

TO: Fred E. Marquis, County Administrator
 THROUGH: Brian Smith, Director *Brian Smith*
 Department of Planning
 FROM: Nancy A. Madley, Site Plan Coordinator *NAM*
 SUBJECT: Point Seaside East, Final Site Plan
 DATE: March 7, 1983
 RECOMMENDATION: Recommend Approval
 LEGAL DESCRIPTION: A portion of the NW $\frac{1}{4}$ of Section 2, Township 28
 South, Range 15 East

The above referenced site plan has been processed through the Pinellas County site plan review system to include the following departments: Engineering Department, Water Department, Sewer System Department, Planning Department, Environmental Management Department, and has been found to be in compliance with Pinellas County regulations.

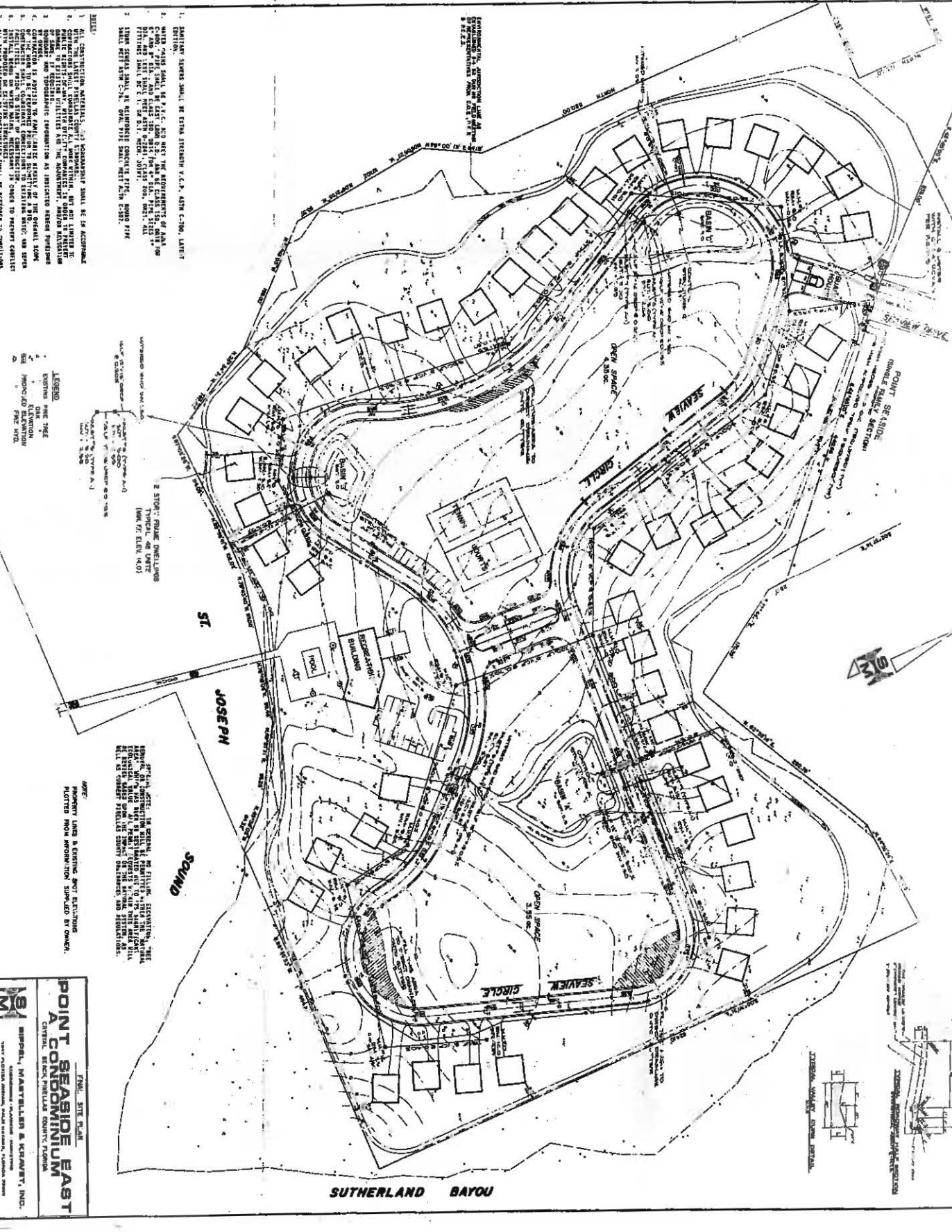
Description: This site consists of approximately 26 acres and is a part of the Point Seaside RPD located at the southwest corner of Florida Boulevard and Broadus Avenue. This plan proposes 48 condominium units, 36% of the site is devoted to recreation space and an additional 47% of the site will remain in open area. These units are being sold under a condominium plat and there will be no subdivision or transfer of property in this 26 acre site. Those problems cited by the Engineering Department have been resolved to the satisfaction of that department and approval is recommended. This site is zoned RPD-2.5 and identified by the Comprehensive Land Use Plan/Sector 3 as Suburban Low Density Residential

The applicant received preliminary site plan approval for this project on June 10, 1982, and now submits this plan for final site approval. Due to Commission action of February 26, 1974, all final site plans will be approved administratively by the Pinellas County Administrator.

FINAL SITE PLAN

Approved 7 Mar 83
 by *JCM*
 County Administrator

2-1858
 Pkg. #2 1/8/85 LV #3336



1. EXISTING CONDITIONS SHALL BE EXAMINED BY C.E.R. ASHBY C-100, LATE 1971.
2. ALL CONSTRUCTION MATERIALS, METHODS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE ORDINANCES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SUTHERLAND COUNTY AND THE STATE OF CALIFORNIA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SUTHERLAND COUNTY AND THE STATE OF CALIFORNIA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SUTHERLAND COUNTY AND THE STATE OF CALIFORNIA.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SUTHERLAND COUNTY AND THE STATE OF CALIFORNIA.

LEGEND

- EXISTING PINE TREE
- EXISTING OAK TREE
- PROPOSED ELEVATION
- PAVE HED

NOTE:
 PROPERTY LINES AND EXISTING POINT ELEVATIONS
 OBTAINED FROM AERIAL PHOTO SURVEY BY CONWAY.

FINAL SITE PLAN
POINT SEASIDE EAST
CONDOMINIUM
 SUTHERLAND COUNTY, CALIFORNIA

DESIGNED BY: **WILLIAM W. HARRIS & ASSOCIATES, INC.**
 ARCHITECTS

DATE: 1971

NO.	DATE	DESCRIPTION
1	1971	PRELIMINARY
2	1971	FINAL