



Pinellas County Development & Zoning Review Board
310 Court Street
Clearwater, FL 33756

Re: Proposed Land Use Application

OWNER PROPERTY INFORMATION

PROPERTY OWNER: TODDS AIR CONDITIONING & REFRIGERATION LLC

PROPERTY ADDRESS: 16717 US HIGHWAY 19 N, CLEARWATER, FL 33764

LEGAL DESC: From the NW Corner of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 29 South, Range 16 East, run South 330 feet to the Point of Beginning; thence run South 150 feet, East 400 feet, North 150 feet and West 400 feet to the Point of Beginning, LESS the West 100 feet for Road right-of-way (U.S. Highway 19).

And Less that part described in Order of Taking recorded in O.R. Book 6181, Page 1310, Public Records of Pinellas County, Florida, described as follows:

Commence at the Southwest corner of Section 29, Township 29 South, Range 16 East; run thence North 0°33'18" East, 40.00 feet; thence North 89°49'18" East, 100.01 feet for a Point of Beginning; continue thence North 89°49'18" East, 239.76 feet; thence North 87°09'56" West, 190.26 feet; thence North 40°30'36" West, 44.16 feet to the beginning of a curve concave to the Easterly having a radius of 5613.58 feet; thence from a tangent bearing of North 01°46'08" West, run Northerly along said curve 227.67 feet thru a central angle of 02°19'25" to the end of said curve thence North 0°33'18" East, 541.77 feet; thence North 01°46'46" West, 388.80 feet; thence 89°39'17" West, 0.17 feet; thence South 0°33'18" West, 1,201.79 feet to the Point of Beginning.

STATE OF FLORIDA COUNTY OF PINELLAS

1. I am the manager and a license title agent of GTE Title, LLC, whose office is located at: 711 E Henderson Ave, Ste A., Tampa, FL 33602.
2. I have examined the office records of Pinellas County, Florida and hereby state that as of the effective date of 04/03/2025 the above referenced real property is owned by TODDS AIR CONDITIONING & REFRIGERATION LLC as shown by Warranty Deed dated 05/18/2023, recorded on 05/22/2023 in Instrument No. 2023132724, Book 22447, Page 2200 in the official records of Pinellas County, Florida.
3. That above referenced real property is subject to covenants, restrictions, easements of records and yearly taxes.

If you have any questions or concerns, feel free to contact us at the number listed below.

Sincerely,

Shawntel Lamarca

Shawntel Lamarca
Title Manager