

WORKSHEET AND RECOMMENDATION
BOARD OF ADJUSTMENT AND APPEALS HEARING
BOAA CASE NUMBER: TY2-22-11

DRC MEETING: July 11, 2022 @ 9:00 AM - 1st Floor, Housing & Community Dev. Conf Room

BOA HEARING: August 3, 2022 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 255

OWNER/ADDRESS: Christ the King Lutheran Church Inc. Largo Florida
11220 Oakhurst Rd.
Largo, FL. 33774

REP/ADDRESS: Alan Ruiz, Vertex Development LLC
3630 W. Kennedy Blvd.
Tampa, FL. 33609

PROPERTY ZONING: R-2, Single Family Residential

LAND USE DESIG: RL/I, Residential Low/Institutional

TYPE APPLICATION: Type 2 Use

CASE DESCRIPTION: A Type-2 Use to allow the construction of a 120-foot-tall, camouflaged communication tower and related support facilities, for the R-2 zoned property located at 11220 Oakhurst Road in unincorporated Largo.

PARCEL ID NUMBER: 18/30/15/62635/004/0180

NOTICES SENT TO: Christ the King Lutheran Church Inc, Alan Ruiz, Vertex Development LLC., Cynthia Johnson, Economic Development, Surrounding Owners & BCC Office (See Attached List)

DISCLOSURE: Jon Boeche, BM, Kerry Rose, VC Director, Pauline Pereira, Secretary, Director, Dorothy Thomas, Chair, Director

TY2-22-11

RECOMMENDATION: CONDITIONAL APPROVAL

The Development Review Committee staff has no objection to the conditional approval of this request as it appears to meet the criteria for granting Type 2 Uses found in Section 138-241 of the Pinellas County Land Development Code, as described below. The Pinellas County Land Development Code (LDC) requires Type-2 Use approval for camouflaged communications towers in the R-2 zoning district that exceed 75 feet in height. The proposed tower is designed to resemble a cross and is 120 feet tall. Towers are also required to be set back from abutting residential property lines a distance equal to the height of the tower. That requirement is met in this case. Approval should be subject to the following conditions:

1. The applicant shall obtain all required permits and pay all applicable fees.
2. Appropriate site plan review.
3. All other requirements in LDC Section 138-3313 shall be met.

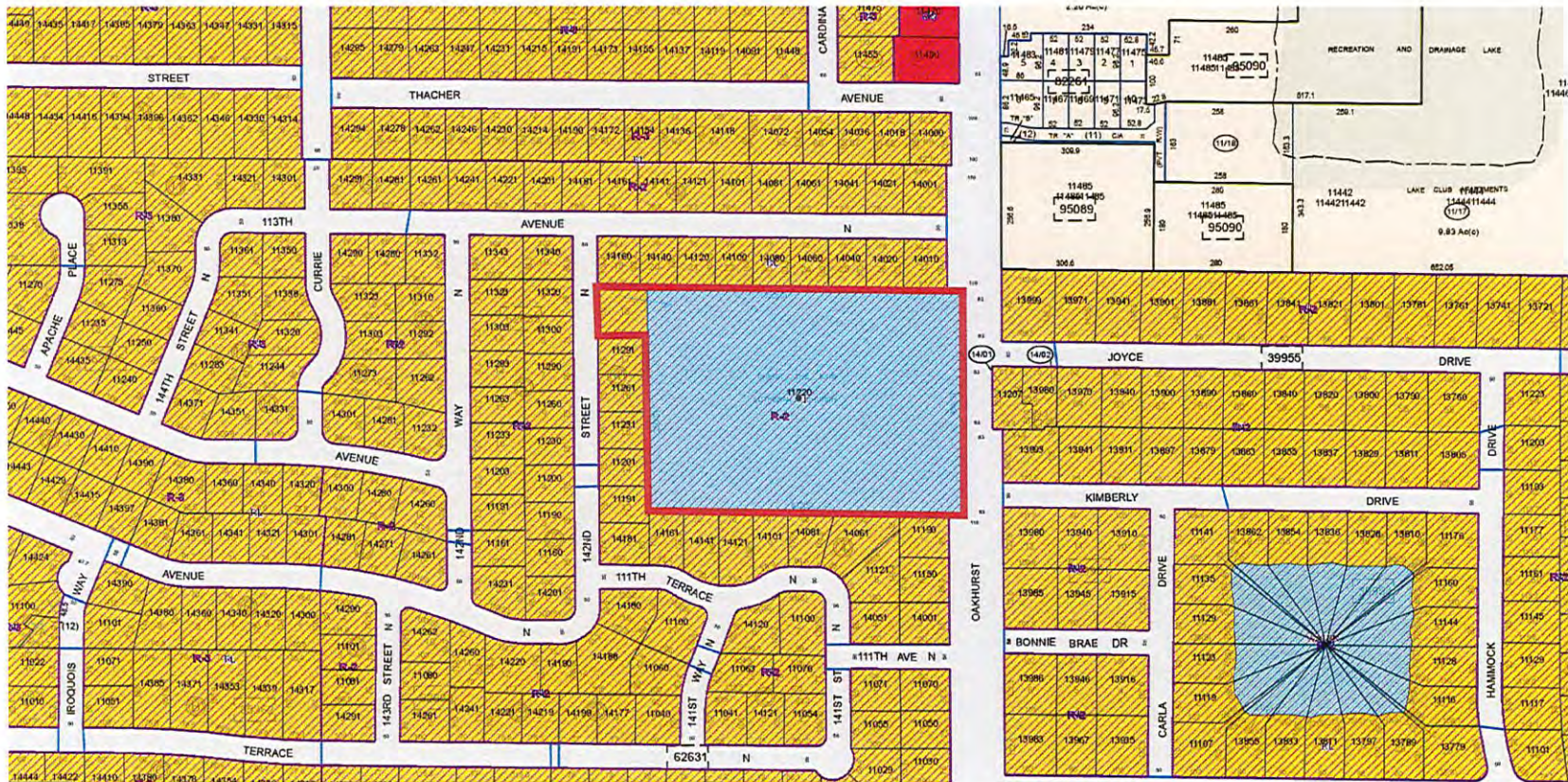
Criteria for Granting a Type 2 Use Pinellas County Land Development Code Section 138-241	
a.	<p>The proposed use is consistent with the Pinellas County Comprehensive Plan and with the purpose and intent of the applicable zoning district.</p> <p>Staff response: <i>The proposed communications tower is consistent with the Comprehensive Plan, specifically Future Land Use & Quality Communities Element Objective 1.2 and related policies and is consistent with the R-2 zoning district, via the Type 2 Use approval process.</i></p>
b.	<p>There is adequate separation of the proposed use and related structures from adjacent and nearby uses by screening devices, buffer area, and/or other appropriate means.</p> <p>Staff response: <i>The adjacent uses beyond the subject property are primarily single family residential. The proposed location of the tower is 148 feet from the nearest residential home. There are existing trees along parts of the subject property's perimeter that will help provide a buffer.</i></p>
c.	<p>Adequate drives, walkways, and parking are available or proposed so that no vehicular circulation or parking problems are created.</p> <p>Staff response: <i>Adequate drives, walkways and parking will be in place. The tower's proposed location will utilize existing paved access. A recommended condition of approval is appropriate site plan review, which will ensure that these elements will be addressed.</i></p>
d.	<p>The proposed use will not create excessive vehicular traffic or other traffic problems.</p> <p>Staff response: <i>The proposed use generates little traffic and is not anticipated to create excessive vehicular traffic or other traffic problems.</i></p>
e.	<p>Drainage problems will not be created on the subject property or nearby properties.</p> <p>Staff response: <i>The area of construction is relatively small and no drainage problems are anticipated. This issue will be addressed during site plan review.</i></p>
f.	<p>All provisions and requirements of the applicable zoning district will be met, unless otherwise varied by the authorized reviewing body as authorized by the Code.</p> <p>Staff response: <i>All provisions and requirements of the R-2 zoning district will be met, subject to this Type-2 Use approval.</i></p>

Reference #: TY2-22-00011

TY2-22-11



TY2-22-11



TY2-22-11



If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust: _____

Is contract conditional or absolute? _____

2C. Are there any options to purchase subject property? No

If so, list names of all parties to option including all partners, corporate officers, and members of any trust: _____

3. Hearing requested to allow the following (attach additional sheet if necessary): 120' monocross-type Communications Tower in a R-2 zoning district.

4. Location of Subject Property: 11220 Oakhurst Rd, Largo, FL 33774
(Street Address)

5. Legal Description of Subject Property:
See attached.

6. Lot Size: 6.56 AC

7. Zoning Classification: R-2

Land Use Map Designation: Institutional

8. Current structures and improvements on the property: 4 structures; comprised of 41,407 total square feet

9. Proposed use of property will be: The church will continue usual operations. Additional proposed use for a communication tower.

10. In order to authorize a Type 2 use, the Board must review the proposal against the criteria for granting of Type 2 uses found in Pinellas County Land Development Code section 138-241. Please demonstrate how your request meets each of the criteria below. This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval (attach additional sheet if necessary):

(a) *The proposed use is consistent with the Comprehensive Plan and with the purpose and intent of the applicable zoning district:* Both the existing use as a church and the proposed use are consistent with the R-2 zoning category and the Institutional FLU designation, appropriate for community serving uses.

(b) *There is adequate separation of the proposed use and structures from nearby uses by screening devices, buffer area, etc.:* Vertex is utilizing a monocross tower design in order to integrate the tower with the current land use. Additionally the tower location meets the separation set by the LDC. The base of the tower will be screened by an 8-foot fence and landscaping.

- (c) *Adequate drives, walkways and parking are available or proposed so that no vehicular circulation or parking problems are created:* Typical traffic to the tower site is one trip per carrier per month, Vertex is using existing drive aisles to access its compound and is providing 1 parking space.
- (d) *The proposed use will not create excessive vehicular traffic or other traffic problems:* As typical traffic to the tower site is one trip per carrier per month, the proposed use will not create excessive traffic.
- (e) *Drainage problems will not be created on the subject property or nearby properties:* The 2,700 SF compound will be designed to meet SWFWMD stormwater drainage requirements.
- (f) *All requirements of the applicable zoning district will be met, unless otherwise varied:* The tower will meet all dimensional criteria of the R-2 district; however, Vertex is requesting additional height for the tower.

11. Has any previous application or appeal been filed in connection with this property within the last two years? (Yes) ☐ (No) ☒ If so, briefly state the nature of the application or appeal? _____

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

(A) A recent survey of the subject property.

(B) Concept plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. If the plan is larger than 11" X 17", 12 copies will be required. Concept plans not containing adequate information cannot be considered by the Board.

(C) Specific Use Standards. Please review and comply with any additional requirements related to the requested use that may be mandated by Chapter 138 Article IX of the Pinellas County Land Development Code.

13. Date Property Acquired: April 26, 2009 and leased on February 18, 2016

14. Does the applicant own any property contiguous to the subject property? (Yes) ☐ (No) ☒
If so, give complete legal description of contiguous property: _____

15. Have you been notified of a violation from:

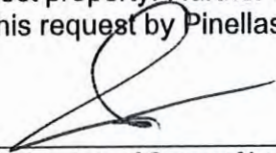
Pinellas County Building? No Violation Number _____

Pinellas County Code Enforcement? No Violation Number _____

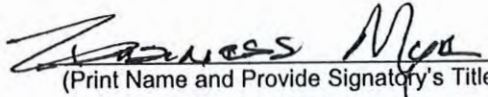
Other? No Violation Number _____

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; 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 owner 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; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; 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. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.



(Signature of Owner of Lessee, or Owner's or Lessee's)
(Authorized Officer/Director/Partner/Manager)



(Print Name and Provide Signatory's Title/Office)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ on-line notarization, this 9th day of June, 2022 by Jon Boecker as

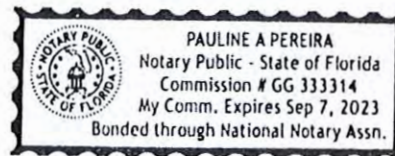
Business Manager (type of authority, e. g. officer, trustee, attorney in fact) for

Christ The King Lutheran, as owner
(type of authority, e. g. officer, trustee, attorney in fact)

for APPLICANT (name of party of whom instrument was executed).

Personally Known ☒ Produced ID ☐
Type of ID _____

Notary Signature Pauline A Pereira
Print Name Pauline A Pereira



*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

TY2-22-00011

Menu Reports Help

File Date: [06/21/2022](#)Application Status: [Submitted](#)Application Type: [Type 2 Use](#)Application Detail: [Detail](#)Description of Work: [Vertex Development, LLC is seeking a Type 2 Use Approval to construct a 120' camouflaged Communication Tower \("Tower"\).](#)

Application Name:

Site Address: [11220 OAKHURST RD, LARGO, 33774](#)Owner Name: [CHRIST THE KING LUTHERAN CHURCH INC LARGO FLORIDA](#)Owner Address: [11220 OAKHURST RD, LARGO, FL 33774 444](#)Parcel No: [183015626350040180](#)

Contact Info: Name Organization Name Contact Type Contact Primary Address Status

Alan Ruiz	Vertex Developm...	Authorized		Active
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Licensed Professionals Info: Primary License Number License Type Name Business Name Business License #

Total Fee Assessed: [\\$1,850.00](#)Total Fee Invoiced: [\\$1,850.00](#)Balance: [\\$0.00](#)Custom Fields: Type 2
Entity

Contract for Sale	Contract Status	DRC Meeting Date	BAA Hearing Date
No	-	07/11/2022	08/03/2022
Option to Purchase			
No			
Has there been a previous application in the last 2 years?			
No			

Applicant own property Contiguous to Subject Property

[No](#)

Is this after the fact?

[No](#)

Is there an existing violation?

[No](#)

Non-Residential/Residential

[Non-Residential](#)Current Structures/Improvements on Property
[4 structures: comprised of 41,407 square feet](#)Proposed Use of Property
[The church will continue usual operations. Additional proposed use for a communication tower.](#)Existing Density
[N/A](#)
Date Property Acquired
[April 26, 2009 and leased on February 18, 2016](#)

There is adequate separation

[Vertex is utilizing a monocross tower design in order to integrate the tower with the current land use. Additionally, the tower location meets the separation set by the LDC. The base of the tower will be screened by an 8-foot fence and landscaping.](#)Proposed use will not cause traffic problems
[As typical traffic to the tower site is one trip per carrier per month, the proposed use will not create excessive traffic.](#)Proposed use will not cause drainage problems on the subject property or nearby properties.
[The 2,700 SF compound will be designed to meet SWFWMD stormwater drainage requirements.](#)

Consistent with Comprehensive Plan and Zoning District

[Both the existing use as a church and the proposed use are consistent with the R-2 zoning category and the Institutional FLU designation, appropriate for community serving uses.](#)Adequate drives, walkways and parking are available or proposed?
[Typical traffic to the tower site is one trip per carrier per month, Vertex is using existing drive aisles to access its compound and is providing 1 parking space.](#)All requirements of the zoning district will be met unless otherwise varied
[The tower will meet all dimensional criteria of the R-2 district; however, Vertex is requesting additional height for the tower.](#)

STRUCTURES

Proposed Structure Occupied by Present Structure

SURROUNDING PROPERTY

Direction Land Use Zoning Existing Use

TY2-22-00011 

Vertex Development, LLC is seeking a Type...

STATUS

> Submitted
06/28/2022 by Glenn Bailey

LOCATION

> 11220 OAKHURST RD
LARGO 33774

CONTACT

> Alan Ruiz

WORKFLOW

> 8 total Task
● 1 completed ○ 1 active

Summary

GIS (0)

Address (1)

Parcel (1)

Workflow

Activities (0)

Comments (1)

Custom Fields Type 2

Custom Tables (2)

Documents (14)

Edit Status

Fees (1)

Fee Payments

Flags (0)

Log_Activities (2)

Log_Comms (1)

Option to Purchase *

☐ Yes ☒ No

Has there been a previous application in the last 2 years? *

☐ Yes ☒ No

Applicant own property Contiguous to Subject Property *

☐ Yes ☒ No

Is this after the fact? *

☐ Yes ☒ No

Is there an existing violation? *

☐ Yes ☒ No

Non-Residential/Residential

Non-Residential 

Current Structures/Improvements on Property *

4 structures; comprised of 41,407 square feet

Proposed Use of Property *

The church will continue usual operations. Additional proposed use for a communication tower.

Existing Density

N/A

Date Property Acquired *

April 26, 2009 and lease

There is adequate separation *

Vertex is utilizing a monocross tower design in order to integrate the tower with the current land use.

Consistent with Comprehensive Plan and Zoning District *

Both the existing use as a church and the proposed use are consistent with the R-2 zoning category and the Institutional FLU designation, appropriate for community serving uses.

Proposed use will not cause traffic problems *

As typical traffic to the tower site is one trip per carrier per month, the proposed use will not create excessive traffic.

Adequate drives, walkways and parking are available or proposed? *

Typical traffic to the tower site is one trip per carrier per month, Vertex is using existing drive aisles to access its compound and is providing 1 parking space.

Proposed use will not cause drainage problems on the subject property or nearby properties *

The 2,700 SF compound will be designed to meet SWFWMD stormwater drainage requirements.

All requirements of the zoning district will be met unless otherwise varied *

The tower will meet all dimensional criteria of the R-2 district, however, Vertex is requesting additional height for the tower.

From: Mark Bankovic <mjpbank@yahoo.com>
Sent: Sunday, July 17, 2022 3:40 PM
To: Zoning, Planning
Subject: Case No TY2-22-11

CAUTION: *This message has originated from outside of the organization. **Do not** click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Pinellas County Housing and Community Development,

As the property owners of 11200 142nd St, Largo, FL 33774, we would like to go on record as being OPPOSED to the proposed cell phone tower at 11220 Oakhurst Rd. Largo, FL. Cell phone towers are very unsightly and according to the National Association of Realtors can negatively affect property values as much as 20%.

The US Department of Housing and Urban Development considers cell phone towers hazards and nuisances and require appraisers to comment on the negative effect on marketability resulting from proximity to such site hazards and nuisances. (see US Dept of HUD HOC References Guide)

Once built, cell towers can go up an additional 20 feet with no public process due to the passing of Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012.

Health hazards of living near cell towers is up for debate, but once built, new evidence of health hazards would not be enough to warrant removal of an existing tower, so we would prefer to not have this potential health hazard in close proximity.

I have included a link to The Environmental Health Trust to support our conclusions regarding our OPPOSITION to the unsightly, dangerous and economically detrimental cell towers in our neighborhood.

<https://ehtrust.org/cell-phone-towers-lower-property-values-documentation-research/>

**Cell Phone Towers Lower Property Values:
Documentation And Research on C...**

Thank you for your time and consideration,
Mark and Jacqueline Bankovic
11200 142nd St
Largo, FL 33774

From: Jennifer Turney <JenniferTurney@empathhealth.org>
Sent: Tuesday, July 19, 2022 10:44 AM
To: Zoning, Planning <zoning@co.pinellas.fl.us>
Cc: Jennifer J Turney <superjtt@yahoo.com>
Subject: Reference # TY2-22-00011

CAUTION: This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.

July 19, 2022

From: Jennifer Turney

14280 Apache Ave

Largo, FL 33774

superjtt@yahoo.com Phone: 727-265-0930

To: Pinellas County Housing and Community Development/Zoning Section

Re: Case No. TY2-22-11

Christ the King Lutheran Church Inc. Largo, FL Applicant

Alan Ruiz, Vertex Development LLC, Representative

With this communication I wish to express my strong opposition to the proposal that would allow for the construction of a 120-foot-tall camouflaged (cross-shaped) communications (cellular) tower on the property of Christ the King Lutheran Church. I reside and own my home within ¼ mile of this location. I am unable to attend a hearing regarding this matter on August 3, 2022 due to my employment so am sharing my view via email and fax. My thoughts are that:

Such a tower is visually offensive in a neighborhood setting. It would be an "eyesore."

Any religious iconography of this size could be/is disrespectful and potentially intimidating to people of other cultures or religions.

The unknown health risks of EMF radiation emissions are concerning.

I very much hope that this construction will not be permitted.

Jennifer Turney

Personal email is superjtt@yahoo.com

From: Zoning, Planning
Sent: Wednesday, July 20, 2022 11:03 AM
To: Ruggiero, Renee M
Subject: FW: Case #: TY2-22-11 Christ the King Lutheran Church - Largo,FL

CAUTION: *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

This is my official logging my DISAPPROVAL of constructing a 120 foot camouflaged communication tower at Christ the King Lutheran Church in Largo, FL.

My address is 11100 141st Way N., Largo, FL just a few hundred yards to said church.

Thanks.

Larry Kress
270.300.4356 Cell

From: PWC <largo2553@yahoo.com>
Sent: Tuesday, July 26, 2022 10:41 AM
To: Zoning, Planning
Subject: Re: Case No. TY2-22-11 Christ the King Lutheran Church Inc.

CAUTION: *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

NOT in favor of the construction of a 120-foot-tall, communications tower camouflaged as a cross that Christ was crucified on to hide a commercial enterprise.

Erection of a 120 foot cross would destroy the aesthetics of this very nice residential area. Red lights, flashing or otherwise would also be a detriment to this peaceful environment.

Sincerely,

Paul Clark
11485 Oakhurst Road

From: Oral Mehmed <oralmehmed@yahoo.com>
Sent: Tuesday, July 26, 2022 5:48 PM
To: Zoning, Planning
Subject: Re: Case No. TY2-22-11 Christ the King Lutheran Church Inc. Largo Florida, Applicant

CAUTION: *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

We are AGAINST approval of the request by the applicant to allow construction of a 120-foot tall, camouflaged (cross-shaped) communication tower and related support facilities, for the R-2 zoned property located at 11220 Oakhurst Road in unincorporated Largo for the following reasons:

1. This is a residential area and erection of a 120-foot-tall structure and related support facilities will be an anomaly and may have significant impact on my residential property and other close by properties
2. This is an income venture by the applicant. Approval may encourage similar requests by other such entities that may be detrimental to other Largo residential areas.
3. Based on present knowledge, the long-term health effects from low level electromagnetic fields are considered safe. However, at this time science cannot provide a guarantee of absolute safety from long term exposure.

Respectively submitted,

Oral and Susan Mehmed
11485 Oakhurst Road Apt B201
Largo, FL 33774

From: Terry Murphy <tmurphski@gmail.com>
Sent: Tuesday, July 26, 2022 4:35 PM
To: Zoning, Planning
Subject: 120' tower in a neighborhood?

CAUTION: *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Just got back from vacation and found a letter that Vertex Development LLC wants to build a 120' tower, on what looks like church property....and they are going to camouflage it as a cross and include related support facilities (lots of wires). This does not belong in this neighborhood. What kind of damage can this tower do if it comes down in a hurricane? What is the tower rated to? Who is responsible if this comes down? As a Christian, the cross doesn't bother me, but there are many religions in this neighborhood and a cross 120' is too much. Why don't they put it on the sheriffs property or on the Utilities land near Indian Rocks Bridge. Please do not approve this.

TY2-22-11

Application of Christ the King Lutheran Church Inc. Largo Florida, through Alan Ruiz, Vertex Development LLC., Representative, for a Type-2 Use to allow the construction of a 120-foot-tall, camouflaged communication tower and related support facilities, for the R-2 zoned property located at 11220 Oakhurst Road in unincorporated Largo.

Terry Murphy
727-709-5106



June 21, 2022

Pinellas County – Planning Department
310 Court St, 1st Floor
Clearwater, FL 33756

RE: Development Application for a Type 2 Use to allow for the construction and use of a 120-foot camouflaged Communication Tower

Applicant: Vertex Development, LLC
3630 W. Kennedy Blvd
Tampa, FL 33609

Owner: Christ the King Lutheran Church
Inc. Largo, Florida
11220 Oakhurst Rd
Largo, FL 33774

Contacts: Alan Ruiz: 813-335-4768 / alanruiz@vertexdevelopment.net

Dear Planning Staff:

Enclosed herein please find Vertex Development, LLC's ("Vertex") Development Application for a Type 2 Use Approval to construct a 120' camouflaged Communication Tower ("Tower"). I have enclosed the following documents pursuant to the Pinellas County Land Development Code (LDC) for Vertex's submittal:

- Type II Use Application
- Annual Report for Christ the King Lutheran Church Inc. Largo, Florida
- Application Fee
- Boundary and Topography Survey
- Site Plans
- Legal Descriptions
- Warranty Deed
- Property Card
- Agent of Record letter for Christ the King Lutheran Church Inc. Largo, Florida
- Written Description of Request (*this narrative letter*)
- Verizon Wireless Letter of Support
- FAA Determination of No Hazard (and Extension)

Vertex is requesting a Type 2 Use approval for a 120' camouflaged monocross-type Tower and associated ground equipment to be located at Christ the King Lutheran Church. The property is located at 11220 Oakhurst Road in Largo, Florida 33774; Pinellas County Parcel ID 18-30-15-62635-004-0180. The total parent parcel is approximately 6.56 acres (according to the Pinellas County Property Appraiser's Office) and is zoned R-2 (Single-Family Residential District) with a future land use of Institutional. The Tower is proposed to be sited at the west side of the parent parcel, behind the existing 41,407 SF church comprised of four buildings and near the church's parking lot. It will not be located within a preservation or conservation area. There are single-family residences located to the north, south and west. Communication Towers are needed to serve the surrounding residential and recreational areas and are

essential to all land uses. The siting of a Tower as a general public service and emergency service use (including E911) shall strengthen the wireless service to area and support the health, welfare and safety of the community.

The tower compound is 2,700 square feet in addition to any required easements for access and utilities from Oakhurst Road. The Tower will be designed to accommodate the current regional wireless telecommunication providers, and Verizon Wireless is the anchor tenant. Trips made to the site will be approximately one monthly visit per carrier. All antennas will be internal to the tower. Per the FAA Determination, the proposed Tower does not require lighting for aviation safety.

Please find below a description how Vertex's proposed project meets the criteria of the applicable sections of the Pinellas County LDC, supplemental to the application.

Sec. 138-3313. Communication towers and antennas outside of county rights-of-way.

...

(c) Standards. The following provisions shall apply:

(1) Freestanding communication towers and antennas shall be subject to the following height standards:

- a. Communication towers and antennas may be erected to a maximum of 20 feet above the height limits of the zoning district in which they are located. **No structure in the R-2 zoning district shall exceed 35 feet in height unless otherwise provided.**
- b. Communication towers which are designed to be camouflaged may be erected to a maximum of 75 feet or the maximum height described above, whichever is greater. Camouflage may include towers to be designed to resemble trees, palms, flag poles, and other similar feature. **Please refer to the Verizon Wireless – Letter of Support for the need for location and increased height.**
- c. The heights of these structures or appurtenances thereto shall in no case exceed the height limitations prescribed by the Federal Aviation Agency within the flight approach zone patterns of airports. **As Vertex is proposing a 120-foot Tower, please see the FAA Determination that the Tower will not be a hazard to air navigation.**

(2) Freestanding communication towers shall be subject to following setback standards:

- a. All towers and supporting equipment shall meet district setback requirements. **See Site Plans, Page C-3. Vertex meets these requirements.**
- b. New towers shall be set back from abutting residential property lines a distance equal to the height of the tower. **See Site Plans, Page C-3. Vertex meets these requirements.**
- c. These setback restrictions do not apply to communication equipment attached to utility poles or similar feature in the public right-of-way. **Section Not Applicable.**
- d. These setback restrictions may be reduced for self-collapsing tower designs, subject to a Type 2 approval. The applicant shall demonstrate that the reduced setbacks will not create a safety hazard. **Section Not Applicable.**

- (3) Antennas and supporting mechanical equipment may be installed on or attached to buildings, light poles, other existing towers, water towers, or other existing structures in any zoning district. Such antennas shall add no more than 20 feet in height above the existing structure and shall be a neutral color similar to that of the supporting structure. **Section Not Applicable as this is a proposed Tower; however, future collocators for the proposed Tower will remain in compliance.**
- (4) Supporting equipment buildings shall be compatible with the architecture of the neighborhood in which located. **Vertex and its future collocators will remain in compliance with this section. Please see Site Plans, Page N-1, Site Notes 3.**
- (5) Towers and supporting structures shall be a neutral, non-glare color or finish so as to reduce visual obtrusiveness (except as may otherwise be required by the Federal Aviation Authority). **Vertex is proposing a monocross-type Tower, which will have a painted white finish. Please see Site Plans Page C-4.**
- (6) Any tower or antenna which is not operated for a period of 180 days or more shall be considered abandoned and subject to the following standards:

...

Vertex will comply with this section. See Site Plans, Page N-1 Site Notes 5.

- (7) Towers shall include the following safety features:
 - a. Towers shall be enclosed by security fencing a minimum of six feet in height. **The compound will be enclosed with 8-foot PVC fencing. See Site Plans, Page C-6.**
 - b. Towers shall be equipped with warning lights in accordance with FAA standards regardless of height. **See FAA Determination. Marking and lighting are not necessary for aviation safety.**
- (8) Towers shall not be used for the placement of advertising or signs other than warning signs or devices. **Please see Site Plans, Page C-6 for proposed signage.**
- (9) Communication towers and antennas may seek flexibility to the standards in this section subject to Type 2 approval. Conditions may be imposed on the structure(s) to ensure compatibility and safety with adjacent properties. **As the proposed 120-foot monocross is greater than the height allowed, Vertex is applying for a Type 2 approval.**



4700 Exchange Ct.
Suite 100
Boca Raton, FL 33431

Meghann Marken
Engineer III Spec-RE/Regulatory
Florida Network Engineering

May 2, 2022

Ex Parte

Re: Verizon PSLC# 464582 Largo West PID# 16908195 / Site ID: 617213735 11220 Oakhurst Road Pinellas County, Largo FL 33773_ Vertex Development LLC Site# FL5236

To Whom It May Concern:

Verizon Wireless is a wireless communications provider authorized by the Federal Communications Commission to provide state of the art digital wireless personal communications throughout the state of Florida, and throughout the United States.

Verizon Wireless strives to provide our customers with the most reliable wireless service. This commitment to our customers necessitates that we expand our existing network to meet the current and future demands for wireless voice and data service.

Vertex Development, LLC is proposing to build a telecommunications tower in the area with coordinates of 27° 52' 30.67" N / -82° 50' 02.52W at the height of 120 feet. Verizon Wireless has determined the proposed tower would meet our need for an antenna support structure at a height of 120 feet. This site will allow Verizon to continue providing service in the Largo area and help provide improved coverage along Oakhurst Road, Walsingham Road, and surrounding areas.

If approved in zoning at the requisite height, Verizon Wireless is interested in collocating on this tower and would negotiate with Vertex Development, LLC to that end.

Respectfully,

A handwritten signature in blue ink, appearing to read "Meghann Marken".

Meghann Marken
Engineer III Spec-RE/Regulatory
Verizon Wireless – Florida Engineering

FAA TOWER CERTIFICATION

Date: May 17, 2016

Re: Walsingham Site / Site No. FL-5236
Pinellas County, Florida

I hereby certify that the following Latitude and Longitude values for the center of the above-referenced proposed tower site are accurate to within +/- 20 feet horizontally; and that the following proposed tower site existing ground elevation is accurate to within +/- 3 feet vertically, as observed in the field on May 10, 2016.

NAD 1983

Latitude: 27° 52' 30.67" N.

Longitude: 82° 50' 02.52" W.

NAD 1927

Latitude: 27° 52' 29.59" N.

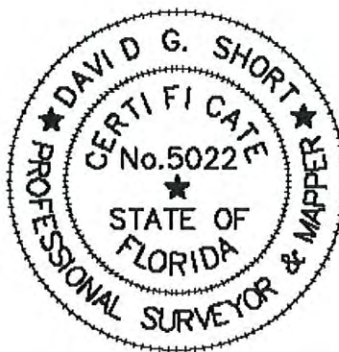
Longitude: 82° 50' 03.15" W.

Existing Ground Elevation: 46.7 Feet NAVD88
47.6 Feet NGVD29

GeoLine Surveying, Inc.



David G. Short, P.S.M. Date: May 17, 2016
Professional Surveyor and Mapper
Florida Certificate of Registration No. 5022
Florida DBPR Certificate of Authorization No. LB7082
s:\office documents\word docs\ecm\264-87 prop faa.doc



AGENT OF RECORD LETTER

RE: Vertex Development Application for Communications Tower Facility

I, Jon Boerha on behalf of Christ The King Lutheran Church, as a registered officer of the following property located at 11220 Oakhurst Road in Largo, Florida 33774 (Pinellas County Parcel ID 18-30-15-62635-004-0180), have the authority to execute this document. I hereby designate and appoint the below listed Agent(s) of Record for any necessary zoning, permitting and regulatory processes in association with the development of a telecommunications tower located at the aforementioned property.

The Agent of Record is vested with the authority to make representations and agreements, which are necessary or desirable in conjunction with any of the aforementioned processes. The Agent of Record is authorized to accept or reject conditions imposed by any reviewing board or entity. The Agent of Record has the authority to execute and file any and all necessary sets of plans, applications or other required paperwork necessary in the zoning or permitting process for the above-mentioned site.

The authorized Agent(s) of Record:

Doty Solik Law, P.A.
Mary Doty Solik, Esquire
121 S. Orange Ave, Suite 1500
Orlando, FL 32801
Phone: 407-367-7868
Fax: 407-337-6801
Email: msolik@dotysoliklaw.com

Vertex Development, LLC
Alan Ruiz
3630 W. Kennedy Boulevard
Tampa, FL 33609
Phone: 813-335-4768 Fax: 813-436-5674
Email: alanruiz@vertexdevelopment.net

Signature

Date

6/9/2022

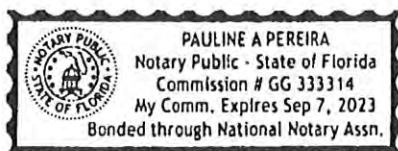
Printed

Title

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 9th day of June, 2022, by Jon Boerha who has produced IS Personally Known as identification.

(SEAL)



Notary Public

Printed Name of Notary

Pauline A. Pereira
Pauline A. Pereira

Prepared by and Return to:

Roger A. Larson, Esq.
Johnson, Pope, Bokor, Ruppel & Burns, LLP
P.O. Box 1368
Clearwater, Florida 33757-1368

QUIT CLAIM DEED

THIS INDENTURE is made on April 26 2009, between **Christ the King Lutheran Church, Incorporated**, a Florida corporation, whose post office address is 1577 Sunset Strip N. W. 61st Avenue, Fort Lauderdale, Florida 33313 ("Grantor") and **Christ the King Lutheran Church Inc Largo, Florida**, a Florida corporation, whose post office address is 11220 Oakhurst Road, Largo, Florida 33774 ("Grantee")

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto Grantee all the right, title, interest, claim and demand which Grantor has in and to the following described real property located in Pinellas, County, Florida:

See Exhibit "A" attached hereto and made a part hereof.

Real Estate Tax Parcel Number: 18-30-15-62635-004-0180.

TO HAVE AND TO HOLD the same, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

This is a conveyance to clear a title defect that may exist as a result of that certain Warranty Deed dated September 30, 1969 and recorded in Official Records Book 3178, page 273 of the Public Records of Pinellas County, Florida.

IN WITNESS WHEREOF, Grantor has executed this deed the day and year above written.

WITNESSES:

CHRIST THE KING LUTHERAN
CHURCH, INCORPORATED
a Florida corporation

Print:

DEBORAH L. BAUER

Print:

CLAUDETTE DAKES

By:

Mac Borgandale, President

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 26 day of April, 2009, by Mac Borgandale, as President of Christ the King Lutheran Church, Incorporated, a Florida corporation, on behalf of the corporation. [He] [She] ☒ is personally known to me, or ☐ has produced _____ as identification.



Notary Public

Print name: DEBORAH L. BAUER-STUPPY

My commission expires:

1-10-11

Note to Administrator: - This conveyance is given to correct a title defect and is subject to minimum documentary stamps of \$.70 in accordance with FAC 12B-4.014(3).

EXHIBIT "A"

Legal Description

LOT 18, BLOCK 4, OAKHURST ACRES 2ND. ADDITION AS RECORDED IN PLAT BOOK 66, PAGE 56,
RECORDS OF PINELLAS COUNTY, FLORIDA.

UNOFFICIAL COPY



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2020-ASO-30612-OE

Issued Date: 10/16/2020

Jennifer Frost
Vertex Development, LLC
405 S. Dale Mabry Hwy
#244
Tampa, FL 33609

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower Walsingham FL-5236
Location:	Largo, FL
Latitude:	27-52-30.67N NAD 83
Longitude:	82-50-02.52W
Heights:	42 feet site elevation (SE) 125 feet above ground level (AGL) 167 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1.

This determination expires on 04/16/2022 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-6338, or Jay.L.Binkley@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-ASO-30612-OE.

Signature Control No: 453274539-454026281

(DNE)

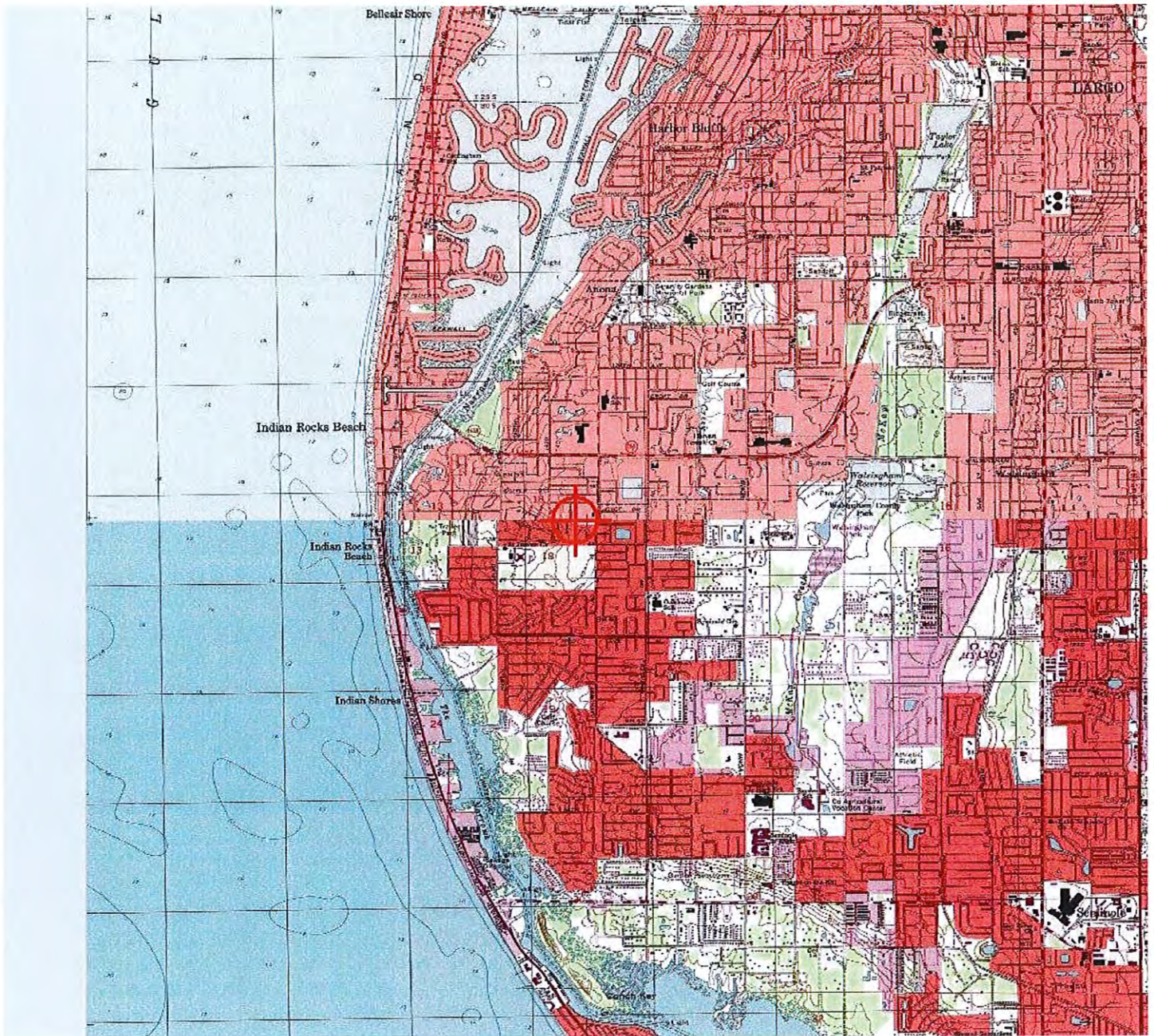
Jay Binkley
Specialist

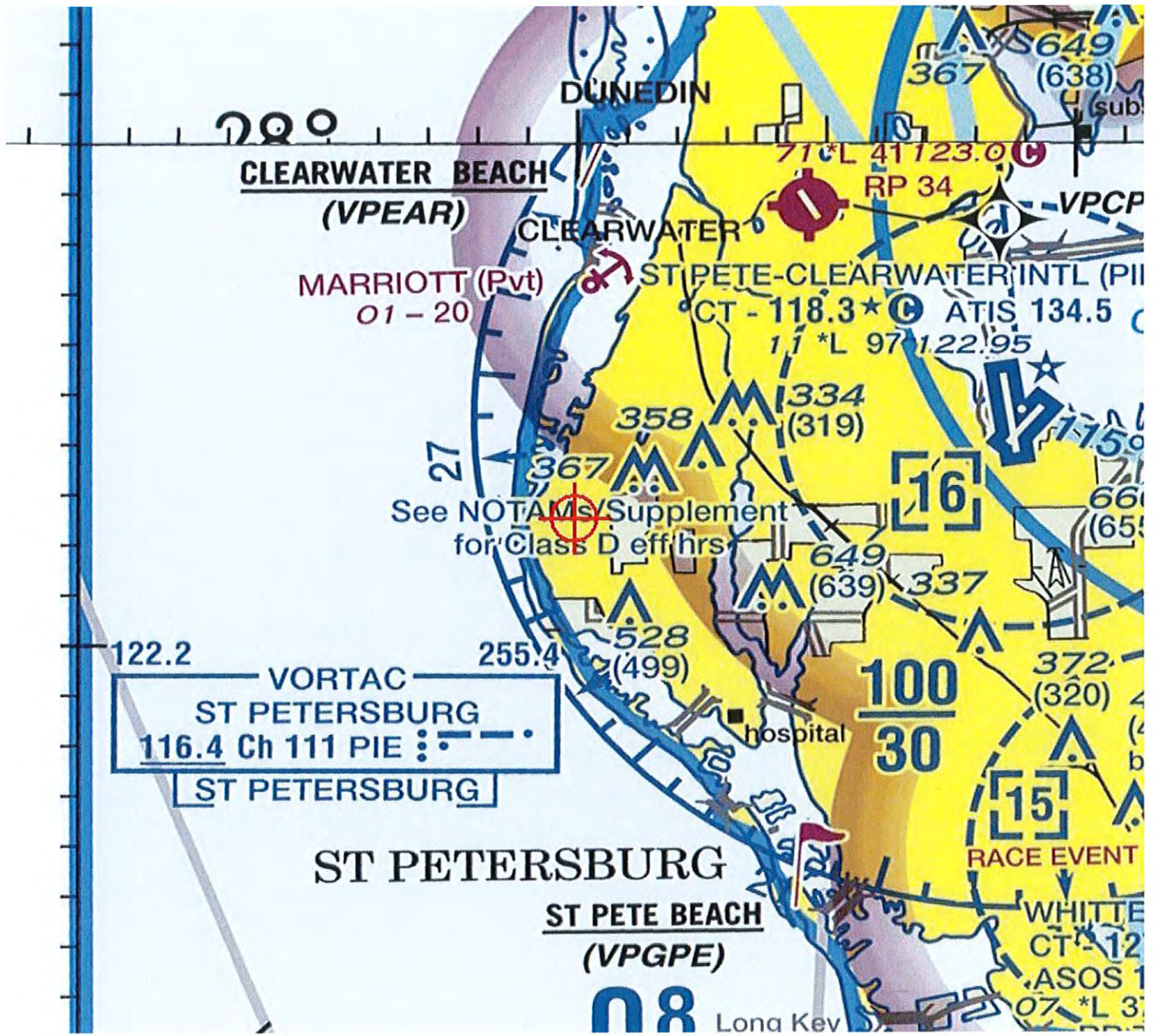
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2020-ASO-30612-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1710	1755	MHz	500	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2345	2360	MHz	2000	W







Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2020-ASO-30612-OE

Issued Date: 03/28/2022

Jennifer C. Frost, PMP
Vertex Development, LLC
3630 W. Kennedy Blvd
Tampa, FL 33609

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Antenna Tower Walsingham FL-5236
Location:	Largo, FL
Latitude:	27-52-30.67N NAD 83
Longitude:	82-50-02.52W
Heights:	42 feet site elevation (SE) 125 feet above ground level (AGL) 167 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 09/28/2023 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this extension will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-6430, or kelly.r.nelson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-ASO-30612-OE.

Signature Control No: 453274539-520373827

(EXT)

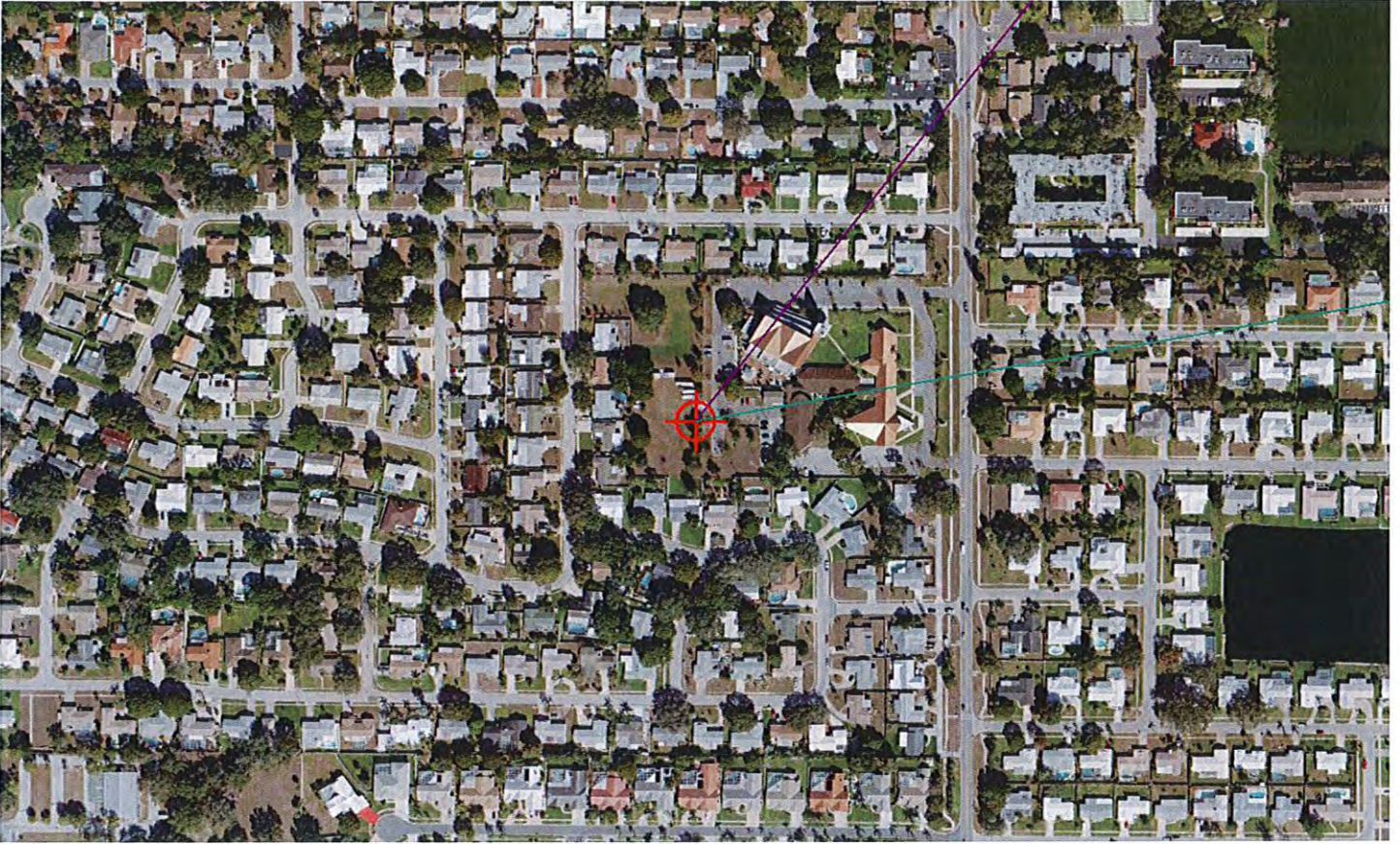
Kelly Nelson

Technician

Attachment(s)

Map(s)

cc: FCC



PARENT PARCEL
(OFFICIAL RECORDS BOOK 19106, PAGE 2288)

PARCEL 1
LOT 18, BLOCK 4 OAKHURST ACRES 2ND, ADDITION AS RECORDED IN PLAT BOOK 66, PAGE 56, RECORDS OF PINELLAS COUNTY, FLORIDA,

PARCEL 2
SOUTH 410 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 15 EAST, LYING AND BEING IN PINELLAS COUNTY, FLORIDA, LESS RIGHT OF WAY FOR OAKHURST ROAD,

PARCEL 3
THE NORTH 40 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 15 EAST, LYING AND BEING IN PINELLAS COUNTY, FLORIDA, LESS RIGHT OF WAY FOR OAKHURST ROAD.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 17, BLOCK 4, OAKHURST ACRES 2ND ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGE 56 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°05'25" WEST ALONG THE EAST LINE OF LOTS 17, 16, 15 AND 14, SAID BLOCK 4, FOR 299.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 86°36'23" EAST FOR 106.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°05'25" EAST ALONG A LINE PARALLEL WITH SAID EAST LINE FOR 90.00 FEET; THENCE SOUTH 89°54'35" EAST FOR 30.00 FEET; THENCE SOUTH 00°05'25" WEST ALONG A LINE PARALLEL WITH SAID EAST LINE FOR 90.00 FEET; THENCE NORTH 89°54'35" WEST FOR 30.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2,700 SQUARE FEET (0.056 ACRES), MORE OR LESS.

20 FOOT WIDE INGRESS AND EGRESS EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 17, BLOCK 4, OAKHURST ACRES 2ND ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGE 56 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°05'25" WEST ALONG THE EAST LINE OF LOTS 17, 16, 15 AND 14, SAID BLOCK 4, FOR 299.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 86°36'23" EAST FOR 106.18 FEET TO THE SOUTHWEST CORNER OF AN 30 FOOT BY 90 FOOT TOWER PARCEL; THENCE NORTH 00°05'25" EAST ALONG THE WEST LINE OF SAID TOWER PARCEL FOR 90.00 FEET TO THE NORTHWEST CORNER OF SAID TOWER PARCEL; THENCE SOUTH 89°54'35" EAST ALONG THE NORTH LINE OF SAID TOWER PARCEL FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20 FOOT WIDE INGRESS AND EGRESS EASEMENT; THENCE NORTH 00°05'25" EAST FOR 25.00 FEET TO POINT "A"; THENCE NORTH 89°54'35" WEST FOR 30.00 FEET TO A POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURN TO SAID POINT "A"; THENCE SOUTH 89°54'35" EAST FOR 50.60 FEET; THENCE NORTH 00°47'31"

EAST FOR 211.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90°01'05", AND A CHORD OF 56.58 FEET THAT BEARS NORTH 45°48'03" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 62.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°11'24" EAST FOR 416.60 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF OAKHURST ROAD AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 15,739 SQUARE FEET (0.361 ACRES), MORE OR LESS.

5 FOOT WIDE UTILITY EASEMENT "A"
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LYING WITHIN 2.5 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 17, BLOCK 4, OAKHURST ACRES 2ND ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGE 56 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°05'25" WEST ALONG THE EAST LINE OF LOTS 17, 16, 15 AND 14, SAID BLOCK 4, FOR 299.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 86°36'23" EAST FOR 106.18 FEET TO THE SOUTHWEST CORNER OF AN 30 FOOT BY 90 FOOT TOWER PARCEL; THENCE SOUTH 89°54'35" EAST ALONG THE SOUTH LINE OF SAID TOWER PARCEL FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 5 FOOT WIDE UTILITY EASEMENT; THENCE SOUTH 00°58'17" WEST FOR 43.39 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 2.5 FEET NORTH OF THE NORTH LINE OF BLOCK 4, OAKHURST ACRES 1ST, ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 92 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°02'52" EAST ALONG SAID PARALLEL LINE FOR 510.71 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF OAKHURST ROAD AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 3,013 SQUARE FEET (0.069 ACRES), MORE OR LESS.



MIKE TWITTY, MAI, CFA

Meet Mike

- Property Appraiser HOME
- Search Our Database
- Appraisal Info
- Forms / Change of Address
- Exemption / Save-Our-Homes / Portability
- Tax Estimator
- Tangible Personal Property
- Downloads / Reports / Maps
- Truth In Millage
- Tax Roll / Budget / Legal
- Glossary / FAQ's
- Links
- Important ADA Information
- About Us
- Contact Us

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

18-30-15-62635-004-0180

Compact Property Record Card

[Tax Estimator](#)

Updated March 31, 2021 [Email](#) [Print](#) [Radius Search](#) [FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address (First Building)
CHRIST THE KING LUTHERAN CHURCH INC LARGO FLORIDA 11220 OAKHURST RD LARGO FL 33774-4447	11220 OAKHURST RD (Unincorporated)
	Jump to building: (1) 11220 OAKHURST RD ▾



Property Use: 7153 (Church, Church School, Church Owned Current Tax District: SEMINOLE REC (SRT) Total Heated SF: 17,650 Total Gross SF: 17,650
Building (Parsonage code 0110), Salvation Army, Missions)

[click here to hide] **Legal Description**

OAKHURST ACRES 2ND ADD BLK 4, LOT 18 AND THAT PT OF E 1/2 OF SW 1/4 OF NE 1/4 OF SEC 18-30-15 DESC FROM SE COR OF SW 1/4 OF NE 1/4 OF SD SEC TH N00D06'00"E 623.85FT FOR POB TH N89D01'43"W 664.28 FT TH N00D05'25"E 450FT TH S89D01'43"E 664.35FT TH S00D06'00"W 450FT TO POB LESS E 33FT THEREOF FOR RD R/W

File for Homestead Exemption			2021 Parcel Use	
Exemption	2021	2022		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	Yes	Yes	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
16567/1944	Sales Query	121030252052	NON EVAC	Compare Preliminary to Current FEMA Maps	66/56

2020 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$2,259,291	\$2,259,291	\$0	\$0	\$0

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	No	\$2,105,846	\$2,105,846	\$0	\$0	\$0
2018	No	\$1,960,682	\$1,960,682	\$0	\$0	\$0
2017	No	\$1,836,523	\$1,836,523	\$0	\$0	\$0
2016	No	\$1,905,271	\$1,905,271	\$0	\$0	\$0
2015	No	\$1,957,154	\$1,957,154	\$0	\$0	\$0
2014	No	\$1,946,084	\$1,946,084	\$0	\$0	\$0
2013	No	\$1,887,374	\$1,887,374	\$0	\$0	\$0
2012	No	\$1,861,477	\$1,861,477	\$0	\$0	\$0
2011	No	\$1,779,580	\$1,779,580	\$0	\$0	\$0
2010	No	\$1,858,473	\$1,858,473	\$0	\$0	\$0
2009	No	\$2,126,525	\$2,126,525	\$0	\$0	\$0
2008	No	\$2,207,200	\$2,207,200	\$0	\$0	\$0
2007	No	\$2,069,800	\$2,069,800	\$0	N/A	\$0
2006	No	\$1,795,100	\$1,795,100	\$0	N/A	\$0
2005	No	\$1,668,700	\$1,668,700	\$0	N/A	\$0
2004	No	\$1,522,700	\$1,522,700	\$0	N/A	\$0
2003	No	\$1,291,000	\$1,291,000	\$0	N/A	\$0
2002	No	\$1,219,400	\$1,219,400	\$0	N/A	\$0
2001	No	\$1,178,900	\$1,178,900	\$0	N/A	\$0

Ty2-22-11





3630 W. KENNEDY BOULEVARD
TAMPA, FLORIDA 33609

WALSINGHAM
FL-5236

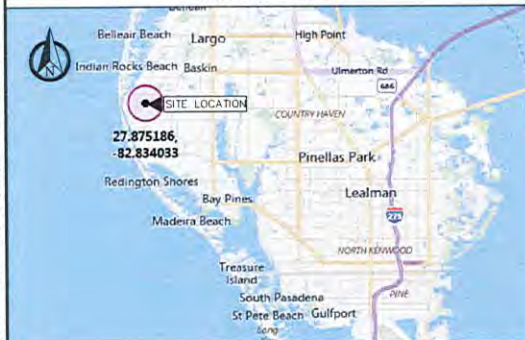
11220 OAKHURST ROAD
LARGO, FLORIDA 33744

NEW VERTEX WIRELESS TELECOMMUNICATIONS TOWER
120' MONOCROSS

LOCATION MAP



VICINITY MAP



DRIVING DIRECTIONS

FROM TAMPA:
TAKE I-275 SOUTH. AT EXIT 30, TAKE RAMP RIGHT FOR CR-296 WEST TOWARD 118TH AVENUE NORTH.
TURN RIGHT ONTO OAKHURST ROAD / CR-233. SITE IS ON THE LEFT BEHIND CHURCH IN A FIELD.
ARRIVE AT: 11220 OAKHURST ROAD, LARGO, FL 33774

APPROVALS

PROPERTY OWNER	DATE
RF ENGINEER	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
ZONING	DATE
NETWORK	DATE
OPERATIONS	DATE
CONTRACTOR	DATE

PROJECT SUMMARY

1. VERTEX SITE NAME: WALSINGHAM
2. VERTEX SITE NUMBER: FL-5236
3. TYPE OF STRUCTURE: UNMANNED WIRELESS TELECOMMUNICATIONS TOWER 120' MONOCROSS
4. TYPE OF DEVELOPMENT: COMMERCIAL
5. TOWER GROUND ELEVATION: + 46.7' (NAVD 88) / ± 47.6' (NAVD 29)
6. SITE ADDRESS: 11220 OAKHURST ROAD, LARGO, FLORIDA 33774
7. LATITUDE: 27° 52' 30.67" N / 27.875186° N
8. LONGITUDE: 82° 50' 02.52" W / -82.834033° W
9. PROPERTY OWNER: CHRIST THE KING LUTHERAN CHURCH, INC
10. COUNTY: PINELLAS COUNTY, FLORIDA
11. PARCEL NUMBER: 18-30-15-02035-004-180
12. PARCEL PORTION OF: S17, T30 SOUTH, R15 EAST
13. JURISDICTION: PINELLAS COUNTY, FLORIDA
14. ZONING DISTRICT: R2
15. EXISTING LAND USE: CHURCH
16. FUTURE LAND USE: CHURCH
17. ADJACENT PARCEL ZONING: NORTH - R2
EAST - R2
WEST - R2
18. ACTUAL TOWER SETBACKS:
NORTH - 319'-11"±
SOUTH - 122'-0"±
EAST - 501'-1"±
WEST - 122'-0"±
28,394.5 SF / 6.748 ACRES
5,607 SF / 0.129 ACRES
19. PARENT TRACT AREA: 0.92%
20. TOTAL PROJECT AREA: 2,700 SF / 0.056 ACRES
21. PERCENT TOTAL PROJECT AREA / PARENT TRACT: 0.92%
22. TOTAL LEASE AREA: 2,700 SF / 0.056 ACRES
23. PERCENT TOTAL LEASE AREA / PARENT TRACT: 0.92%
24. TOTAL COMPOUND AREA: 200 SF / 0.005 ACRES
25. PERCENT TOTAL COMPOUND AREA / PARENT TRACT: 0.07%
26. TOTAL PARKING AREA: 1,175 SF / 0.027 ACRES
27. PERCENT TOTAL PARKING AREA / PARENT TRACT: 0.4%
28. TOTAL PERVIOUS AREA: 4,432 SF / 0.102 ACRES
29. PERCENT TOTAL PERVIOUS AREA / PARENT TRACT: 1.5%
30. TOTAL IMPERVIOUS AREA: 15,144.2 SF / 0.417 ACRES
31. PERCENT TOTAL IMPERVIOUS AREA / PARENT TRACT: (1) 0%
32. TOTAL PRESERVED AREA: 15,144.2 SF / 0.417 ACRES
33. PROPOSED TOWER PARKING: (1) 0%

DESIGN CRITERIA

- FLORIDA BUILDING CODE 7th EDITION (2020)
- ANSI/EIA/TIA-222-H (ALLOWED PER EXEMPTION #5 OF 1609.1.1)
- ASCE 7-16
- Vult = 146 MPH (ULTIMATE 3 SECOND GUST)
- Vwind = 113 MPH (NOMINAL 3 SECOND GUST)
- RISK CATEGORY= II
- EXPOSURE= C
- IMPORTANCE FACTOR= 1.0
- NATIONAL ELECTRICAL CODE, 2017 EDITION
- FLORIDA FIRE PREVENTION CODE 7th EDITION (2020)
- CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY THE FEDERAL GUIDELINES CONTAINED WITH OET 65 BULLETIN & AS PER CLIENT'S GUIDELINES.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
3. THIS PROJECT CONSISTS OF THE INSTALLATION OF:

NEW WIRELESS TELECOMMUNICATIONS SUPPORT STRUCTURE 120' MONOCROSS & 2,700 SF FENCED COMPOUND WITHIN A 2,700 SF LEASE AREA FOR AN UNMANNED WIRELESS DATA TELECOMMUNICATIONS FACILITIES.

CONTACTS

APPLICANT / TOWER OWNER / LEASE HOLDER:
VERTEX DEVELOPMENT
3630 W. KENNEDY BLVD.
TAMPA, FL 33609
(813) 335-4768

CONTRACTOR:
EXPERT CONSTRUCTION MANAGERS
815 SOUTH KINGS AVENUE
BRANDON, FL 33511
(813) 657-8710

ENGINEER:
GEN3 ENGINEERING, INC.
27139 SEA BREEZE WAY
WESLEY CHAPEL, FL 33544
(813) 917-2671
ATTN: DARRYL J. KROEZE, PE

ELECTRIC COMPANY:
TBD

TITLE HOLDER / PROPERTY OWNER:
CHRIST THE KING LUTHERAN CHURCH, INC
11220 OAKHURST ROAD
LARGO, FL 33774

SURVEYOR:
GEOLINE SURVEYING
13430 NW 104TH TERRACE
SUITE A
ALACHUA, FL 32615
(386) 418-0500

PROJECT INFORMATION

1. THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
2. VERIZON WIRELESS CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY VERIZON WIRELESS EMPLOYEES AND SUB-CONTRACTORS AND THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
3. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
4. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
5. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
6. HANDICAP REQUIREMENTS; FACILITY WILL BE UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS NOT REQUIRED.

REV	DATE	DESCRIPTION
A	05/27/22	REVIEW SET ISSUED
0	06/07/22	REV 0 FINAL 2D ISSUED
1	06/20/22	REV 1 2D ISSUED
2	07/11/22	FALL ZONE ADDED

GEN3 PROJECT NO.: 10220409

DRAWN BY: DJK CHECKED BY: DJK



3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768



CONSTRUCTION MANAGERS, INC.
815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
(813) 917-2671
COA # 35409

Darryl J Kroeze

2022.07.11

10:56:21

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KROEZE, P.E., FL LICENSE #53092
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JUNE 6, 2022
DARRYL J. KROEZE, PE
FL PROFESSIONAL ENGINEER LIC. # 53092

WALSINGHAM
FL-5236

11220 OAKHURST ROAD
LARGO, FLORIDA 33774

SHEET DESCRIPTION

TITLE SHEET

SHEET NUMBER

T-1

Received

JUL 14 2022

Zoning Division

1. These Specifications and Construction Drawings are intended to be fully explanatory and complementary. However, should anything be shown, indicated or specified on one and not the other, it shall be the same as if shown, indicated or specified on both.
2. The intention of the documents is to include all labor and materials reasonably necessary for the proper execution and completion of the work as indicated in the documents.
3. Minor deviations from the design layout are anticipated and shall be considered as part of the work; however, no changes that alter the character intent of the design shall be made or permitted by the Subcontractors, without express written Consent from the Construction Manager.
4. The Contractor is solely responsible for all site safety including but not limited to protection of all site personnel and the general public during the entire site construction period. The Contractor shall take all reasonable precautions to place and maintain barricades, lamps, signs, and the like in accordance with OSHA Safety Act and ANSI occupational guidelines.

1. The Contractor and each Subcontractor shall be responsible for verification of all measurements at the site before ordering any materials or performing any work. No Change Order, extra charge or compensation shall be allowed due to difference between actual dimensions and dimensions indicated on the neither Construction Drawings nor Specifications. Any such discrepancy in dimension which may inadvertently occur shall be submitted to the Construction Manager for consideration before the Contractor proceeds with the work in the affected area.
2. The Contractor shall contact a subsurface utility locator for location of existing utilities prior to commencement of any construction activities. For assistance in locating existing utilities call "SUNSHINE STATE ONE CALL" at 1-800-638-4097.
3. Damage by the Contractor to utilities or property of others, including existing pavement and other surfaces disturbed by the Contractor during construction shall be repaired to pre-construction conditions by the Contractor. For graded areas seed and mulch shall be acceptable.

1. The Contractor shall be solely responsible for ensuring that all relevant authority inspections are carried out in a timely manner.

1. The Contractor shall prepare a red-lined set of As-Built Drawings.

1. Noise Level: The Contractor shall ensure that state and local regulations are complied with in regard to noise levels produced by his or his sub-Contractor's equipment or methods of construction.
2. Dust Control: The Contractor shall take all necessary steps to limit the creation of any dust nuisance that might arise during construction to the satisfaction of the local authorities.
3. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

1. The Subcontractors shall at all times keep the site free from accumulation of waste materials or rubbish caused by their employees at work, and at the completion of the work, they shall remove all rubbish from and about the building, including all tools, scaffolding and surplus materials, and shall leave the work clean and ready for use.

1. All materials, design, and workmanship shall be in accordance with all applicable codes (some of which are listed below), ordinances, and authorities having jurisdiction over the work. Where no codes exist, the work shall conform to the Florida Building Code 6th Edition (2017), and/or the specifications herein, whichever is more stringent.

City/County Building Codes
Florida Building Code 7th Edition (2020)
EIA/ITIA-222 Rev. II
Florida Fire Prevention Code 7th Edition (2020)
Life Safety Code 101
National Electric Code 2017 (NFPA 70-2017)
American Institute of Steel Construction Specifications
American Welding Society
American Concrete Institute
Federal Aviation Authority Regulations
Federal Communications Commission Regulations
American National Standards Institute
American Society for Testing and Materials
National Underwriter's Laboratories

2. It is the Subcontractor's responsibility to verify compliance with the governing codes and to notify the Construction Manager of any discrepancies prior to performing work. Reference to any standard or code of practice in this specification shall be deemed to mean the edition current at the time of award of the contract.

1 The Contractor is required to maintain all ditches, pipes, and other drainage structures free from obstruction until work is accepted. The Contractor is responsible for any damages caused by failure to maintain drainage structure in operable condition.

- 1 All cast in place concrete shall be placed and placed in accordance with the requirements of ACI 318 and ACI 301, and shall have a 28 day minimum compressive strength of 4000 PSI. Concrete shall be placed against undisturbed soil unless otherwise noted. Minimum concrete cover shall be 3 inches.
- 2 Each new communication tower must be designed and constructed so that in the event a tower fails it will collapse only within the property lines of the lot on which the tower is located. All applications for development approval shall provide verification of compliance with this design requirement from an engineer registered by the State of Florida. In addition, the construction of new communication towers shall comply with all county construction codes.
- 3 All reinforcing steel shall conform to ASTM 615 grade 60, deformed billet steel bars. Welded wire fabric reinforcing shall conform to ASTM A185.

Florida Building Code 7th Edition (2020)
FBC Specifications: Risk Category II
TIA Specifications: Structure Class = 2, Exposure = C, Topographic Category I
Wind Loads (ASCE 7-16)
146 mph ultimate design wind speed per FBC 7th Edition (2020)
113 mph nominal design wind speed per FBC 7th Edition (2020)

1. All Communication Towers (Towers), Communication Antennas (Antennas), and Equipment shall comply with the Pinellas County Comprehensive Plan and Land Development Regulations; all applicable state safety codes, building codes, and technical codes adopted by Pinellas County; all applicable federal and state regulations; and FAA.
2. The Tower and Antennas must meet the radiation emission standards set by the FCC.
3. Equipment may be located on the site of camouflaged towers provided they do not exceed 500 square feet in size. Such buildings shall be compatible with the architecture of the neighborhood in which located.
4. Design. Towers and supporting structures shall be a neutral non-glare color or finish so as to reduce visual obtrusiveness (except as may otherwise be required by the FAA).
5. Abandonment. Any Tower or Antenna which is not operated for a period of 90 days or more shall be considered abandoned and shall be addressed subject to the Pinellas County LDC.
6. Buffering. A visual impact of a Tower shall be mitigated for nearby viewers through security fencing not less than six (6) feet in height and/or landscaping at the base of the tower and ancillary structures. Existing vegetation shall be preserved to the maximum extent practicable.
7. Signage. Towers shall not be used for the placement of advertising or signs other than warning signs or devices.
8. Collocation. The Tower shall be designed to accommodate the Antennas of at least three wireless telecommunications carriers.
9. Illumination. The Tower shall not be artificially lighted except as may be required by the Federal Aviation Administration.
10. Parking and Traffic. Traffic to the Tower Site is approximately one trip per carrier per month. Areas sufficient for the temporary off-street parking for one (1) vehicle shall be provided.
11. Utilities. The Tower shall not require and water, wastewater, or solid waste disposal.

[illegible]

VERTEX
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GEN
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(813)917-2671
COA # 35409

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JUNE 6, 2022
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WALSINGHAM
FL-5236

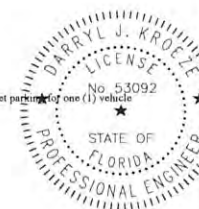
11220 OAKHURST ROAD
LARGO, FLORIDA 33774

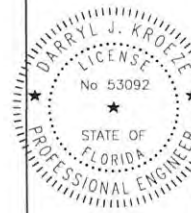
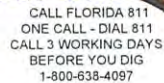
SHEET DESCRIPTION

GENERAL NOTES

SHEET NUMBER

N-1





WALSINGHAM
FL-5236
11220 OAKHURST ROAD
LARGO, FLORIDA 33774
SHEET DESCRIPTION
OVERALL EXISTING
CONDITIONS
SHEET NUMBER
C-1

PARENT PARCEL
(OFFICIAL RECORDS BOOK 19106, PAGE 2288)

PARCEL 2
SOUTH 410 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 15 EAST, LYING AND BEING IN PINELLAS COUNTY, FLORIDA, LESS RIGHT OF WAY FOR OAKHURST ROAD.

PARCEL 3
THE NORTH 40 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH,
RANGE 15 EAST, LYING AND BEING IN PINELLAS COUNTY, FLORIDA, LESS RIGHT OF WAY FOR OAKHURST ROAD.

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 17, BLOCK 4, DAKHURST ACRES 2ND ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGE 58 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°05'25" WEST ALONG THE EAST LINE OF LOT 16, 15, 14, AND 13, SAID BLOCK 4, FOR 299.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 86°36'23" EAST FOR 106.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°05'25" EAST ALONG A LINE PARALLEL WITH SAID EAST LINE FOR 90.00 FEET; THENCE SOUTH 89°54'35" EAST FOR 30.00 FEET; THENCE SOUTH 00°05'25" WEST ALONG A LINE PARALLEL WITH SAID EAST LINE FOR 90.00 FEET; THENCE NORTH 89°54'35" WEST FOR 30.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2,700 SQUARE FEET (0.056 ACRES), MORE OR LESS.

20 FOOT WIDE INGRESS AND EGRESS EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 17, BLOCK 4, DAKHSHI LOTS ACRES 2ND ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGE 56 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°05'25" WEST ALONG THE EAST LINE OF LOTS 17, 16, 15 AND 14, SAID BLOCK 4, FOR 299.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 86°36'32" EAST FOR 106.18 FEET TO THE SOUTHWEST CORNER OF AN 30 FOOT BY 90 FOOT TOWER PARCEL; THENCE NORTH 00°05'25" EAST FOR 25.00 FEET TO THE SOUTHWEST CORNER OF SAID 30 FOOT BY 90 FOOT TOWER PARCEL; THENCE SOUTH 00°05'25" WEST ALONG THE SOUTH LINE OF SAID 30 FOOT BY 90 FOOT TOWER PARCEL FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20 FOOT WIDE INGRESS AND EGRESS EASEMENT; THENCE NORTH 00°05'25" EAST FOR 25.00 FEET TO POINT "A"; THENCE NORTH 00°05'25" EAST FOR 30.00 FEET TO POINT "B"; THENCE SOUTH 00°05'25" WEST FOR 15.00 FEET TO POINT "C"; THENCE SOUTH 86°36'32" EAST FOR 50.60 FEET; THENCE NORTH 00°47'31" EAST FOR 211.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90°01'05", AND A CHORD OF 56.58 FEET THAT BEARS NORTH 45°48'03" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 62.84 FEET TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ALONG THE TANGENCY WITH THE WESTERLY RIGHT-OF-WAY LINE OF DAKHSHI ROAD AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

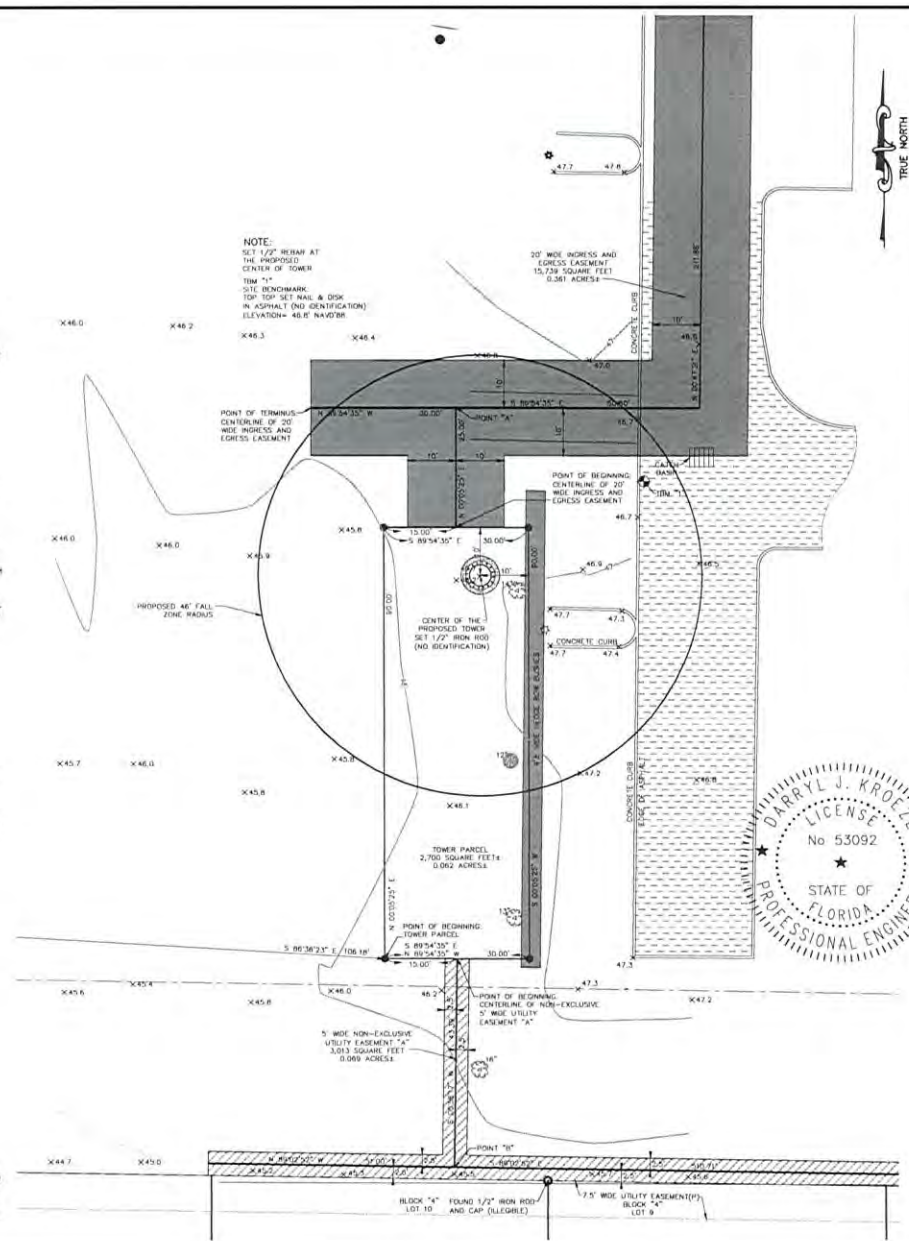
CONTAINING 15,739 SQUARE FEET (0.361 ACRES), MORE OR LESS.

5 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT "A"
(PREPARED BY GEOLINE SURVEYING, INC.)

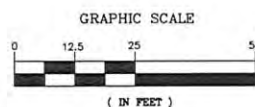
THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LYING WITHIN 2.5 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 17, BLOCK 4, OAKHURST ACRES 2ND ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGE 56 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°05'29" WEST ALONG THE EAST LINE OF LOTS 16, 17, 18, 15 AND 14, SAID BLOCK 4, FOR 299.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 86°36'23" EAST FOR 106.18 FEET TO THE SOUTHWEST CORNER OF AN 30 FOOT BY 90 FOOT TOWER PARCEL; THENCE SOUTH 89°54'35" EAST ALONG THE SOUTH LINE OF SAID TOWER PARCEL 90 FEET TO A POINT ON THE NORTH LINE OF SAID TOWER PARCEL 10 FEET FROM THE EAST CORNER; THENCE SOUTHWEST ALONG THE NORTH LINE OF SAID TOWER PARCEL 10 FEET TO THE WEST CORNER; THENCE SOUTH 00°49'17" WEST FOR 43.39 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 2.5 FEET NORTH OF THE NORTH LINE OF BLOCK 4, OAKHURST ACRES 1ST, ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 92 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°02'52" EAST ALONG SAID PARALLEL LINE FOR 510.71 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF OAKHURST ROAD AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 3,013 SQUARE FEET (0.069 ACRES), MORE OR LESS.



1 SITE PLAN
C-2 SCALE: 1" = 25'
SCALE BASED ON 11"x17" ONLY

[illegible]

VERTEX
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3630 WEST KENNEDY BOULEVARD
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PREPARED BY:

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COA # 35409

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WALSINGHAM
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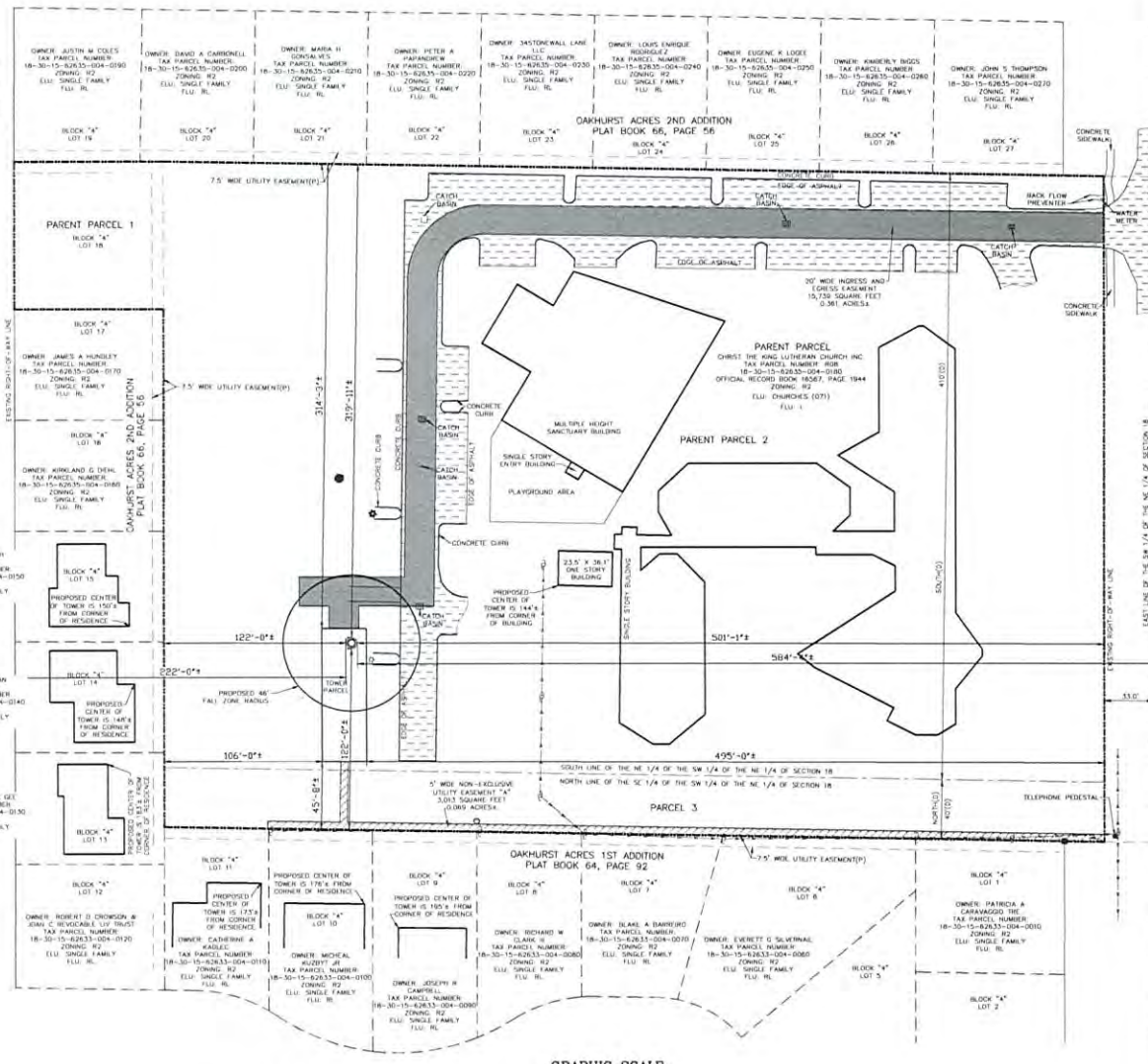
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ENLARGED EXISTING
CONDITIONS

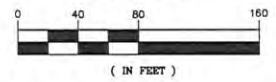
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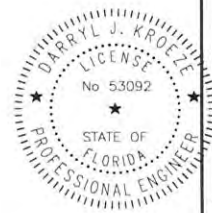
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1 SETBACK PLAN
SCALE: 1" = 80'
SCALE BASED ON 11"x17" ONLY



SETBACK TABLE		
SETBACK TO:	REQUIRED:	PROVIDED (CENTER OF TOWER)
PROPERTY LINE	120'	319'-11"± TO PROPERTY LINE (NORTH)
		122'-0"± TO PROPERTY LINE (SOUTH)
		501'-1"± TO PROPERTY LINE (EAST)
		122'-0"± TO PROPERTY LINE (WEST)
RESIDENTIAL PROPERTY	120'	319'-11"± TO RESIDENTIAL PROPERTY LINE (NORTH)
		122'-0"± TO RESIDENTIAL PROPERTY LINE (SOUTH)
		584'-4"± TO RESIDENTIAL PROPERTY LINE (EAST)
		122'-0"± TO RESIDENTIAL PROPERTY LINE (WEST)
CLOSEST BUILDING	N/A	140'-0"± TO ONE STORY BUILDING (NORTH-EAST)
RIGHT OF WAY	N/A	501'-1"± TO OAKHURST RD (EAST)
DISTRICT SETBACKS	FRONT:	495'-0"± TO EAST (LEASE AREA)
	REAR:	106'-0"± TO WEST (LEASE AREA)
	SIDE: 7'	314'-3"± TO NORTH (LEASE AREA)
		45'-8"± TO SOUTH (LEASE AREA)



REV	DATE	DESCRIPTION
A	05/27/22	REVIEW SET ISSUED
0	06/07/22	REV 0 FINAL 2D ISSUED
1	06/20/22	REV 1 2D ISSUED
2	07/11/22	FALL ZONE ADDED

GEN3 PROJECT NO.: 19220408

DRAWN BY: DUK CHECKED BY: DUK



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PREPARED BY:



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**WALSINGHAM
FL-5236**

11220 OAKHURST ROAD
LARGO, FLORIDA 33774

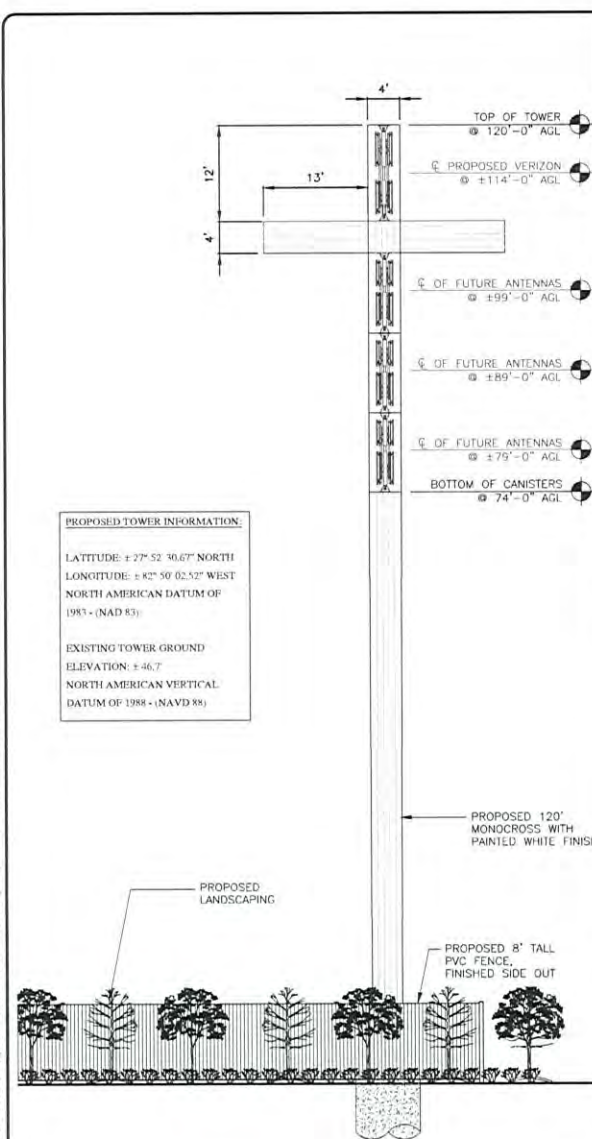
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SETBACK PLAN

SHEET NUMBER

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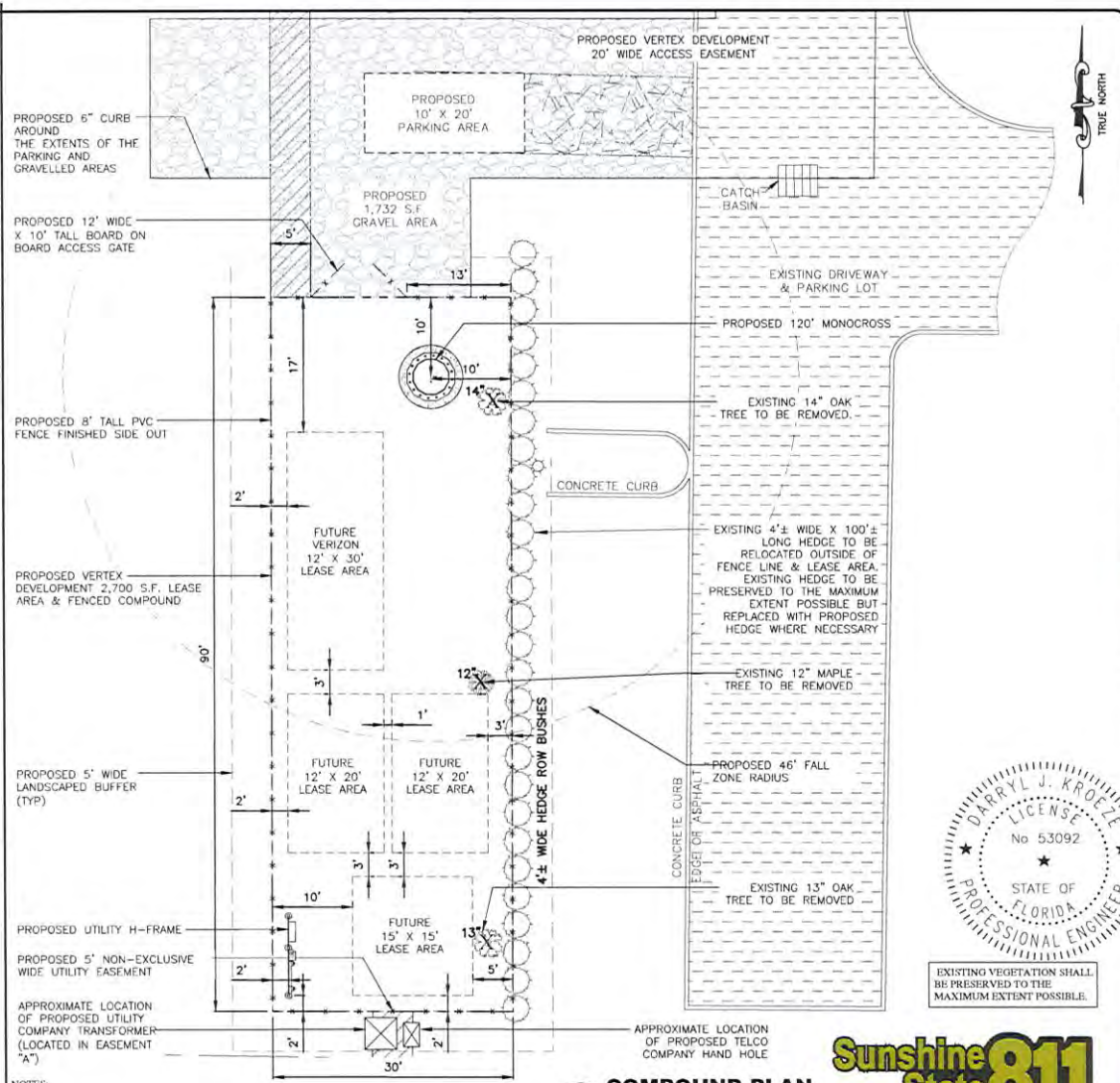


PROPOSED TOWER INFORMATION:

LATITUDE: +27° 52' 30.67" NORTH
 LONGITUDE: +82° 50' 02.52" WEST
 NORTH AMERICAN DATUM OF 1983 (NAD 83)

EXISTING TOWER GROUND ELEVATION: +46.7
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

1 TOWER EAST ELEVATION
 SCALE: 1" = 15'-0"
 SCALE BASED ON 11"x17" ONLY



- NOTES:**
- ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1' ABOVE THE FINISHED GRADE ELEVATION.
 - ACCORDING TO GEOLINE SURVEYING, INC.'S INTERPRETATION OF COMMUNITY PANEL NUMBER (25199 0177) G OF THE FEDERAL INSURANCE MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR PINELLAS COUNTY, FLORIDA, DATED 09/03/2003 THE SUBJECT PROPERTY IS IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.
 - ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

2 COMPOUND PLAN
 SCALE: 1" = 15'-0"
 SCALE BASED ON 11"x17" ONLY

GRAPHIC SCALE

0 7.5 15 30
 (IN FEET)

Sunshine State 811
 One Call

CALL FLORIDA 811
 ONE CALL - DIAL 811
 CALL 3 WORKING DAYS
 BEFORE YOU DIG
 1-800-638-4097

DARRYL J. KROEZE
 No. 53092
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.

REV	DATE	DESCRIPTION
A	05/27/22	REVIEW SET ISSUED
0	06/07/22	REV 0 FINAL 2D ISSUED
1	06/20/22	REV 1 2D ISSUED
2	07/11/22	FALL ZONE ADDED

GEN3 PROJECT NO.: 10220406
 DRAWN BY: DAK CHECKED BY: DAK

VERTEX
 DEVELOPMENT, LLC
 3630 WEST KENNEDY BOULEVARD
 TAMPA, FLORIDA 33609
 PH: (813) 335-4768

EXPERT
 CONSTRUCTION MANAGERS, INC.
 815 SOUTH KINGS AVENUE
 BRANDON, FLORIDA 33511
 PH: (813) 657-7810

PREPARED BY:
GEN3
 ENGINEERING
 27139 SEA BREEZE WAY
 WESLEY CHAPEL, FLORIDA 33544
 (813) 917-2671
 COA # 35409

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JUNE 6, 2022
DARRYL J. KROEZE, PE
 FL PROFESSIONAL ENGINEER LIC. # 53092

WALSINGHAM
FL-5236

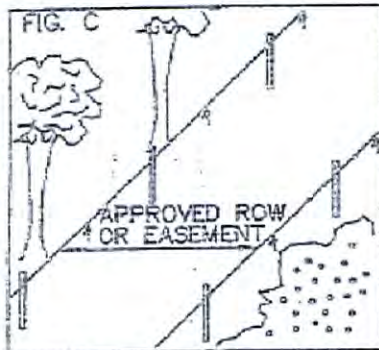
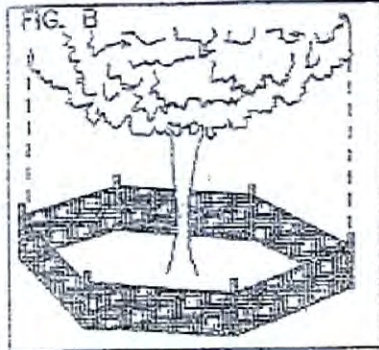
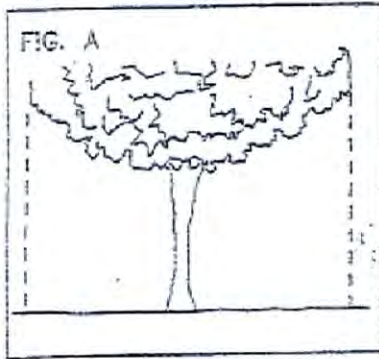
11220 OAKHURST ROAD
 LARGO, FLORIDA 33774

SHEET DESCRIPTION
TOWER ELEVATION & COMPOUND DETAIL

SHEET NUMBER
C-4

SHEET NUMBER
C-5

PROTECTIVE BARRIER REQUIREMENTS AND SPECIFICATIONS FOR EXISTING TREES TO REMAIN



1
C-7
TREE BARRICADE DETAIL
SCALE: N.T.S.

PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.

PROTECTIVE BARRIERS MUST BE ERRECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA. THE FOLLOWING REPRESENTS THE COUNTY'S MINIMUM PROTECTIVE BARRIER SPECIFICATIONS.

1 TREES - TO RESTRICT ACCESS INTO THE AREA WITHIN THE CANOPY DRIPLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE CANOPY DRIPLINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CANOPY DRIPLINE.

THE CANOPY DRIPLINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. FIG. A.

BARRIER SPECIFICATIONS FOR TREES

FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1"x4" LUMBER, OR UPRIGHT TAKES SPACED AT 3' INTERVALS OF NO LESS THAN 2"x2" LUMBER CONNECTED BY SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY. FIG. B.

2 NATURAL AREAS - TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH AREAS.

BARRIER SPECIFICATIONS FOR NATURAL AREAS

UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER SPACED NO MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS OF 5-10'. FIG. C. OTHER METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE.

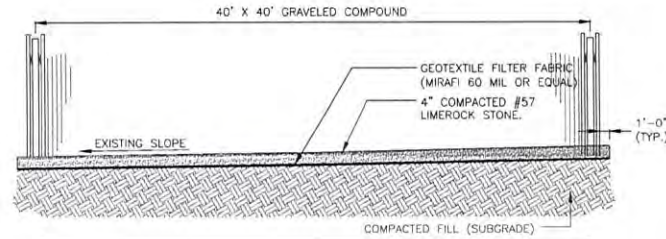
WHY A BARRIER

1. TO PROTECT ALL ABOVE GROUND PORTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM MECHANICAL DAMAGE.
2. TO PROTECT ROOT SYSTEMS FROM COMPACTION.
3. TO PROVIDE AWARENESS OF PROTECTED AREAS TO EQUIPMENT OPERATORS.

TREE PROTECTION STANDARDS:

PURSUANT TO SEC. 13-44, AS A CONDITION OF GRANTING AN APPROVAL OF SITE PREPARATION, THE APPLICANT AGREES THAT SITE PREPARATION ACTIVITIES ON THE PARCEL SHALL COMPLY WITH THE FOLLOWING TREE PROTECTION REQUIREMENTS.

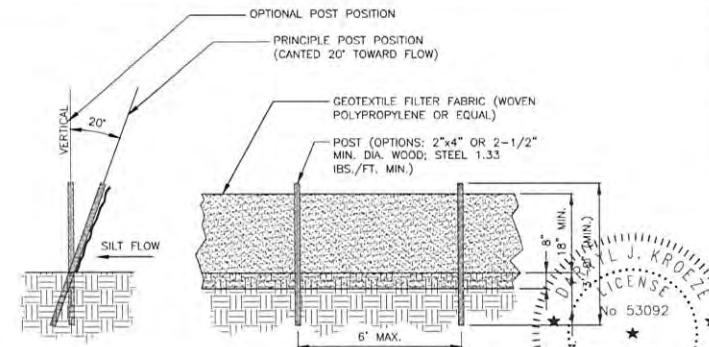
1. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES AND GRASS TREES DURING SITE PREPARATION, AND SHALL REMAIN IN PLACE UNTIL LAND ALTERATION, SITE CLEARING, AND CONSTRUCTION ACTIVITIES ARE COMPLETE. BARRICADES SHALL BE SET AT A MINIMUM DISTANCE OF TEN FEET (10') FROM THE PROTECTED TREES AND TWENTY FEET (20') FROM GRASS TREES.
2. A MINIMUM DISTANCE OF TEN FEET (10') SHALL BE MAINTAINED FROM ALL PROTECTED TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNDESIRABLE HAZARDS, A SLOPE ALLEE SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEM.
3. ALL ROOTS TO BE REMOVED DURING THE SITE PREPARATION PHASE SHALL BE SEVERED CLEAN AT THE PERIMETER OF THE DESIGNATED PROTECTED RADII. ALL TRIMMING AND ROOT PRUNING OF PROTECTED TREES AND GRASS TREES SHALL BE DONE BY A LICENSED TREE SERVICE, DURING DEVELOPMENT.
4. WHEN CONDITIONS DICTATE, A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT THE PERIMETER OF THE PROTECTIVE RADII AROUND A PROTECTED TREE OR GRASS TREE WHERE THE PROTECTED TREE OR GRASS TREE WILL BE ADVERSELY AFFECTED BY LOWERING OR RAISING OF THE EXISTING GRADE.



NOTES:

1. SITE WILL BE GRADED TO ALLOW DRAINAGE PER SHEET C-5.
2. PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
3. AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.

1
C-7
TYPICAL COMPOUND SECTION DETAIL
SCALE: N.T.S.



NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES SHALL NOT BE USED AS EROSION CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.

3
C-7
SILT FENCE DETAIL
SCALE: N.T.S.

REV	DATE	DESCRIPTION
A	05/27/22	REVIEW SET ISSUED
0	06/07/22	REV 0 FINAL 2D ISSUED
1	06/20/22	REV 1 2D ISSUED
2	07/11/22	FALL ZONE ADDED
GEN3 PROJECT NO.: 10220406		
DRAWN BY: DJK		CHECKED BY: DJK

VERTEX
DEVELOPMENT, LLC
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TAMPA, FLORIDA 33609
PH: (813) 335-4768

EXPERT
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PREPARED BY:

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ENGINEERING

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COA # 35409

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FL PROFESSIONAL ENGINEER LIC. # 53092

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11220 OAKHURST ROAD
LARGO, FLORIDA 33774

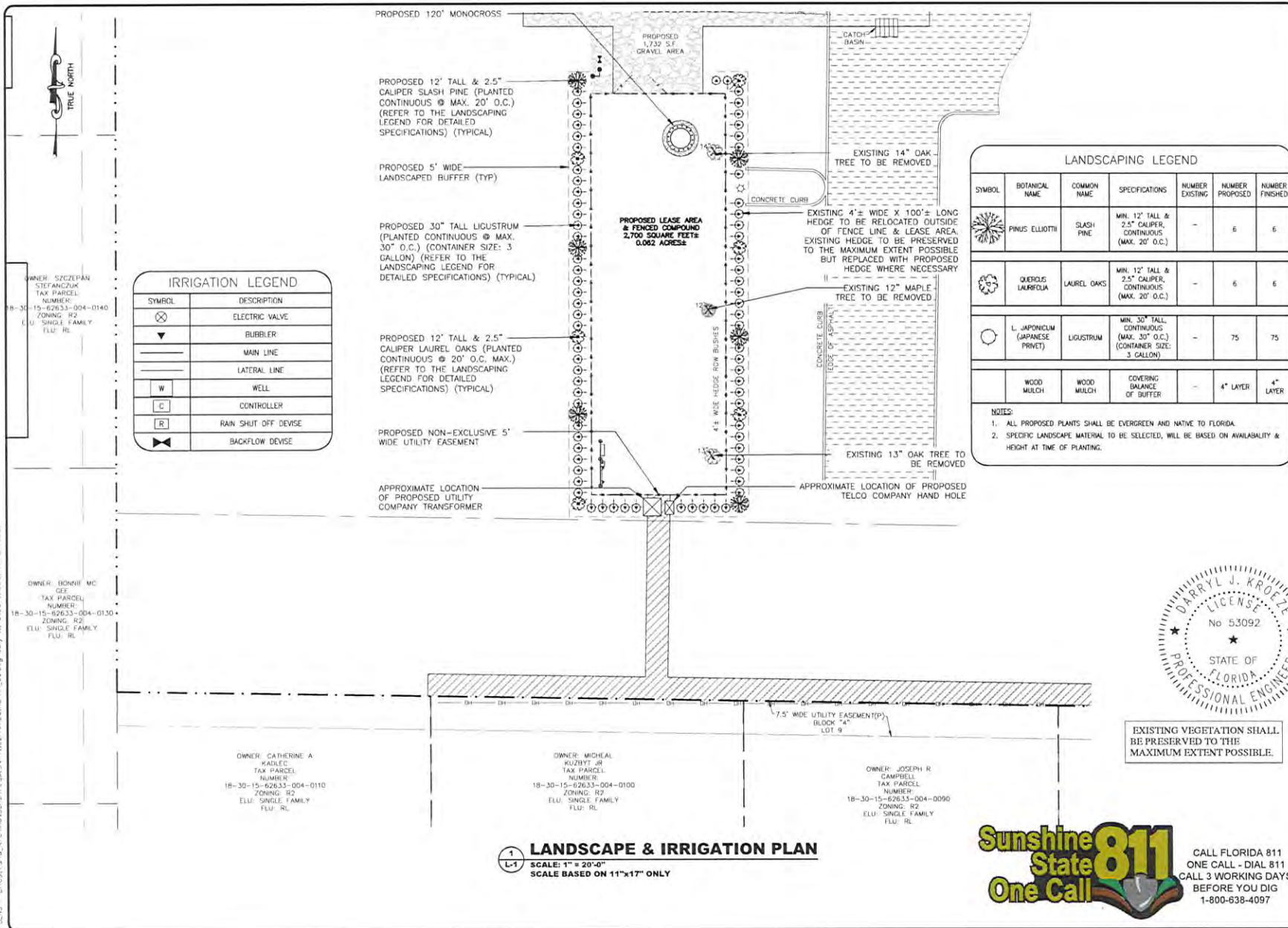
SHEET DESCRIPTION

SITE DETAILS

SHEET NUMBER

C-7

GEN3 - C:\Users\j.krooze\Documents\111214\GEN3\Scale_T09.dwg July 11, 2022 10:52:31 AM d-krooze



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LARGO, FLORIDA 33774

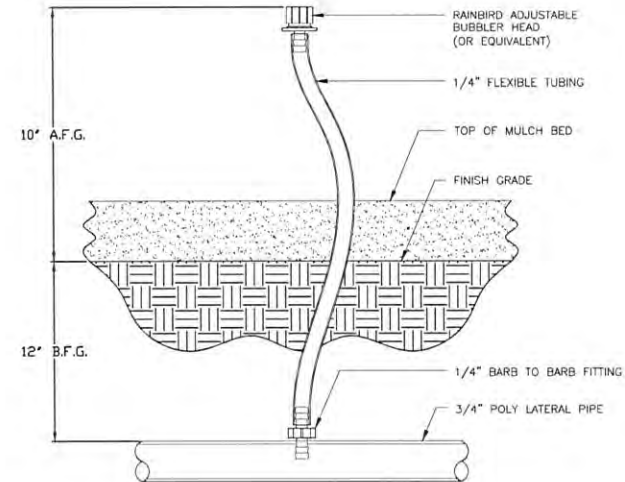
SHEET DESCRIPTION

VEGETATIVE
BUFFER PLAN

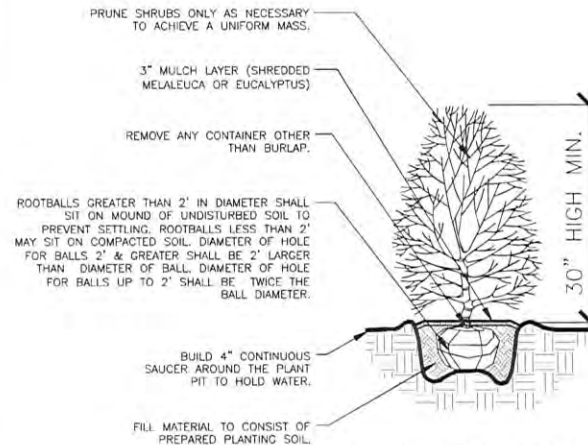
SHEET NUMBER

L-1

3. ALL LANDSCAPING SHALL BE FLORIDA GRADE #1 OR BETTER.
4. ALL LANDSCAPING SHALL MEET OR EXCEED ALL CITY OF HOMESTEAD CODE SPECIFICATION REQUIREMENTS.
5. ALL TREES PROPOSED FOR ROOT PRUNING MUST HAVE A MINIMUM OF 90 DAY ROOT PRUNING.
6. CALL SUNSHINE ONE CALL SERVICE AT 1-800-432-4700 BEFORE YOU DIG.
7. ALL LANDSCAPING SHALL HAVE 1 YEAR WARRANTY.
8. NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT CONSTRUCTION MANAGER APPROVAL.
9. AN UNDERGROUND, RUST FREE, AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE INSTALLED WITH 100% COVERAGE AND 100% OVERLAP PRIOR TO FINAL INSPECTION.
10. IRRIGATION SYSTEM SHALL HAVE NO OVERSPRAY ONTO IMPERVIOUS AREAS.
11. ALL TREES AND PALMS SHALL BE BRACED OR GUYED AND ALL NYLON STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN ONE YEAR OF FINAL INSPECTION.
12. ALL PLANTS TO BE TOP DRESSED WITH A MINIMUM 3" DEEP LAYER OF ARSENIC FREE ORGANIC MULCH.
13. ALL TREES OR PALMS IN LAWN AREAS SHALL RECEIVE A 2 FOOT DIAMETER MULCH RING AROUND THE TREES AND THE MULCH MUST BE PULLED AWAY 3' FROM THE TRUNKS.
14. ALL SOIL TO BE HEALTHY, WEED /PEST FREE (INCLUDING FUNGUS AND DISEASE) ST. AUGUSTINE AND LAID SMOOTH WITH TIGHT ALTERNATING AND ABUTTING JOINTS WHICH CONFORM TO CURBS AND PLANTERS.
15. ALL PLANT ROOT BALLS SHALL BE 10% ABOVE GRADE AND THE WIRE BASKETS, BURLAP, STRING AND ROPE MUST BE REMOVED.
16. ALL FIRE HYDRANTS AND FIRE CHECK VALVES SHALL HAVE A MINIMUM 7.5' CLEARANCE FROM THE FRONT AND SIDES WITH 4' CLEARANCE FROM THE REAR TO ALL LANDSCAPE MATERIAL.
17. ALL LIGHTS SHALL HAVE A MINIMUM 15' SEPARATION ON LARGE TREES AND 7.5' ON SMALL TREES AND PALMS.
18. ALL PLANTING PITS SHALL BE A MINIMUM OF 2X THE ROOT BALL DIAMETER.
19. ALL TREES TRIMMING SHALL BE DONE IN ACCORDANCE TO MIAMI-DADE COUNTY REQUIREMENTS.
20. ALL EXISTING LANDSCAPING, INCLUDING BUT NOT LIMITED TO TREE, PALMS, SHRUBS, GROUNDCOVER, SOIL, IRRIGATION, GRADING, AND CURBING DESTROYED DURING THE CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION.
21. ECO-SITE OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING OF THE COMPOUND & BUFFER AREA ONLY.
22. ALL PLANTING TO BE DONE WITH IN ACCORDANCE TO PROPER HORTICULTURAL PRACTICES.



BUBBLER DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
L-2 SCALE: N.T.S.

[illegible]

VERTEX
DEVELOPMENT, LLC
3630 WEST KENNEDY BOULEVARD
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PH: (813) 335-4768



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(813) 917-2671
COA # 35409

DARRYL J. KROEZE, PE
FL PROFESSIONAL ENGINEER LIC. # 53092

L-2

SHEET NUMBER
E-1

120/240V-SINGLE PHASE-3W 200 AMPERE SERVICE	
LOAD DESCRIPTION	KVA
LIGHTING	1.0 KVA
RECEPTACLES	1.6 KVA
AIR CONDITIONING	12.0 KVA
COMMUNICATION EQUIPMENT	25.0 KVA
FAN	0.37 KVA
TOTAL LOAD (INITIAL AND FUTURE)	39.97 KVA
$39.97\text{KVA} \times 0.85\text{PF} = 33.97\text{KW} \times 240\text{V} = 141.5\text{AMPS (70\%)}$	

SERVICE: 120/240V, SINGLE PHASE, 1,000A

5 FUTURE.....	5 @ 33.97 KW
TOTAL.....	169.85 KW

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
NEC	NATIONAL ELECTRICAL CODE, LATEST ADOPTED EDITION
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
UL	UNDERWRITERS LABORATORIES, INC.

- 1.) ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRIC CODE, LATEST ADOPTED EDITION, AND LOCAL CODES.
- 2.) ALL ELECTRICAL MATERIALS, EQUIPMENT AND INSTALLATION PROCEDURES TO CONFORM WITH COMMUNICATIONS INTERNATIONAL SPECIFICATIONS.
- 3.) ELECTRICAL PLANS, DETAILS, AND DIAGRAMS ARE DIAGRAMMATIC ONLY. FIELD CONDITIONS DICTATE THE AMOUNT AND LOCATION OF EQUIPMENT.
- 4.) ALL MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NFPA, AND "UL" LISTED.
- 5.) THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY THE NEC, AND ALL APPLICABLE LOCAL CODES.
- 6.) ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE A MINIMUM INTERRUPTING RATING GREATER THAN THE UTILITY FAULT CURRENT.
- 7.) FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO VENDOR PRINTS AND INSTRUCTIONS.
- 8.) PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- 9.) PROVIDE GFF COMMUNICATIONS WITH ONE SET OF COMPLETE ELECTRICAL "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE JOB SHOWING ACTUAL ROUTINGS AND WIRING CONNECTIONS.
- 10.) LABEL ALL ELECTRICAL EQUIPMENT PER NEC SPECIFICATIONS.
- 11.) ALL SINGLE-PHASE SELF-CONTAINED METER CONNECTION DEVICES MUST INCLUDE HORN TYPE BY-PASS PROVISION SO THAT SERVICE WILL NOT BE INTERRUPTED WHEN A METER IS REMOVED FROM THE SOCKET.
- 12.) ALL EQUIPMENT PUNCH OUTS AND CONDUITS (USED AND SPARE) TO BE "RODENT PROOFED" WITH CAPS, STEEL MESH, AND/OR FOAM FILL BY CONTRACTOR (AS NEEDED).
- 13.) ALL INTERIOR CONDUITS AND BUSHINGS SHALL BE EMT, ALL EXTERIOR SHALL BE PVC UNLESS NOTED OTHERWISE. SEE SBA SPECIFICATIONS.
- 14.) NO SPOOLS TO BE LEFT ON SITE WITHOUT THE WRITTEN CONSENT OF THE LANDOWNER

[illegible]

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
(813)917-2671
COA # 35409

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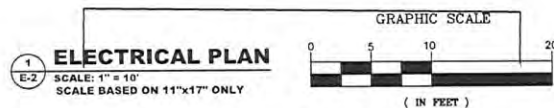
11220 OAKHURST ROAD
LARGO, FLORIDA 33774

SHEET DESCRIPTION

ELECTRICAL PLAN

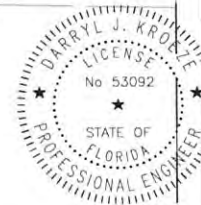
SHEET NUMBER:

E-2



OWNER: CATHERINE A
KADLEC
TAX PARCEL
NUMBER:
-30-15-62633-004-0110
ZONING: R2
ELU; SINGLE FAMILY
FLU; RL

(3)-4" PVC CONDUITS TO EXISTING
POWER POLE (APPROXIMATELY 200'±)
OWNER: MICHAEL
KUZBYT JR.
(2)-4" PVC CONDUITS TO
EXISTING WEEB JUNCTION BOX
(APPROXIMATELY 170'±)
30-15-62633-004-0100
ZONING: R2
ELU: SINGLE FAMILY
FLU: RL



EXISTING FIBER JUNCTION BOX

SHEET NUMBER
E-3

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 15 EAST,
PINELLAS COUNTY, FLORIDA
FOR: VERTICE DEVELOPMENT, LLC

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 00°05'25" WEST ALONG THE EAST LINE OF LOTS 14 THROUGH 18, BLOCK 4, OAKHURST ACRES 2ND ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGE 56 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED. ABOVEGROUND INDICATIONS SET BY OTHERS, NO SUBSURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
3. THE BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MAY 10, 2016, MAY 10, 2022.
4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
6. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE BASED UPON GPS OBSERVATIONS MADE WITH AN EGPS REAL TIME KINEMATIC GPS SYSTEM INCORPORATING A CHAMPION TWO GPS RECEIVER.
7. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR AN ABSTRACT. THIS OFFICE HAS NOT PERFORMED AN INDEPENDENT SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.
9. PARENT PARCEL ADDRESS:
11220 OAKHURST ROAD, LARGO, FL 33774

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 125139 0114 G AND COMMUNITY PANEL NUMBER 125139 0177 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR PINELLAS COUNTY, FLORIDA, DATED 8/3/2003, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.



GRAPHIC SCALE
15 30 60
(IN FEET)
SCALE FOR 24" X 36" SHEET: 1" = 30'
SCALE FOR 11" X 17" SHEET: 1" = 60'



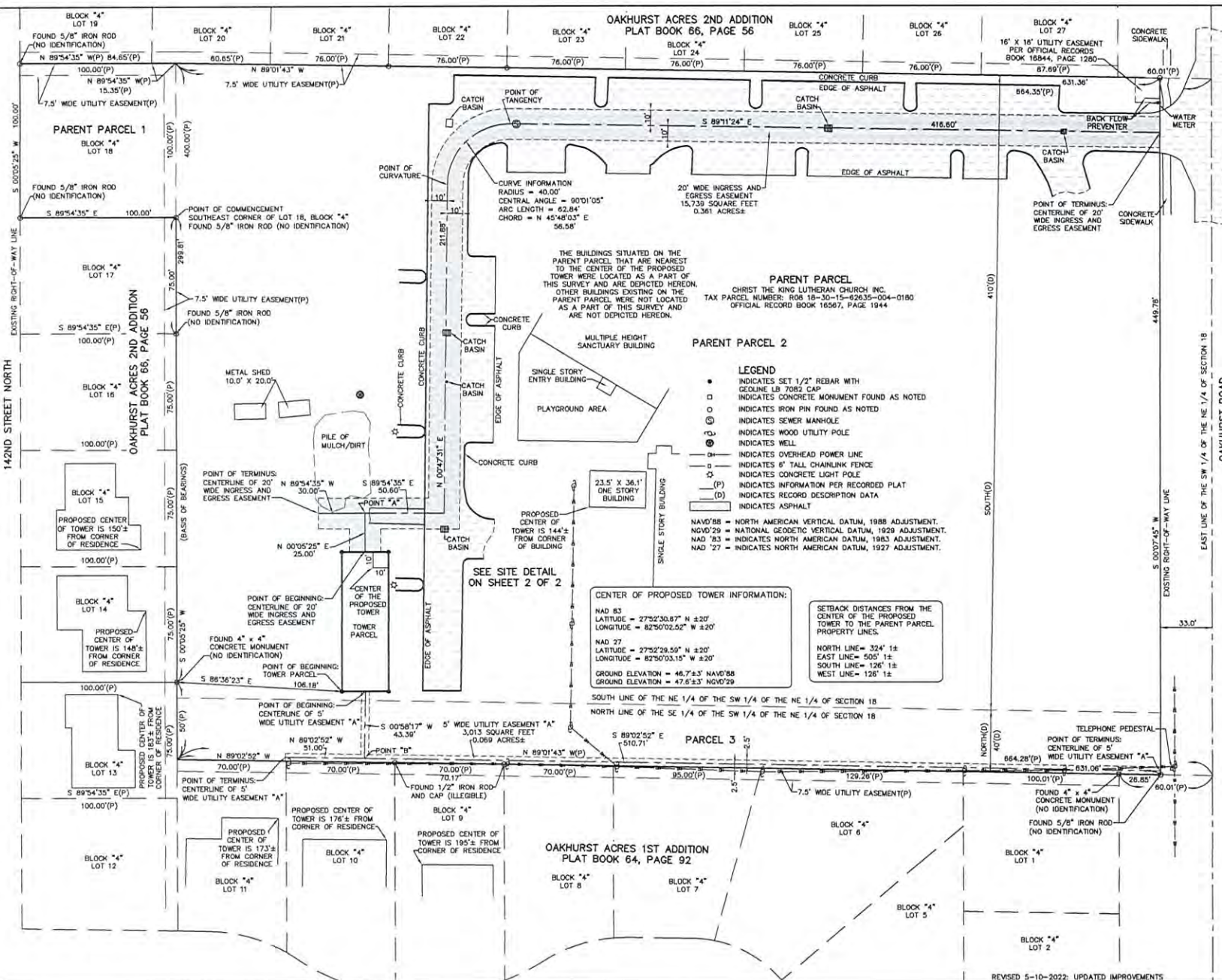
David G. Short 5/17/2022
DAVID G. SHORT, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

GEOLINE SURVEYING, INC.
Professional Land Surveyors
13450 NW 104th Avenue, Suite A
Jacksonville, Florida 32218
(904) 418-0000 Fax (904) 418-0000
geoline@geolineinc.com

DESIGNED BY	DAVID SHORT	DATE	MAY 15, 2016
DRAWN BY	DAVID SHORT	PROJECT NO.	254-07
CHECKED BY	DAVID SHORT	DATE	MAY 15, 2016
DATE	MAY 15, 2016	PROJECT NO.	254-07
PROJECT NO.	254-07	SHEET	1 OF 2

VERTICE DEVELOPMENT SITE NO. FL-0236
WALSINGHAM SITE, PINELLAS COUNTY, FLORIDA
ADDRESS: 11220 OAKHURST ROAD, LARGO, FL 33774

REVISED 5-10-2022: UPDATED IMPROVEMENTS



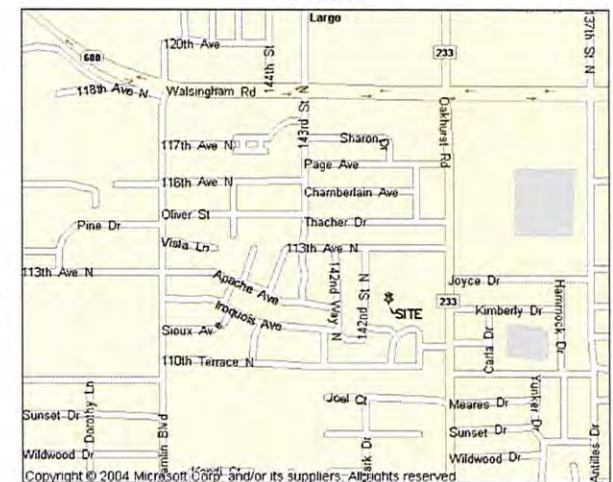
TY2-22-11 1 of 2

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 15 EAST,
PINELLAS COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

GEOLINE SURVEYING, INC.
Professional Land Surveyors
18480 NW 104th Terrace, Suite A
Alachua, Florida 32310
(352) 418-0000 Fax (352) 418-0005
geoline@geolineinc.com

DRAWN: FLOYD CURTIS	SCALE: AS SHOWN
CHECKED: DAVID SWIFT	DATE: MAY 10, 2016
	PROJECT: 20-07
VERTICE DEVELOPMENT SITE NO. FL-5236	
WALSINGHAM SITE, PINELLAS COUNTY, FLORIDA	
ADDRESS: 11220 OAKHURST ROAD, LARGO, FL 33774	
SHEET: 264-07	SHEET: 2 OF 2

PROPERTY DESCRIPTIONS

PARENT PARCEL
(OFFICIAL RECORDS BOOK 19106, PAGE 2288)

PARCEL 1
LOT 16, BLOCK 4 OAKHURST ACRES 2ND, ADDITION AS
RECORDED IN PLAT BOOK 66, PAGE 56, RECORDS OF PINELLAS
COUNTY, FLORIDA.

PARCEL 2
SOUTH 410 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST
1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30
SOUTH, RANGE 15 EAST, LYING AND BEING IN PINELLAS COUNTY,
FLORIDA, LESS RIGHT OF WAY FOR OAKHURST ROAD.

PARCEL 3
THE NORTH 40 FEET OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18,
TOWNSHIP 30 SOUTH, RANGE 15 EAST, LYING AND BEING IN
PINELLAS COUNTY, FLORIDA, LESS RIGHT OF WAY FOR OAKHURST
ROAD.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 17, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 17, BLOCK 4,
OAKHURST ACRES 2ND ADDITION AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 66, PAGE 56 OF THE PUBLIC RECORDS
OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°05'25" WEST
ALONG THE EAST LINE OF LOTS 17, 16, 15 AND 14, SAID BLOCK
4, FOR 299.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT
14; THENCE SOUTH 86°36'23" EAST FOR 106.18 FEET TO THE
POINT OF BEGINNING; THENCE NORTH 00°05'25" EAST ALONG A
LINE PARALLEL WITH SAID EAST LINE FOR 90.00 FEET; THENCE
SOUTH 89°54'35" EAST FOR 30.00 FEET; THENCE SOUTH
00°05'25" WEST ALONG A LINE PARALLEL WITH SAID EAST LINE
FOR 90.00 FEET; THENCE NORTH 89°54'35" WEST FOR 30.00
FEET TO SAID POINT OF BEGINNING.

CONTAINING 2,700 SQUARE FEET (0.056 ACRES), MORE OR LESS.

20 FOOT WIDE INGRESS AND EGRESS EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 18, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS
COUNTY, FLORIDA, LYING WITHIN 10 FEET OF BOTH SIDES OF A
CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 17, BLOCK 4,
OAKHURST ACRES 2ND ADDITION AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 66, PAGE 56 OF THE PUBLIC RECORDS
OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°05'25" WEST
ALONG THE EAST LINE OF LOTS 17, 16, 15 AND 14, SAID BLOCK
4, FOR 299.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT
14; THENCE SOUTH 86°36'23" EAST FOR 106.18 FEET TO THE
SOUTHWEST CORNER OF AN AN 30 FOOT BY 90 FOOT TOWER
PARCEL; THENCE NORTH 00°05'25" EAST ALONG THE WEST LINE
OF SAID TOWER PARCEL FOR 90.00 FEET TO THE NORTHWEST
CORNER OF SAID TOWER PARCEL; THENCE SOUTH 89°54'35" EAST
ALONG THE NORTH LINE OF SAID TOWER PARCEL FOR 15.00 FEET
TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN
DESCRIBED 20 FOOT WIDE INGRESS AND EGRESS EASEMENT;
THENCE NORTH 00°05'25" EAST FOR 25.00 FEET TO POINT "A",
THENCE NORTH 89°54'35" WEST FOR 30.00 FEET TO A POINT OF
TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE
RETURN TO SAID POINT "A"; THENCE SOUTH 89°54'35" EAST FOR
50.80 FEET; THENCE NORTH 00°47'31" EAST FOR 211.88 FEET TO
THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID
CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF
90°01'05", AND A CHORD OF 56.58 FEET THAT BEARS NORTH
45°48'03" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF
SAID CURVE FOR 62.84 FEET TO A POINT OF TANGENCY; THENCE
SOUTH 89°11'24" EAST FOR 418.60 FEET TO AN INTERSECTION
WITH THE WESTERLY RIGHT-OF-WAY LINE OF OAKHURST ROAD
AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED
CENTERLINE.

CONTAINING 15,739 SQUARE FEET (0.361 ACRES), MORE OR LESS.

5 FOOT WIDE UTILITY EASEMENT "A"
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 18, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS
COUNTY, FLORIDA, LYING WITHIN 2.5 FEET OF BOTH SIDES OF A
CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 17, BLOCK 4,
OAKHURST ACRES 2ND ADDITION AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 66, PAGE 56 OF THE PUBLIC RECORDS
OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°05'25" WEST
ALONG THE EAST LINE OF LOTS 17, 16, 15 AND 14, SAID BLOCK
4, FOR 299.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT
14; THENCE SOUTH 86°36'23" EAST FOR 106.18 FEET TO THE
SOUTHWEST CORNER OF AN AN 30 FOOT BY 90 FOOT TOWER
PARCEL; THENCE SOUTH 89°54'35" EAST ALONG THE SOUTH LINE
OF SAID TOWER PARCEL FOR 15.00 FEET TO THE POINT OF
BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 5
FOOT WIDE UTILITY EASEMENT; THENCE SOUTH 00°58'17" WEST
FOR 43.39 FEET TO AN INTERSECTION WITH A LINE THAT IS
PARALLEL WITH AND OFFSET 2.5 FEET NORTH OF THE NORTH
LINE OF BLOCK 4, OAKHURST ACRES 1ST, ADDITION AS PER
PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 92 OF SAID
PUBLIC RECORDS; THENCE SOUTH 89°02'52" EAST ALONG SAID
PARALLEL LINE FOR 510.71 FEET TO AN INTERSECTION WITH THE
WESTERLY RIGHT-OF-WAY LINE OF OAKHURST ROAD AND THE
POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

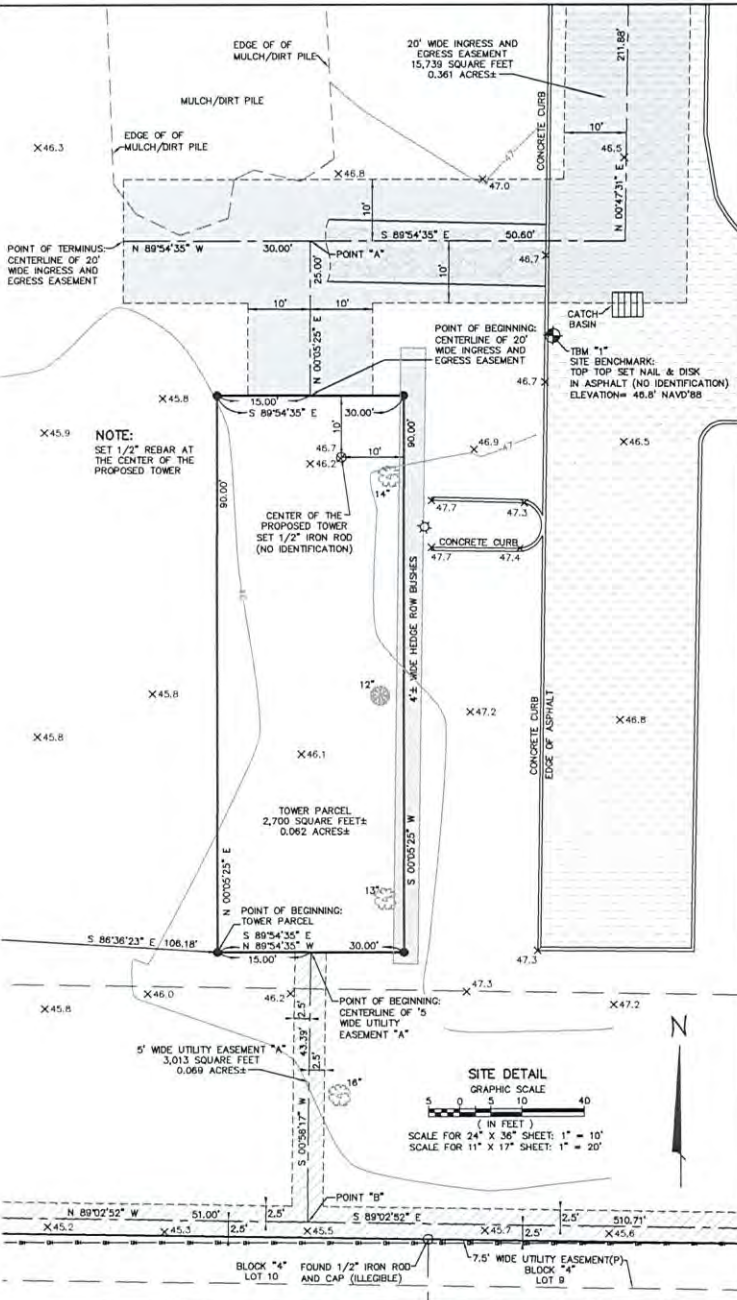
CONTAINING 3,013 SQUARE FEET (0.069 ACRES), MORE OR LESS.

RECORD DOCUMENT REVIEW NOTE

COPIES OF THE FOLLOWING RECORD DOCUMENTS WERE PROVIDED
BY THE CLIENT TO BE ADDRESSED HEREON.

1. PLAT OF OAKHURST ACRES 2ND ADDITION, RECORDED IN
PLAT BOOK 66, PAGE 56, OF THE PUBLIC RECORDS OF PINELLAS
COUNTY, FLORIDA. INCLUDES A PORTION OF THE PARENT
PARCEL. AS DEPICTED HEREON.
2. UTILITY EASEMENT IN FAVOR OF PINELLAS COUNTY, FLORIDA
RECORDED IN OFFICIAL RECORDS BOOK 18844, PAGE 1280, OF
THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. AFFECTS
THE NORTHEAST CORNER OF THE PARENT PARCEL. DEPICTED
HEREON.
3. UTILITY EASEMENT IN FAVOR OF FLORIDA POWER
CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 4314, PAGE
1237, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
"BLANKET" TYPE EASEMENT, AFFECTING THE PARENT PARCEL,
THAT PROVIDES FOR 10 FOOT WIDE EASEMENTS CENTERED ON
FLORIDA POWER CORPORATION LINES LOCATED ON THE PARENT
PARCEL.

- LEGEND**
- INDICATES SET 1/2" REBAR WITH
GEOLINE LB 7082 CAP
 - ☆ INDICATES CONCRETE LIGHT POLE
 - INDICATES ASPHALT
 - ⊙ INDICATES SPOT SHOT ELEVATION
 - ⊙ INDICATES SET SITE BENCHMARK
AS NOTED
 - ⊙ INDICATES MAPLE TREE AS NOTED
 - ⊙ INDICATES OAK TREE AS NOTED
- TREE NOTE: INDICATED TREE SIZE IS TRUNK
DIAMETER IN INCHES, 4-5 FOOT ABOVE GROUND



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