



PROJECT NAME:
**STARKEY ROAD
 TOWNHOMES**

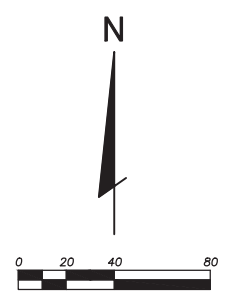
SHEET NAME:
BASE CONCEPT PLAN #2

PREPARED FOR:
ROBERT CZYSZCZON

SITE DATA:

- (4) 6-UNIT TOWNHOMES
- (1) 5-UNIT TOWNHOMES
- = 29 UNITS
- ± 10,000 SF STORAGE BUILDING
- PARKING (2 SPACES PER UNIT) = 58 SPACES
- ADDITIONAL PARKING = 7 SPACES
- SITE ACREAGE = ± 2.3 AC
- PARCEL ID:
NO.23-30-15-70704-100-3101
- ADDRESS:
9530 STARKEY ROAD, LARGO 33777
- CURRENT ZONING:
RESIDENTIAL AGRICULTURAL
- REQUESTED ZONING:
R-5 (URBAN RESIDENTIAL DISTRICT)
- FUTURE LAND USE DESIGNATION:
INSTITUTIONAL

ZON-21-12



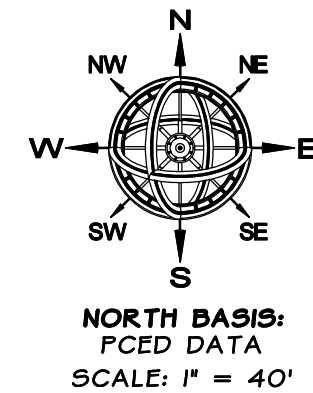
20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
 PHONE: (727) 849 - 7588 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM

CREATION DATE: 09/03/2021	REVISED DATE: 10/25/2021	DRAWN BY: SLE	SHEET NUMBER: 1
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THIS CONCEPT PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED DESIGN/PERMITTING AND WETLAND DELINEATION.

K:\054\2021-0046\Concepts\Plan\054_Starkey Rd TH_Base Concept of Dev - Oct 25, 2021 @ 3:13pm - server

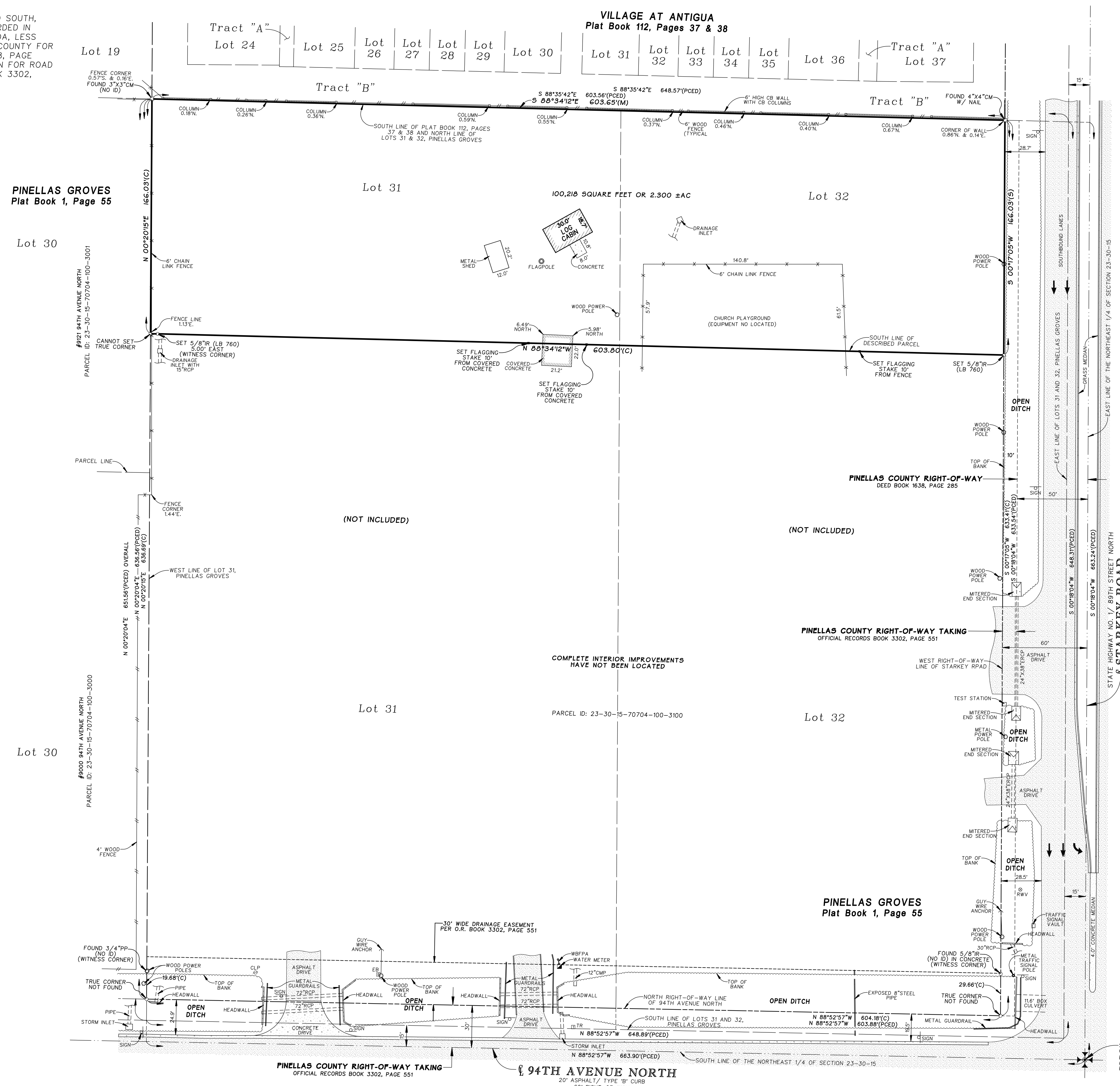
NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 15 EAST



LEGAL DESCRIPTION:
THE NORTH 166 FEET OF THE FOLLOWING DESCRIBED PARCEL:

LOTS 31 AND 32 IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT OF PINELLAS GROVES RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF SAID LOT 32 CONVEYED TO PINELLAS COUNTY FOR ROAD RIGHT OF WAY DESCRIBED IN DEED RECORDED IN DEED BOOK 1638, PAGE 285 AND FURTHER LESS AND EXCEPT THOSE PORTIONS THEREOF TAKEN FOR ROAD RIGHT OF WAY DESCRIBED IN ORDER OF TAKING RECORDED IN O.R. BOOK 3302, PAGE 551, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CERTIFIED TO:
FIRST CAPITAL TRUSTS LLC
DOUGLAS M. WILLIAMSON, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



ZON-21-12

- ABBREVIATIONS:**
- CL = CENTERLINE
 - (C) = CALCULATED
 - CCR = CERTIFIED CORNER RECORD
 - CLP = CONCRETE LIGHT POLE
 - CM = CONCRETE MONUMENT
 - CMP = CORRUGATED METAL PIPE
 - DOT = DEPARTMENT OF TRANSPORTATION
 - EB = ELECTRIC BOX
 - ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
 - ID = IDENTIFICATION
 - IR = IRON ROD
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - (M) = MEASURED
 - O.R. = OFFICIAL RECORDS
 - PCED = PINELLAS COUNTY ENGINEERING DEPARTMENT
 - PP = PINCH PIPE
 - RWV = RECLAIMED WATER VALVE
 - RCP = REINFORCED CONCRETE PIPE
 - (S) = SET
 - TR = TELEPHONE RISER
 - WBFA = WATER BACKFLOW PREVENTOR ASSEMBLY

FEMA Flood Zone Data:
FLOOD ZONE(S): X
COMMUNITY PANEL #125139 12103C0182 G
REVISED 9/3/03

Assumed Basis of Bearings:
EAST LINE OF THE NORTHEAST 1/4 OF SECTION 23-30-15 AS BEING S.00°18'04"W., PER PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE DATA.

Reference Benchmark:
N/A

NOTE:
This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way and other matters of record.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

CERTIFICATION

I hereby certify that the foregoing presented hereon meets the requirements of Chapter 288, Part 17, Florida Administrative Code.

John C. Brendla
No. 001
FLORIDA STATE OF
JOHN C. BRENDLA
Florida Surveyor License No. 4601
Certificate of Registration No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers

JCB

4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932
LB 760

BOUNDARY SURVEY WITH IMPROVEMENTS

PORTION OF #9530 STARKEY ROAD,
LARGO, FL 33777

2103-50.CRD

REVISIONS		
No.	DESCRIPTION	DATE
1.	ADDED CERTIFICATIONS	5/11/21

FB: 967 PG: 37&38
Job Number: 2103-50
Survey Date: 4/20/21
Drawn: DS
Checked: JOB