

**TO:** Fred E. Marquis, County Administrator

**THROUGH:** Paul A. Bergmann, Director  
Department of Planning *[Signature]*

**FROM:** Nancy A. Madley, Site Plan Coordinator *N.A.M.*

**SUBJECT:** Point Seaside, Phases 1, 2 & 3, Final Site Plan

**DATE:** May 21, 1981

**RECOMMENDATION:** Recommend Approval

**LEGAL DESCRIPTION:** A portion of the NW $\frac{1}{4}$  of Section 2, Township 28, Range 15 AND a portion of the NE $\frac{1}{4}$  of Section 3, Township 28, Range 15

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 37.362 acres located south of Florida, west of St. Joseph Sound and consists of the first three phases of the 145 acre Point Seaside development. Phases 1, 2 and 3 propose a combined total of 62 single-family lots which average in excess of 12,000 sq. ft. The multi-family area (Phase 4) is not included in this approval and will require separate site plan review and approval. 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-1 and RPD-2.5 and identified by the Comprehensive Land Use Plan as Suburban Low Density Residential.

The applicant received preliminary site plan approval for this project on November 4, 1980, 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 5/21/81  
by *[Signature]*  
County Administrator

2-1858

Lot 50-51 Phase I  
modified 12-10-81

*John Hoffman*  
6280 US 19 N  
Clk - 33515

IS BOUND BY THE BOUNDARY & SECTION 2, COUNTY OF PINELLAS, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE CITY OF ST. PETERS, COUNTY OF PINELLAS, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT PINELLAS COUNTY 11.34, BEING MORE OR LESS.

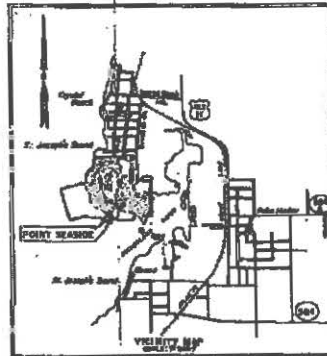
April 18, 1981

# POINT SEASIDE

## PHASES 1-3

### PINELLAS COUNTY, FLORIDA

LEGEND	
○	SANITARY MANHOLE
⊙	SANITARY DEEP MANHOLE
—	SANITARY SEWER
—	FORCE MAIN
—	WATER LINE
—	GATE VALVE & BOX
—	HYDRANT & VALVE ASSEMBLY
—	CATCH BASIN
—	JUNCTION BOX
—	STORM SEWER
—	HEADMILL
⊙	WATER METER



## CRYSTAL BEACH CONSERVATION

—AND—

## DEVELOPMENT ASSOCIATES

WAITZ AND FRYE CONSULTING ENGINEERS

CLEARWATER, FLORIDA

IS BOUND BY THE BOUNDARY & SECTION 2, COUNTY OF PINELLAS, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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9	PLAN & PROFILE - SEAVIEW DR.
10	STANDARD DETAIL SHEET
11	STANDARD DETAIL SHEET
12	ENTRANCE DETAIL

FILE NO. 11.34  
 WAITZ AND FRYE CONSULTING ENGINEERS

APR 18 1981

JACK

