zip Code: 33756 Daytime Phone: (727) 464-8200  
Email: \_\_\_\_\_

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

- A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Specify interest held: \_\_\_\_\_

- B. Is there an existing contract for sale of subject property: \_\_\_\_\_ Yes ☒ No  
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is contract conditional or absolute? \_\_\_\_\_ Conditional \_\_\_\_\_ Absolute

- C. Are there any options to purchase on subject property? \_\_\_\_\_ Yes \_\_\_\_\_ No  
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. This hearing is being requested to consider: Rezone From RPD-10 to RPD-5 + A-E  
LAND USE Amendment From RLM to RL
5. Location of subject property (street address): VACANT (11.6 AC)
6. Legal Description of Property: (attach additional documents if necessary)  
33-29-16-70380-100-2000, 33-29-16-70380-100-1200  
33-29-16-70380-100-0500, 33-29-16-70380-100-0400,  
33-29-16-70380-100-0300
7. Size of Property: \_\_\_\_\_ feet by \_\_\_\_\_ feet, 1.28 ac :res RPD-10 = 11.6 AC  
RPD-5 = 7.06  
AL = 17.70
8. Present zoning classification: RPD-10 + RPD-5
9. Present Land Use Map designation: RLA + RL
10. Date subject property acquired: \_\_\_\_\_
11. Existing structures and improvements on subject property:  
VACANT
12. Proposed structures and improvements will be:  
Residential
13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).  
Per Sec. 10.3 of The Development Agreement Pinellas County is  
Required to Rezone the Property to its original Zoning AS  
Construction has not commenced within 5 years. However STAFF Recommends  
RPD-5 on the Bank owned Property to Allow For The Preservation of  
Desirable vegetation
14. Has any previous application relating to zoning or land use on this property been filed within the last year? via  
Yes ☒ No ☐ When? \_\_\_\_\_ In whose name? Clustering  
which the  
RPD zoning  
allows
- Briefly state the nature and outcome of the hearing:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



15. Does applicant own any property contiguous to subject property? \_\_\_\_\_ Yes ☒ No  
If so, give complete legal description of contiguous property:

---

---

---

---

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.  
*(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)*
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

**Parcel Detail****PA Data Related  
Data**

Print Window



Close Window



Property Appraiser Database



Tax Collector Database

**Parcel Id:** 33/29/16/70380/100/1200**Site Address:****Owner/Address:**

**PINELLAS COUNTY  
ATTN: ENGINEERING R/W  
315 COURT ST  
CLEARWATER  
FL  
33756-5165**

**Total Parcel Acreage:** 4.737  
**Total Polygon Acreage:** 4.737  
**Municipality:** 25 - UNINCORPORATED  
**Evacuation Zone:** B  
**Planning Sector:** 8 - Greater Highpoint/Feather Sound  
**Trans Impact Fee District:** 8 - Highpoint Area  
**BCC At-Large District:** 1 - Janet C. Long  
**BCC Single Member District:** 5 - Karen Williams Seel  
**Tax District:**  
**District Overlay:**  
**Fire District:** 11 - Largo

**Land Use**

Land Use Code	Acreage	Units
000.86	4.736	0

**Total Units:** 0**Notes:**

**within 330 ft of Eagles Nest :** No  
**within 660 ft of Eagles Nest :** No

## Parcel Detail

**PA Data Related  
Data**

Print Window



Close Window



Property Appraiser Database



Tax Collector Database

Parcel Id: 33/29/16/70380/100/2000

Site Address:

Owner/Address:

PINELLAS COUNTY  
ATTN: ENGINEERING R/W  
315 COURT ST  
CLEARWATER  
FL  
33756-5165

Total Parcel Acreage: 3.78  
Total Polygon Acreage: 3.78  
Municipality: 25 - UNINCORPORATED  
Evacuation Zone: B  
Planning Sector: 8 - Greater Highpoint/Feather Sound  
Trans Impact Fee District: 8 - Highpoint Area  
BCC At-Large District: 1 - Janet C. Long  
BCC Single Member District: 5 - Karen Williams Seel  
Tax District: HPTF  
District Overlay:  
Fire District: 11 - Largo

## Land Use

Land Use Code	Acreage	Units
000.86	3.779	0

Total Units: 0

## Notes:

within 330 ft of Eagles Nest : Yes  
within 660 ft of Eagles Nest : Yes



## Parcel Detail

**PA Data Related  
Data**

Print Window



Close Window



Property Appraiser Database



Tax Collector Database

Parcel Id: 33/29/16/70380/100/0300

Site Address:

Owner/Address:

C 1 BANK  
C/O HIGGS, CLARK  
6100 4TH ST N  
ST PETERSBURG  
FL  
33703-1422

Total Parcel Acreage: 5.872  
Total Polygon Acreage: 5.872  
Municipality: 25 - UNINCORPORATED  
Evacuation Zone: A  
Planning Sector: 8 - Greater Highpoint/Feather Sound  
Trans Impact Fee District: 8 - Highpoint Area  
BCC At-Large District: 1 - Janet C. Long  
BCC Single Member District: 5 - Karen Williams Seel  
Tax District: HPTF  
District Overlay:  
Fire District: 11 - Largo

## Land Use

Land Use Code	Acreage	Units
000.00	1.894	0
000.96	.535	0
000.95	2.02	0
000.95	.836	0
Total Units:		0

## Notes:

within 330 ft of Eagles Nest : No  
within 660 ft of Eagles Nest : No

**Parcel Detail**

**PA Data Related  
Data**



Print Window



Close Window



Property Appraiser Database



Tax Collector Database

**Parcel Id:** 33/29/16/70380/100/0400**Site Address:****Owner/Address:**

C 1 BANK  
 C/O HIGGS, CLARK  
 6100 4TH ST N  
 ST PETERSBURG  
 FL  
 33703-1422

**Total Parcel Acreage:** 10.349  
**Total Polygon Acreage:** 10.349  
**Municipality:** 25 - UNINCORPORATED  
**Evacuation Zone:** A  
**Planning Sector:** 8 - Greater Highpoint/Feather Sound  
**Trans Impact Fee District:** 8 - Highpoint Area  
**BCC At-Large District:** 1 - Janet C. Long  
**BCC Single Member District:** 5 - Karen Williams Seel  
**Tax District:** HPTF  
**District Overlay:**  
**Fire District:** 11 - Largo

**Land Use**

Land Use Code	Acreage	Units
210.08	2.035	2
210.08	.841	2
000.00	1.614	0
000.96	1.161	0
000.95	4.696	0

**Total Units:** 2**Notes:**

within 330 ft of Eagles Nest : No  
 within 660 ft of Eagles Nest : No

**Parcel Detail**

**PA Data Related  
Data**



Print Window



Close Window



Property Appraiser Database



Tax Collector Database

**Parcel Id:** 33/29/16/70380/100/0500**Site Address:****Owner/Address:**

**PINELLAS CNTY SURPLUS LAND TRUST - BAYSIDE**  
**PINELLAS COMMUNITY HOUSING FDTN INC TRE**  
**2605 ENTERPRISE RD E #230**  
**CLEARWATER**  
**FL**  
**33759-1067**

**Total Parcel Acreage:** 12.49  
**Total Polygon Acreage:** 12.49  
**Municipality:** 25 - UNINCORPORATED  
**Evacuation Zone:** A  
**Planning Sector:** 8 - Greater Highpoint/Feather Sound  
**Trans Impact Fee District:** 8 - Highpoint Area  
**BCC At-Large District:** 1 - Janet C. Long  
**BCC Single Member District:** 5 - Karen Williams Seel  
**Tax District:** HPTF  
**District Overlay:**  
**Fire District:** 11 - Largo

**Land Use**

Land Use Code	Acreage	Units
000.86	2.492	0
000.86	1.538	0
000.96	1.225	0
000.96	.645	0
000.95	6.592	0

**Total Units:** 0**Notes:**

**within 330 ft of Eagles Nest :** No  
**within 660 ft of Eagles Nest :** No



CASE SUMMARY  
CASE NO. Z/LU-4-3-15  
(Quasi-Judicial)

PRS MEETING: February 9, 2015 @ 10:00 AM-1<sup>st</sup> Floor, Planning Conf Room

LPA HEARING: March 12, 2015 @ 9:00 AM-5<sup>th</sup> Floor, Board Assembly Room

BCC HEARING: April 21, 2015 @ 6:00 PM-5<sup>th</sup> Floor, Board Assembly Room

PPC HEARING: June 10, 2015 @ 3:00 AM-5<sup>th</sup> Floor, Board Assembly Room

FINAL DETERMINATION BY: July 21, 2015

APPLICANT'S NAME: CFC Pasadena Golf, LLC

REQUEST: Zone change from: RPD-5, Residential Planned Development, 5 units per acre  
& P-1, Professional Offices  
to: RPD-5, Residential Planned Development, 5 units per acre

Land Use change from: Residential/Office-General & Recreation/Open Space  
to: Residential Low

CASE DESCRIPTION: Approximately 3.96 acres located on the east side of Royal Palm Drive South and 400 ft. west of Gulfport Boulevard South in the unincorporated area of Gulfport (29/31/16/67365/000/0060 & 0065). A legal description is available in file upon request.

APPLICANT/ADDRESS: CFC Pasadena Golf, LLC  
6300 Pasadena Point Blvd  
Gulfport, FL 33707

REP/ADDRESS: Steven A. Williamson  
Johnson, Pope, Bokor, Ruppel & Burns, LLP  
911 Chestnut Street  
Clearwater, FL 33756

NOTICES SENT TO: CFC Pasadena Golf, LLC, Steven A. William, Gulfport, Mike Meidel-  
Economic Development Council, DOT, Clint Herbic -Pinellas County School  
Board, Surrounding Owners

EXISTING USE: Vacant

PROPOSED USE: 15 townhome units

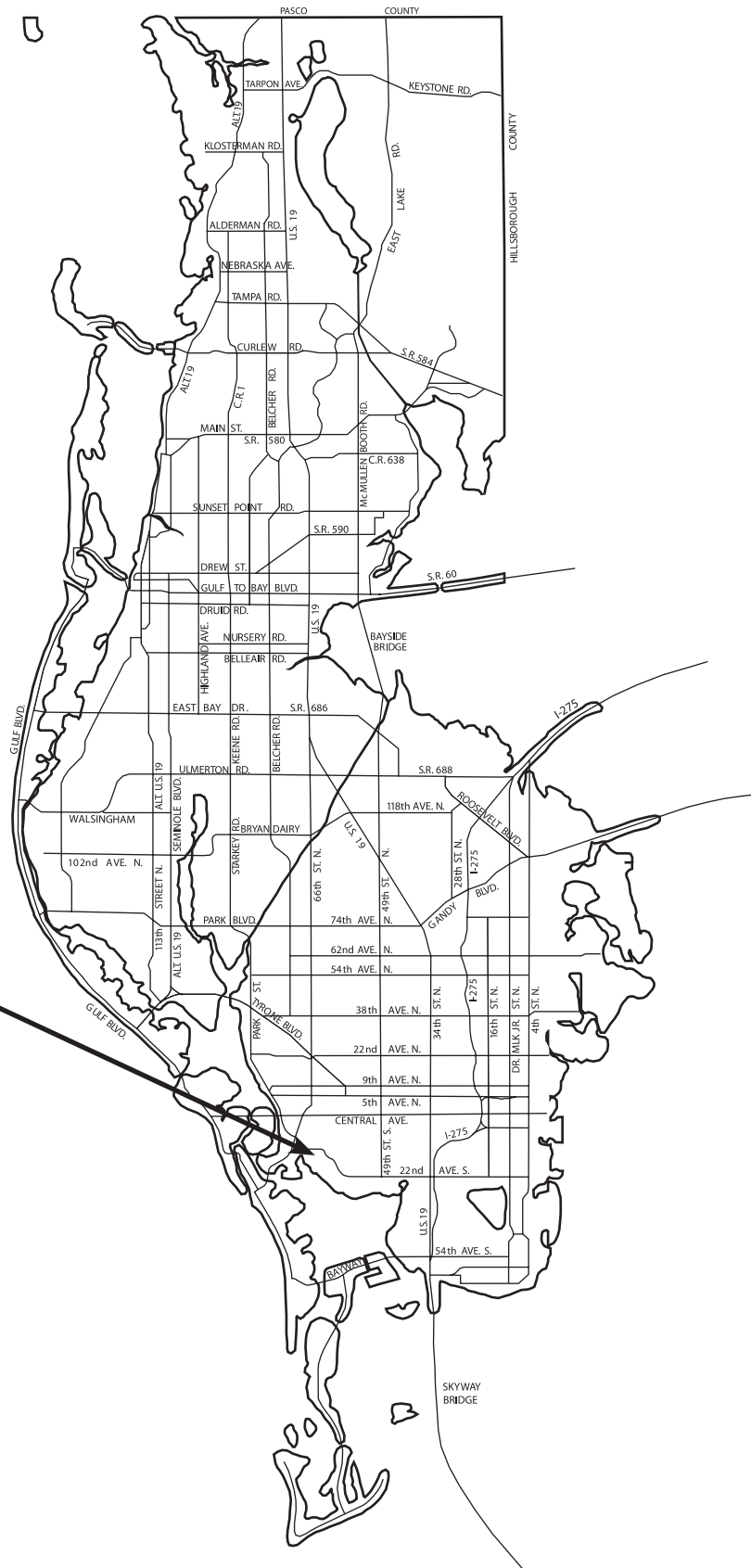
LAND USE: Residential/Office-General & Recreation/Open Space

ZONING: RPD-5 & P-1

Z14-000024

# LOCATION MAP

**Z/LU-4-3-15**



MAP-1

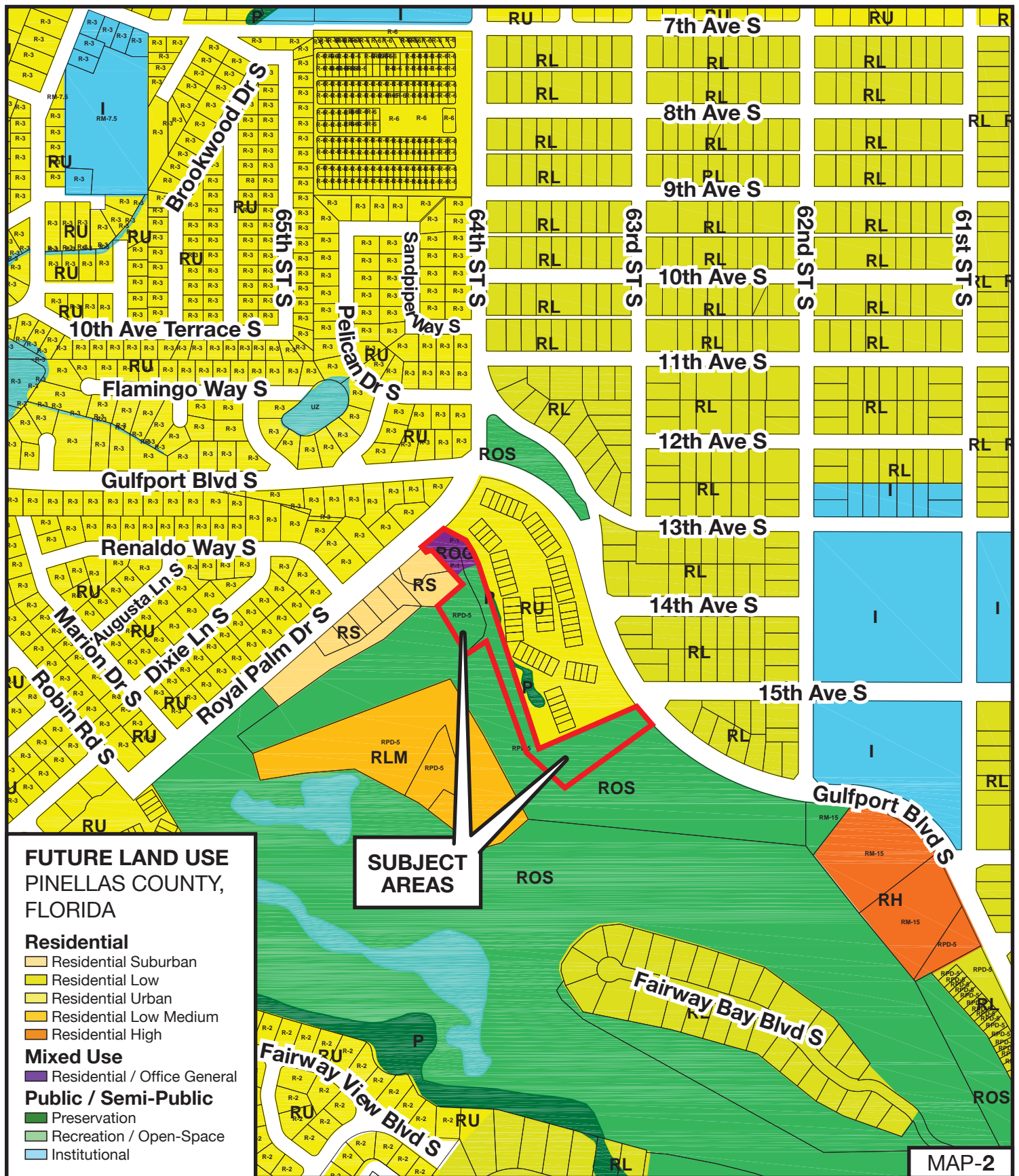
**Z/LU-4-3-15**

**Zoning** **From:** RPD-5, Residential Planned Development, 5 units per acre & P-1, Professional Offices  
**To:** RPD-5, Residential Planned Development, 5 units per acre  
**Land Use** **From:** Residential/Office-General & Recreation/Open Space  
**To:** Residential Low

Parcel I.D. 29/31/16/67365/000/0060 & 0065

Prepared by: Pinellas County Department of Planning and Development Services December 2014





**Z/LU-4-3-15**

**Zoning** **From:** RPD-5, Residential Planned Development, 5 units per acre & P-1, Professional Offices  
**To:** RPD-5, Residential Planned Development, 5 units per acre

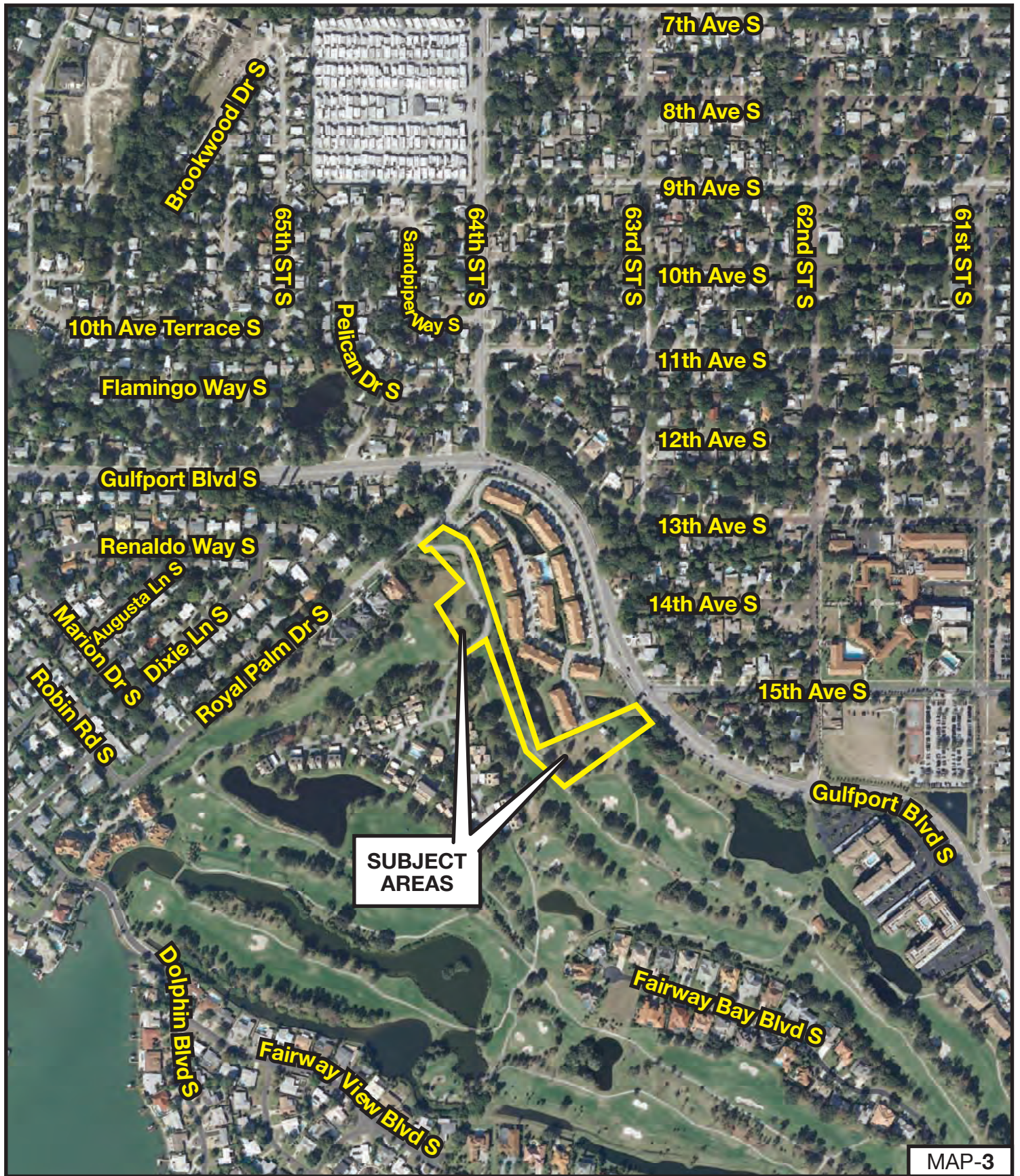
**Land Use** **From:** Residential/Office-General & Recreation/Open Space  
**To:** Residential Low

Parcel I.D. 29/31/16/67365/000/0060 & 0065

Prepared by: Pinellas County Department of Planning and Development Services December 2014







MAP-3

**Z/LU-4-3-15**

Zoning **From:** RPD-5, Residential Planned Development, 5 units per acre & P-1, Professional Offices  
**To:** RPD-5, Residential Planned Development, 5 units per acre  
 Land Use **From:** Residential/Office-General & Recreation/Open Space  
**To:** Residential Low

Parcel I.D. 29/31/16/67365/000/0060 & 0065

Prepared by: Pinellas County Department of Planning and Development Services December 2014







**Z/LU-4-3-15**

Zoning **From:** RPD-5, Residential Planned Development, 5 units per acre & P-1, Professional Offices  
**To:** RPD-5, Residential Planned Development, 5 units per acre  
 Land Use **From:** Residential/Office-General & Recreation/Open Space  
**To:** Residential Low

Parcel I.D. 29/31/16/67365/000/0060 & 0065

Prepared by: Pinellas County Department of Planning and Development Services December 2014



1. Owner: CFC Pasadena Golf, LLC

Mailing Address: 6300 Pasadena Point Blvd.

City: Gulfport State: FL Zip Code: 33707 Daytime Phone: (      )           

Email: dgravette@gmail.com

2. Representative's Name: Steven A. Williamson  
Company Name: Johnson, Pope, Bokor, Ruppel & Burns, LLP  
Mailing Address: 911 Chestnut Street  
City: Clearwater State: FL Zip Code: 33756 Daytime Phone: (727) 461-1818  
Email: Stevew@jpfirm.com

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

Holdings Management LLC

MDXA Development LLC

Joseph Meyer

~~Donald B. Gravette~~

Specify interest held: Owner of CFC Pasadena Golf LLC

B. Is there an existing contract for sale of subject property: \_\_\_\_\_ Yes ☒ No  
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

---

---

---

---

Is contract conditional or absolute? \_\_\_\_\_ Conditional \_\_\_\_\_ Absolute

C. Are there any options to purchase on subject property?        Yes        No  
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



4. This hearing is being requested to consider: Change in Land Use from ROG and ROS to RL, and change in zoning from RPD-5, P-1 to RPD-5

5. Location of subject property (street address): Royal Palm Blvd. and Gulfport Blvd South

6. Legal Description of Property: (attach additional documents if necessary)

See Exhibit "A"

7. Size of Property: \_\_\_\_\_ feet by \_\_\_\_\_ feet, 3.96 acres

8. Present zoning classification: P-1 AND RPD-5

9. Present Land Use Map designation: ROG and ROS

10. Date subject property acquired: 2004

11. Existing structures and improvements on subject property:

Vacant

12. Proposed structures and improvements will be:

3 townhome buildings of 5 units each

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).

See Exhibit "B"

14. Has any previous application relating to zoning or land use on this property been filed within the last year?  
\_\_\_\_ Yes ☒ No When? \_\_\_\_\_ In whose name? \_\_\_\_\_

Briefly state the nature and outcome of the hearing:

15. Does applicant own any property contiguous to subject property? ☒ Yes ☐ No

If so, give complete legal description of contiguous property:

Not available

---

---

---

---

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.  
*(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)*
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

**CERTIFICATION OF OWNERSHIP**

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

Joseph Meyer  
\*\*\*Signature of Owner or Trustee

Date: 20th November 2014

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 20th day of November, 20 14

personally appeared JOSEPH B. MEYER  
who, being duly sworn, deposes and says that the above is a true and correct certification.

Sarah Harvey  
(signature) NOTARY PUBLIC



(seal)

\*\*\*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

## **EXHIBIT "A"**

**A portion of SECTION "A" PASADENA GOLF CLUB SUBDIVISION, as recorded in Plat Book 20, Page 65, of the Public Records of Pinellas County, Florida, lying in Section 29, Township 31 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:**

**From the most Southerly corner of said PASADENA GREENS as a Point of Reference, N.54°36'32"E. along the Southerly line of said PASADENA GREENS, 254.01 feet; thence continue along the Southerly line of said PASADENA GREENS the following two (2) courses: N.60°43'44"E., 245.15 feet; thence N.48°57'38"E., 192.69 feet to the POINT OF BEGINNING; thence continue along the Southerly line of said PASADENA GREENS, N.48°57'38"E., 8.77 feet to the most Southerly corner of Lot 6 of said PASADENA GREENS, said point being on the boundary of lands described in Official Records Book 15683, Pages 1837 and 1838 of the Public Records of Pinellas County, Florida; thence along the Southerly and Easterly boundaries of said lands the following three (3) courses: S.86°24'21"E., 65.91 feet; thence N.48°57'38"E., 133.58 feet; thence N.41°02'22"W., 46.31 feet to the most Easterly corner of said Lot 6; thence continue N.41°02'22"W. along the Easterly line of said PASADENA GREENS, 136.23 feet; thence continue along the Easterly line of said PASADENA GREENS the following two (2) courses: N.89°22'06"W., 25.92 feet; thence N.44°01'12"W., 21.57 feet to the most Northerly corner of said PASADENA GREENS; thence N.48°57'38"E. along the Southeasterly right-of-way line of Royal Palm Drive, 101.68 feet to the most Westerly corner of VILLAS DEL VERDE, as recorded in Plat Book 124, Pages 4 through 9, of the Public Records of Pinellas County, Florida; thence along the Westerly line of said VILLAS DEL VERDE, the following three (3) courses: S.65°06'34"E., 103.51 feet; thence S.32°33'24"E., 57.06 feet; thence S.19°10'54"E., 825.00 feet to the Southwest corner of said VILLAS DEL VERDE; thence N.66°00'00"E. along the South line of said VILLAS DEL VERDE, 422.72 feet to the Southeast corner of said VILLAS DEL VERDE, said point lying on the Westerly right-of-way line of Gulfport Boulevard; thence along said Westerly right-of-way line, 117.40 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 1024.87 feet, central angle 6°33'47", chord bearing S.41°22'37"E., chord length 117.33 feet to a point of intersection with a non-tangent line; thence S.51°00'00"W., 440.78 feet; thence N.39°00'00"W., 223.78 feet; thence N.19°10'54"W., 466.16 feet; thence S.70°49'06"W., 154.04 feet; thence N.41°02'22"W., 253.52 feet to the POINT OF BEGINNING.**

**Containing 168,676 square feet or 3.872 acres.**

**Pinellas County, Florida**

**LESS AND EXCEPT:**



**A portion of SECTION "A" PASADENA GOLF CLUB SUBDIVISION, as recorded in Plat Book 20, Page 65, of the Public Records of Pinellas County, Florida, lying in Section 29, Township 31 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:**

**From the most Southerly corner of said PASADENA GREENS as a Point of Reference, N.54°36'32"E. along the Southerly line of said PASADENA GREENS, 254.01 feet; thence continue along the Southerly line of said PASADENA GREENS the following two (2) courses: N.60°43'44"E., 245.15 feet; thence N.48°57'38"E., 192.69 feet; thence continue along the Southerly line of said PASADENA GREENS, N.48°57'38"E., 8.77 feet to the most Southerly corner of Lot 6 of said PASADENA GREENS, said point being on the boundary of lands described in Official Records Book 15683, Pages 1837 and 1838 of the Public Records of Pinellas County, Florida; thence along the Southerly and Easterly boundaries of said lands the following three (3) courses: S.86°24'21"E., 65.91 feet; thence N.48°57'38"E., 133.58 feet; thence N.41°02'22"W., 46.31 feet to the most Easterly corner of said Lot 6; thence continue N.41°02'22"W. along the Easterly line of said PASADENA GREENS, 136.23 feet; thence continue along the Easterly line of said PASADENA GREENS the following two (2) courses: N.89°22'06"W., 25.92 feet; thence N.44°01'12"W., 21.57 feet to the most Northerly corner of said PASADENA GREENS; thence N.48°57'38"E. along the Southeasterly right-of-way line of Royal Palm Drive, 101.68 feet to the most Westerly corner of VILLAS DEL VERDE, as recorded in Plat Book 124, Pages 4 through 9, of the Public Records of Pinellas County, Florida; thence along the Westerly line of said VILLAS DEL VERDE, the following three (3) courses: S.65°06'34"E., 103.51 feet; thence S.32°33'24"E., 57.06 feet; thence S.19°10'54"E., 370.90 feet to the POINT OF BEGINNING; thence continue S.19°10'54"E. along said Westerly line, 454.10 feet to the Southwest corner of said VILLAS DEL VERDE; thence S.66°00'00"W., 25.09 feet; thence N.19°10'54"W., 456.21 feet; thence N.70°49'06"E., 25.00 feet to the POINT OF BEGINNING.**

**Containing 11,379 square feet or 0.261 acres.**

**Pinellas County, Florida**

## EXHIBIT "B"

The applicant, CFC Pasadena Golf, LLC ("CFC"), is proposing to redevelop a small portion of the Pasadena Yacht and Country Club vacant property with 15 attached dwelling units in the area adjacent to hole 6 and 8 and tee box 9. The subject property is in unincorporated Pinellas County, and the northwest portion of the subject property fronts on Royal Palm Drive, approximately 350 feet southwest of Gulfport Boulevard, and the southeast portion of the subject property fronts on Gulfport Boulevard, approximately 100 feet southeast of 15<sup>th</sup> Avenue South, and comprises approximately 3.96 acres. The surrounding properties consist primarily of golf course and residential uses, including attached multi-family dwellings and single-family dwellings.

The subject property is part of a 2,400 unit Planned Unit Development ("PUD") with a golf course and country club. A majority of the residential portions of the site were originally intended to be developed with high-density attached dwellings strategically located around and throughout the golf course/country club. However, the PUD has been developed with a mixture of residential products, including single family detached homes, town homes, and low- and mid-rise condominium units.

The subject property is designated Residential Office General and Recreation Open Space on the Future Land Use Map, and is zoned RPD-5 and P-1. CFC requests the following:

1. Land Use Plan Amendment from Residential Office General and Recreation Open Space to Residential Low, and
2. Zoning change from P-1 to RPD-5

This requested change will clean up some existing, incompatible land use categories, such that the existing RPD-5 zoning category will be consistent with the proposed underlying land use designation of Residential Low.

Although portions of the subject property are currently designated as Recreation Open Space on the land use map, the change in land use map category to Residential Low will not negatively affect the existing golf course. The portion of the subject property fronting on Royal Palm Drive will not interfere with any portion of the golf course actively being used as part of the course and the portion of the subject property fronting on Gulfport Boulevard will incorporate a portion of the 9th hole tee box in the proposed development.

The proposed change in land use category and zoning are consistent and compatible with the adjacent properties and developments and serve as a transition from the more intense Villas Del Verde community developed at 7.5 units per acre and the single family homes to the southwest. The surrounding properties are described as follows:

Location	Zoning	Land Use	Actual Use
North	R-3 (Gulfport)	RU (Gulfport)	Townhome Community
South	RPD-5 (County) PUD (Gulfport)	R/OS (County) RL (Gulfport)	Golf Course Multi-Family Residential
East	R-3 (Gulfport) RPD-5 (County)	RU (Gulfport) ROS (County)	Townhome Community, Golf Course, Gulfport Blvd.
West	PUD (Gulfport)	RS (Gulfport)	Single Family Royal Palm Drive

## LEGAL DESCRIPTION

A portion of SECTION "A" PASADENA GOLF CLUB SUBDIVISION, as recorded in Plat Book 20, Page 65, of the Public Records of Pinellas County, Florida, lying in Section 29, Township 31 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

From the most Southerly corner of said PASADENA GREENS as a Point of Reference, N.54°36'32"E. along the Southerly line of said PASADENA GREENS, 254.01 feet; thence continue along the Southerly line of said PASADENA GREENS the following two (2) courses: N.60°43'44"E., 245.15 feet; thence N.48°57'38"E., 192.69 feet to the POINT OF BEGINNING; thence continue along the Southerly line of said PASADENA GREENS, N.48°57'38"E., 8.77 feet to the most Southerly corner of Lot 6 of said PASADENA GREENS, said point being on the boundary of lands described in Official Records Book 15683, Pages 1837 and 1838 of the Public Records of Pinellas County, Florida; thence along the Southerly and Easterly boundaries of said lands the following three (3) courses: S.86°24'21"E., 65.91 feet; thence N.48°57'38"E., 133.58 feet; thence N.41°02'22"W., 46.31 feet to the most Easterly corner of said Lot 6; thence continue N.41°02'22"W. along the Easterly line of said PASADENA GREENS, 136.23 feet; thence continue along the Easterly line of said PASADENA GREENS the following two (2) courses: N.89°22'06"W., 25.92 feet; thence N.44°01'12"W., 21.57 feet to the most Northerly corner of said PASADENA GREENS; thence N.48°57'38"E. along the Southeasterly right-of-way line of Royal Palm Drive, 101.68 feet to the most Westerly corner of VILLAS DEL VERDE, as recorded in Plat Book 124, Pages 4 through 9, of the Public Records of Pinellas County, Florida; thence along the Westerly line of said VILLAS DEL VERDE, the following three (3) courses: S.65°06'34"E., 103.51 feet; thence S.32°33'24"E., 57.06 feet; thence S.19°10'54"E., 825.00 feet to the Southwest corner of said VILLAS DEL VERDE; thence N.66°00'00"E. along the South line of said VILLAS DEL VERDE, 422.72 feet to the Southeast corner of said VILLAS DEL VERDE, said point lying on the Westerly right-of-way line of Gulfport Boulevard; thence along said Westerly right-of-way line, 117.40 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 1024.87 feet, central angle 6°33'47", chord bearing S.41°22'37"E., chord length 117.33 feet to a point of intersection with a non-tangent line; thence S.51°00'00"W., 440.78 feet; thence N.39°00'00"W., 223.78 feet; thence N.19°10'54"W., 466.16 feet; thence S.70°49'06"W., 154.04 feet; thence N.41°02'22"W., 253.52 feet to the POINT OF BEGINNING.

Containing 168,676 square feet or 3.872 acres.


Pinellas County, Florida

## NOTES

1. Basis of Bearings: N.48°57'38"E. along the Southeasterly right-of-way line of Royal Palm Drive.
2. NOT A BOUNDARY SURVEY.
3. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
6. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

## LEGEND

A	Arc length	LS	Land Surveyor	PSM	Professional Surveyor and Mapper
CH	Chord length	O.R.	Official Records Book	(R)	Record
Δ	Delta (Central Angle)	P.B.	Plat Book	RAD	Radius
LB	Licensed Business	PGS.	Pages	R/W	Right-of-way

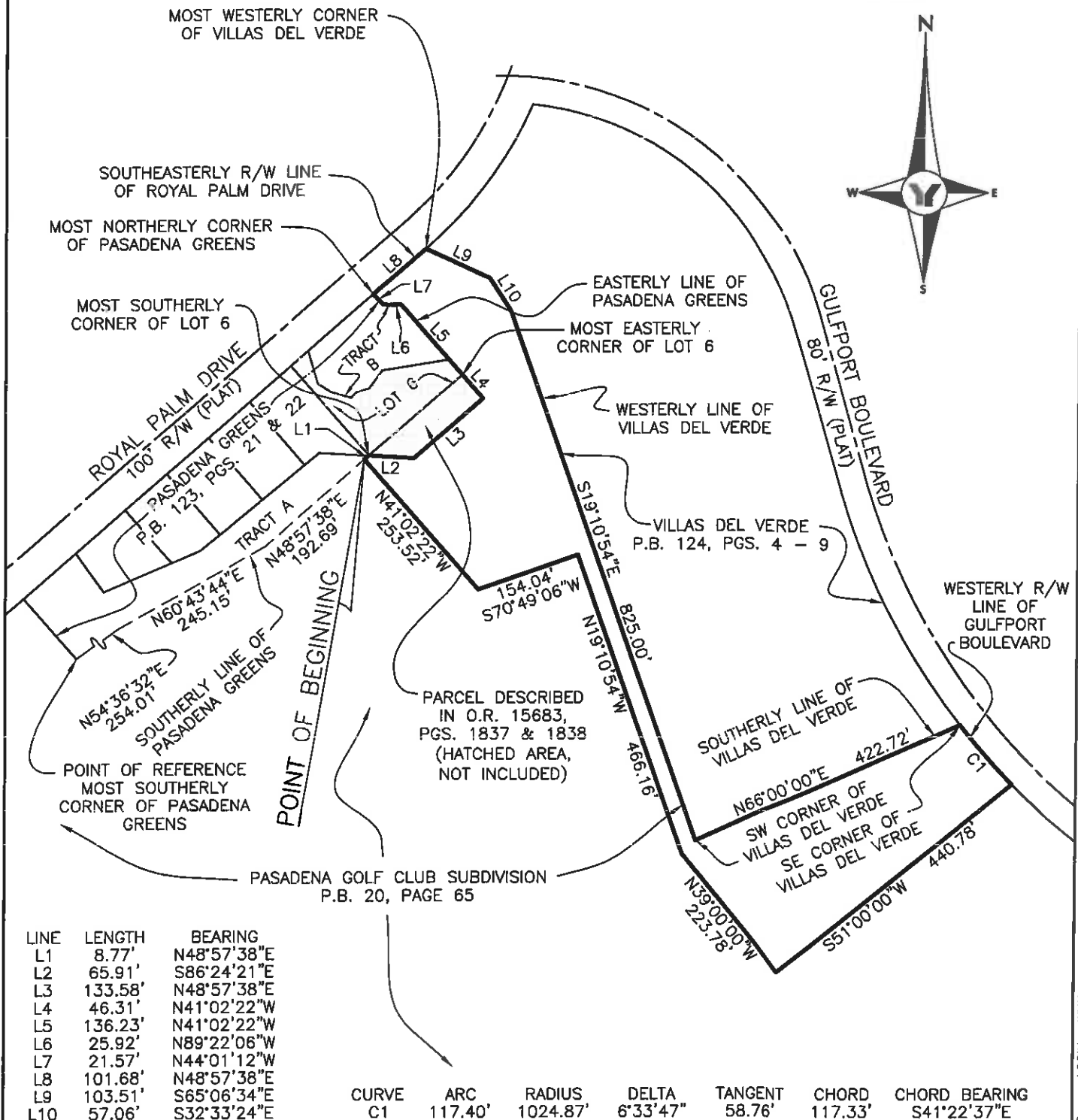
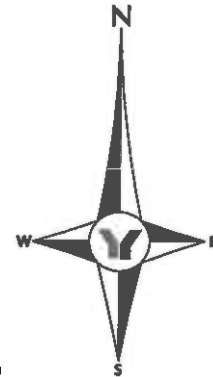
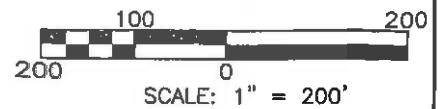
PREPARED FOR: Wannemacher Jensen Architects Inc.		<b>LEGAL DESCRIPTION</b>		REVISIONS	BY	DATE	DESCRIPTION
		SECTION 29 TOWNSHIP 31 S. RANGE 16 E.					
CREW CHIEF	INITIALS	DATE	 <b>George F. Young, Inc.</b> 299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701-3126 PHONE (727) 822-4317 FAX (727) 822-2919 LICENSED BUSINESS 18021 ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE • PLANNING • SURVEYING • UTILITIES GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA				
DRAWN	WDK	12/04/14					
CHECKED	CAB	12/04/14					
FIELD BOOK							
SCALE	1" = 200'		Catherine A. Bosco PSM LS 6257 December 4, 2014 DATE				
			JOB NO. 14021400SS		SHEET NO. 1 OF 2		

FILE: I:\PROJECT\SUR\14021400SS\DWG\14021400SS00SK\_V2.DWG

WAK LOGIN:

12/04/14 15:11:50 PLOTTED:





LINE	LENGTH	BEARING
L1	8.77'	N48°57'38"E
L2	65.91'	S86°24'21"E
L3	133.58'	N48°57'38"E
L4	46.31'	N41°02'22"W
L5	136.23'	N41°02'22"W
L6	25.92'	N89°22'06"W
L7	21.57'	N44°01'12"W
L8	101.68'	N48°57'38"E
L9	103.51'	S65°06'34"E
L10	57.06'	S32°33'24"E

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	117.40'	1024.87'	6°33'47"	58.76'	117.33'	S41°22'37"E

PREPARED FOR:  
Wannemacher Jensen Architects Inc.

### LEGAL DESCRIPTION

SECTION 29 TOWNSHIP 31 S. RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	WOK	12/04/14
CHECKED	CAB	12/04/14
FIELD BOOK		
SCALE	1" = 200'	

SEE SHEET 1 OF 2  
FOR LEGAL DESCRIPTION,  
NOTES, LEGEND,  
SIGNATURE AND SEAL



**George F. Young, Inc.**

299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701-3126  
PHONE (727) 822-4317 FAX (727) 822-2919  
LICENSED BUSINESS 13021  
ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE • PLANNING • SURVEYING • UTILITIES  
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO.  
**14021400SS**

SHEET NO.  
**2 OF 2**

FILE: I:\PROJECT\SUR\14021400SS\DWG\14021400SS005K\_V2.DWG  
LOGIN: WMK  
12/04/14 15:11:50  
PLOTTED:

## LEGAL DESCRIPTION

A portion of SECTION "A" PASADENA GOLF CLUB SUBDIVISION, as recorded in Plat Book 20, Page 65, of the Public Records of Pinellas County, Florida, lying in Section 29, Township 31 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

From the most Southerly corner of said PASADENA GREENS as a Point of Reference, N.54°36'32"E. along the Southerly line of said PASADENA GREENS, 254.01 feet; thence continue along the Southerly line of said PASADENA GREENS the following two (2) courses: N.60°43'44"E., 245.15 feet; thence N.48°57'38"E., 192.69 feet; thence continue along the Southerly line of said PASADENA GREENS, N.48°57'38"E., 8.77 feet to the most Southerly corner of Lot 6 of said PASADENA GREENS, said point being on the boundary of lands described in Official Records Book 15683, Pages 1837 and 1838 of the Public Records of Pinellas County, Florida; thence along the Southerly and Easterly boundaries of said lands the following three (3) courses: S.86°24'21"E., 65.91 feet; thence N.48°57'38"E., 133.58 feet; thence N.41°02'22"W., 46.31 feet to the most Easterly corner of said Lot 6; thence continue N.41°02'22"W. along the Easterly line of said PASADENA GREENS, 136.23 feet; thence continue along the Easterly line of said PASADENA GREENS the following two (2) courses: N.89°22'06"W., 25.92 feet; thence N.44°01'12"W., 21.57 feet to the most Northerly corner of said PASADENA GREENS; thence N.48°57'38"E. along the Southeasterly right-of-way line of Royal Palm Drive, 101.68 feet to the most Westerly corner of VILLAS DEL VERDE, as recorded in Plat Book 124, Pages 4 through 9, of the Public Records of Pinellas County, Florida; thence along the Westerly line of said VILLAS DEL VERDE, the following three (3) courses: S.65°06'34"E., 103.51 feet; thence S.32°33'24"E., 57.06 feet; thence S.19°10'54"E., 370.90 feet to the POINT OF BEGINNING; thence continue S.19°10'54"E. along said Westerly line, 454.10 feet to the Southwest corner of said VILLAS DEL VERDE; thence S.66°00'00"W., 25.09 feet; thence N.19°10'54"W., 456.21 feet; thence N.70°49'06"E., 25.00 feet to the POINT OF BEGINNING.

Containing 11,379 square feet or 0.261 acres.


Pinellas County, Florida

## NOTES

1. Basis of Bearings: N.48°57'38"E. along the Southeasterly right-of-way line of Royal Palm Drive.
2. NOT A BOUNDARY SURVEY.
3. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
6. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

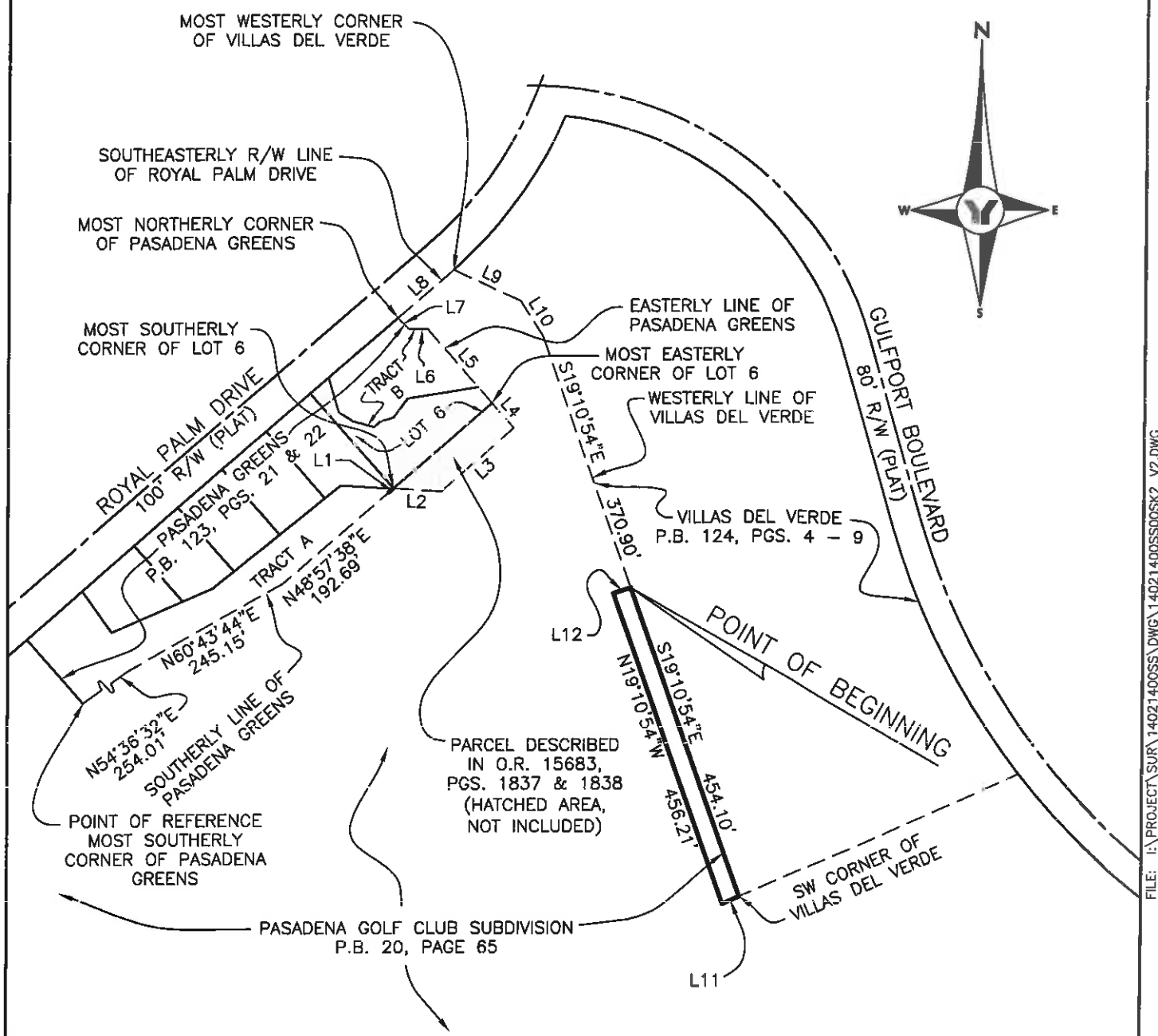
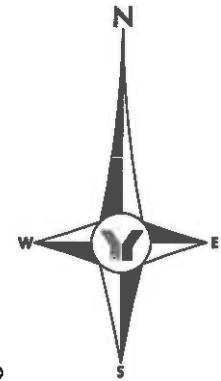
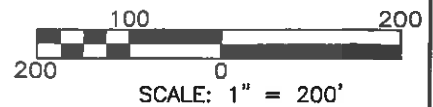
## LEGEND

A	Arc length	LS	Land Surveyor	PSM	Professional Surveyor and Mapper
CH	Chord length	O.R.	Official Records Book	(R)	Record
Δ	Delta (Central Angle)	P.B.	Plat Book	RAD	Radius
LB	Licensed Business	PGS.	Pages	R/W	Right-of-way


PREPARED FOR: Wannemacher Jensen Architects Inc.		<b>LEGAL DESCRIPTION</b>		REVISIONS	BY	DATE	DESCRIPTION
		SECTION 29      TOWNSHIP 31 S.      RANGE 16 E.					
CREW CHIEF	INITIALS	DATE	 <b>George F. Young, Inc.</b> 299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701-3126 PHONE (727) 822-4317 FAX (727) 822-2919 LICENSED BUSINESS 18021 ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE • PLANNING • SURVEYING • UTILITIES GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA		JOB NO. <b>14021400SS</b>		
DRAWN	WDK	12/04/14			SHEET NO.		
CHECKED	CAB	12/04/14			1 OF 2		
FIELD BOOK							
SCALE	1" = 200'		DATE December 4, 2014				

FILE: I:\PROJECT\SUR\14021400SS\DWG\14021400SS00SK2\_V2.DWG

12/04/14 15:13:34 PLOTTED: WMK LOGIN:



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	8.77'	N48°57'38"E	L7	21.57'	N44°01'12"W
L2	65.91'	S86°24'21"E	L8	101.68'	N48°57'38"E
L3	133.58'	N48°57'38"E	L9	103.51'	S65°06'34"E
L4	46.31'	N41°02'22"W	L10	57.06'	S32°33'24"E
L5	136.23'	N41°02'22"W	L11	25.09'	S66°00'00"W
L6	25.92'	N89°22'06"W	L12	25.00'	N70°49'06"E

PREPARED FOR: Wannemacher Jensen Architects Inc.			<b>LEGAL DESCRIPTION</b>			BY: _____ DATE: _____ DESCRIPTION: _____		
SECTION 29			TOWNSHIP 31 S.			RANGE 16 E.		
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, NOTES, LEGEND, SIGNATURE AND SEAL			 Since 1919			<b>George F. Young, Inc.</b> 299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701-3128 PHONE (727) 822-4317 FAX (727) 822-2919 LICENSED BUSINESS 18021 ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE • PLANNING • SURVEYING • UTILITIES GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA		
JOB NO. <b>14021400SS</b>			SHEET NO. <b>2 OF 2</b>			PLOTTED: 12/04/14 15:13:34		

FILE: I:\PROJECT\SUR\14021400SS\DWG\14021400SS00SK2\_V2.DWG  
 LOGIN: WMK



Johnson, Pope, Bokor, Ruppel & Burns, LLP  
911 Chestnut Street  
Clearwater, FL 33756  
Phone: 727-461-1818  
Fax: 727-441-8617

Commonwealth Land Title Insurance Company

OWNERSHIP REPORT

Order No.: 5066014  
Customer Reference: 126185

This will serve to certify that Commonwealth Land Title Insurance Company has caused to be made a search of the Public Records of Pinellas County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit Court of said County, through December 03, 2014 at 6:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

A portion of SECTION "A" PASADENA GOLF CLUB SUBDIVISION, as recorded in Plat Book 20, Page 65, of the Public Records of Pinellas County, Florida, lying in Section 29, Township 31 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

From the most Southerly corner of said PASADENA GREENS, according to map or plat thereof as recorded in Plat Book 123, page 21 et seq., public records of Pinellas County, Florida, as a Point of Reference, N.54°36'32"E. along the Southerly line of said PASADENA GREENS, 254.01 feet; thence continue along the Southerly line of said PASADENA GREENS the following two (2) courses: N.60°43'44"E., 245.15 feet; thence N.48°57'38"E., 192.69 feet to the POINT OF BEGINNING; thence continue along the Southerly line of said PASADENA GREENS, N.48°57'38"E., 8.77 feet to the most Southerly corner of Lot 6 of said PASADENA GREENS, said point being on the boundary of lands described in Official Records Book 15683, Pages 1837 and 1838 of the Public Records of Pinellas County, Florida; thence along the Southerly and Easterly boundaries of said lands the following three (3) courses: S.86°24'21"E., 65.91 feet; thence N.48°57'38"E., 133.58 feet; thence N.41°02'22"W., 46.31 feet to the most Easterly corner of said Lot 6; thence continue N.41°02'22"W. along the Easterly line of said PASADENA GREENS, 136.23 feet; thence continue along the Easterly line of said PASADENA GREENS the following two (2) courses: N.89°22'06"W., 25.92 feet; thence N.44°01'12"W., 21.57 feet to the most Northerly corner of said PASADENA GREENS; thence N.48°57'38"E. along the Southeasterly right-of-way line of Royal Palm Drive, 101.68 feet to the most Westerly corner of VILLAS DEL VERDE, as recorded in Plat Book 124, Pages 4 through 9, of the Public Records of Pinellas County, Florida; thence along the Westerly line of said VILLAS DEL VERDE, the following three (3) courses: S.65°06'34"E., 103.51 feet; thence S.32°33'24"E., 57.06 feet; thence S.19°10'54"E., 825.00 feet to the Southwest corner of said VILLAS DEL VERDE; thence N.66°00'00"E. along the South line of said VILLAS DEL VERDE, 422.72 feet to the Southeast corner of said VILLAS DEL VERDE, said point lying on the Westerly right-of-way line of Gulfport Boulevard; thence along said Westerly right-of-way line, 117.40 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 1024.87 feet, central angle 6°33'47", chord bearing S.41°22'37"E., chord length 117.33 feet to a point of intersection with a non-tangent line; thence S.51°00'00"W., 440.78 feet; thence N.39°00'00"W., 223.78 feet; thence N.19°10'54"W., 466.16 feet; thence S.70°49'06"W., 154.04 feet; thence N.41°02'22"W., 253.52 feet to the POINT OF BEGINNING.



**Less and Except:**

A portion of SECTION "A" PASADENA GOLF CLUB SUBDIVISION, as recorded in Plat Book 20, Page 65, of the Public Records of Pinellas County, Florida, lying in Section 29, Township 31 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

From the most Southerly corner of said PASADENA GREENS, according to map or plat thereof as recorded in Plat Book 123, page 21 et seq., as a Point of Reference, N.54°36'32"E. along the Southerly line of said PASADENA GREENS, 254.01 feet; thence continue along the Southerly line of said PASADENA GREENS the following two (2) courses: N.60°43'44"E., 245.15 feet; thence N.48°57'38"E., 192.69 feet; thence continue along the Southerly line of said PASADENA GREENS, N.48°57'38"E., 8.77 feet to the most Southerly corner of Lot 6 of said PASADENA GREENS, said point being on the boundary of lands described in Official Records Book 15683, Pages 1837 and 1838 of the Public Records of Pinellas County, Florida; thence along the Southerly and Easterly boundaries of said lands the following three (3) courses: S.86°24'21"E., 65.91 feet; thence N.48°57'38"E., 133.58 feet; thence N.41°02'22"W., 46.31 feet to the most Easterly corner of said Lot 6; thence continue N.41°02'22"W. along the Easterly line of said PASADENA GREENS, 136.23 feet; thence continue along the Easterly line of said PASADENA GREENS the following two (2) courses: N.89°22'06"W., 25.92 feet; thence N.44°01'12"W., 21.57 feet to the most Northerly corner of said PASADENA GREENS; thence N.48°57'38"E. along the Southeasterly right-of-way line of Royal Palm Drive, 101.68 feet to the most Westerly corner of VILLAS DEL VERDE, as recorded in Plat Book 124, Pages 4 through 9, of the Public Records of Pinellas County, Florida; thence along the Westerly line of said VILLAS DEL VERDE, the following three (3) courses: S.65°06'34"E., 103.51 feet; thence S.32°33'24"E., 57.06 feet; thence S.19°10'54"E., 370.90 feet to the POINT OF BEGINNING; thence continue S.19°10'54"E. along said Westerly line, 454.10 feet to the Southwest corner of said VILLAS DEL VERDE; thence S.66°00'00"W., 25.09 feet; thence N.19°10'54"W., 456.21 feet; thence N.70°49'06"E., 25.00 feet to the POINT OF BEGINNING.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

CFC Pasadena Golf LLC, a Colorado limited liability company by virtue of Special Warranty Deed recorded in Official Records Book 13657, page 934

The following liens against the said real property recorded in the aforesaid Public Records have been found:

N/A

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified

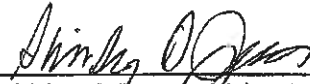
Order No.: 5066014  
Customer Reference: 126185

through which the Public Records were searched. This Report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This Report may not be used by a Commonwealth Land Title Insurance Company agent for the purpose of issuing a Commonwealth Land Title Insurance Company title insurance commitment or policy.

In accordance with Florida Statutes Section 627.7843, the liability Commonwealth Land Title Insurance Company may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above up to a maximum amount of \$1,000.00.

IN WITNESS WHEREOF, Commonwealth Land Title Insurance Company has caused this Report to be issued in accordance with its By-Laws.

Commonwealth Land Title Insurance Company

  
Shirley A Jones shirley.jones@fnf.com 813-254-2101x7142