

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room 119
August 11, 2014 – 10:00 AM

Case Summary Review:

1. CU-17-9-14 (Rowland W. Milam)

2. Z-19-10-14 (Andy Badaro)

3. CU-20-10-14 (SBC IV REO, LLC)

CASE SUMMARY
CASE NO. CU-17-9-14
(Quasi-Judicial)

PRC MEETING: August 11, 2014 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: September 11, 2014 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: October 21, 2014 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Rowland W. Milam

REQUEST: A Conditional Use to be used for general agricultural activities, such as, farming of vegetables, keeping and raising of livestock on the property zoned A-E, Agricultural Estate Residential.

CASE DESCRIPTION: A conditional use permit to allow a vacant site containing approximately 5.6 acres located on the east terminus of Woodring Drive, 260 ft. south of Sunset Point Road, Clearwater (05/29/16/00000/310/0100). A legal description is available in file upon request.

APPLICANT/ADDRESS: Rowland W. Milam
1828 Venetian Point Dr
Clearwater, FL 33755

REP/ADDRESS: Brian Barker
Deuel & Associates
565 S. Hercules Avenue
Clearwater, FL 33764

NOTICES SENT TO: Rowland W. Milam, Brian Barker, Clearwater, Mike Meidel-Economic Development Council, DOT, Michael Bessette-Pinellas County School Board, BCC Office & Surrounding Owners

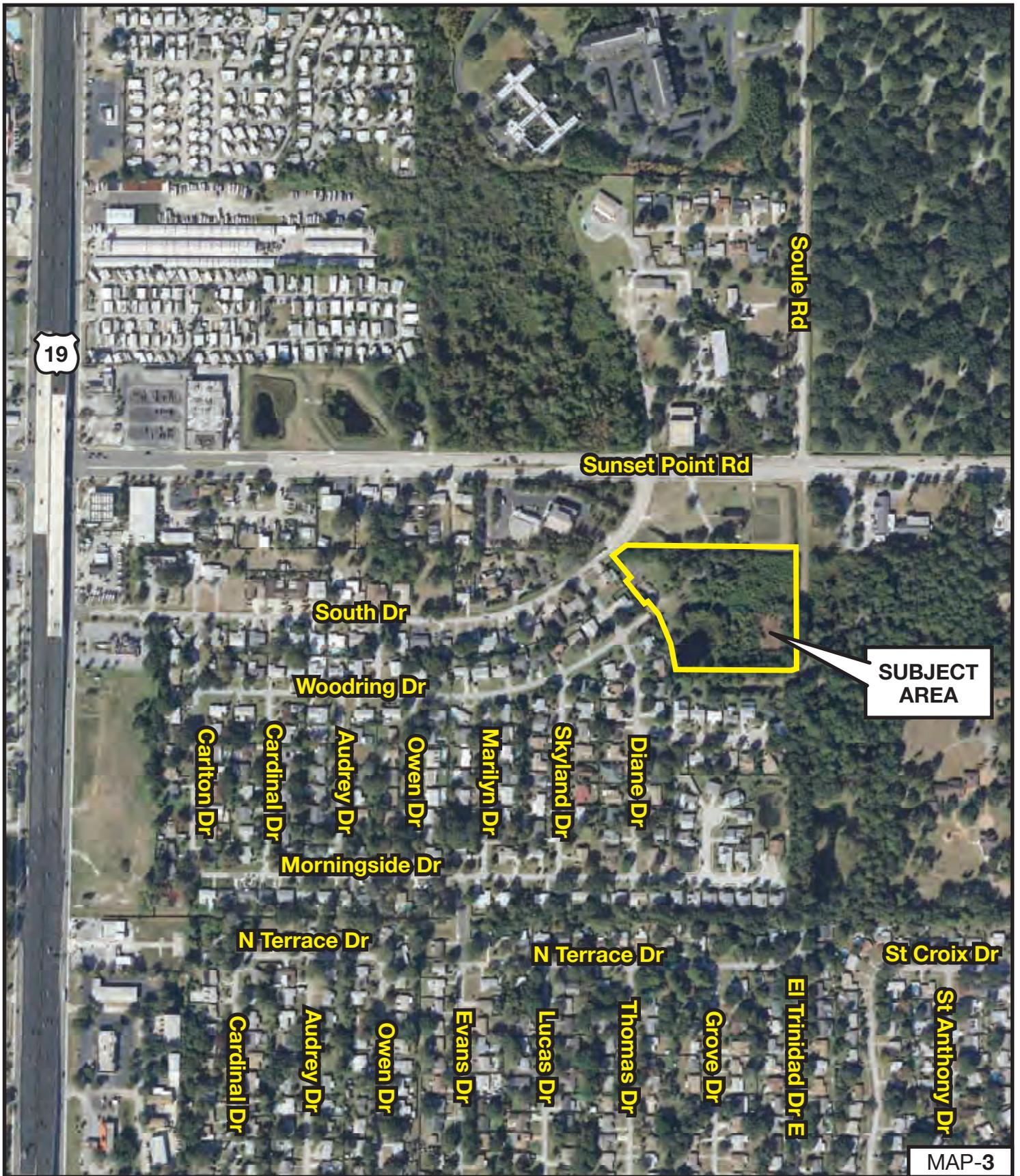
EXISTING USE: Vacant

PROPOSED USE: Agricultural-farming

LAND USE: Residential Low

ZONING: A-E
Revised 7/11/14

Z14-000015



SUBJECT AREA

MAP-3

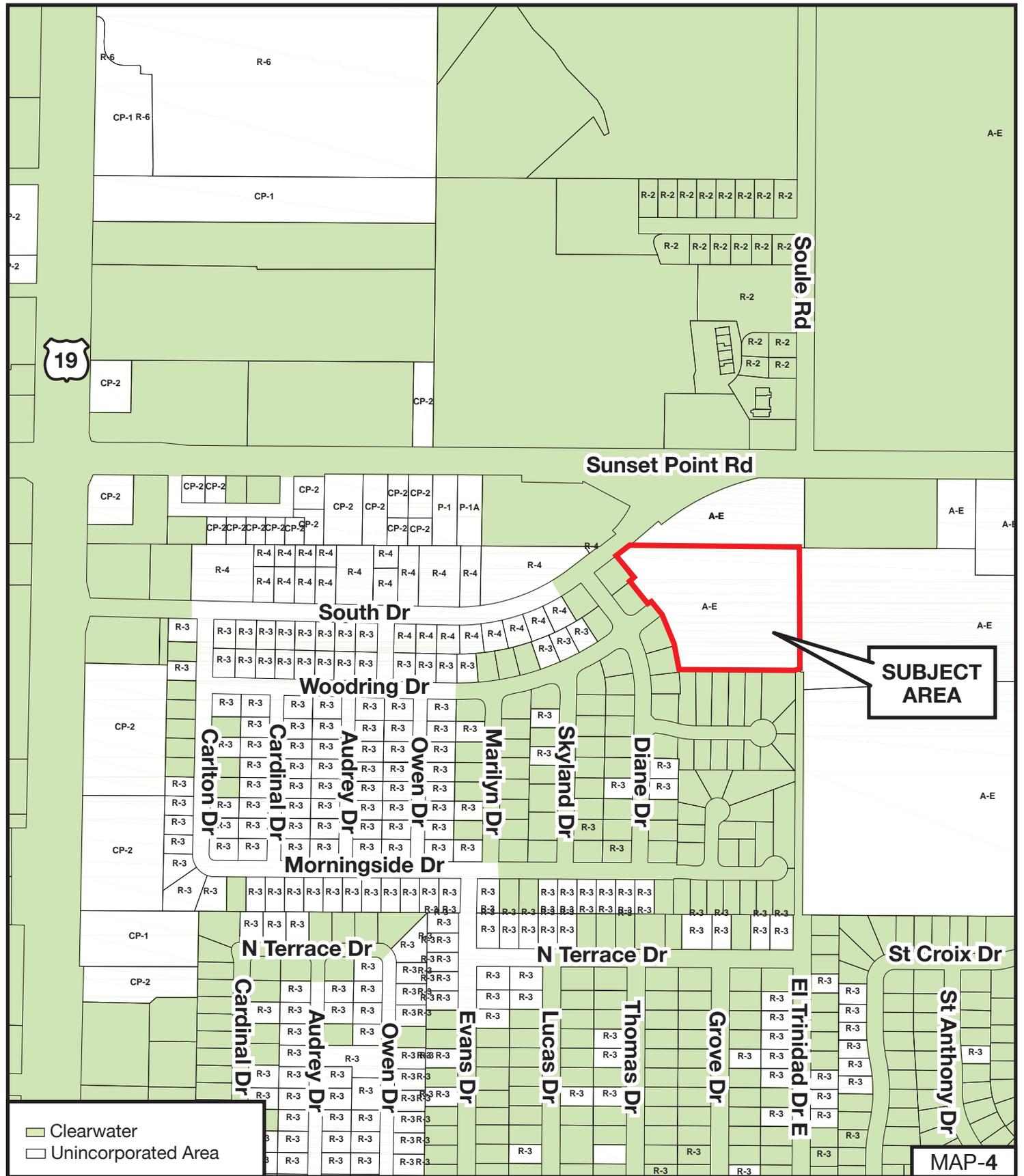
CU-17-9-14

A Conditional Use to be used for general agricultural activities such as farming of vegetables, keeping and raising of livestock on the property zoned A-E, Agricultural Estate Residential.

Parcel I.D. 05/29/16/00000/310/0100

Prepared by: Pinellas County Department of Planning and Development Services June 2014





CU-17-9-14

A Conditional Use to be used for general agricultural activities such as farming of vegetables, keeping and raising of livestock on the property zoned A-E, Agricultural Estate Residential.

Parcel I.D. 05/29/16/0000/310/0100

Prepared by: Pinellas County Department of Planning and Development Services June 2014



4. This hearing is being requested to consider: A Conditional Use For Community Agri Activities

5. Location of subject property (street address): 2775 Woodring Drive, Clearwater

6. Legal Description of Property: (attach additional documents if necessary)
See attached Site Plan

7. Size of Property: 454 feet by 481.65 feet, 5.76 acres

8. Present zoning classification: A-E

9. Present Land Use Map designation: RL Single Family

10. Date subject property acquired: Sept. 11, 2012

11. Existing structures and improvements on subject property:
Irrigation well

12. Proposed structures and improvements will be:
See attachment

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).
See attachment

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
Yes No When? _____ In whose name? _____

Briefly state the nature and outcome of the hearing:

15. Does applicant own any property contiguous to subject property? _____ Yes X No
If so, give complete legal description of contiguous property:

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

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.
(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

CERTIFICATION OF OWNERSHIP

I hereby certify 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 owners 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 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, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.


***Signature of Owner or Trustee

Date: 5/21/2014

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 21st day of May, 20 14

personally appeared Milam Rowland

who, being duly sworn, deposes and says that the above is a true and correct certification.


(signature) NOTARY PUBLIC

ELIZABETH DUGAS
Notary Public, State of Florida
My Comm. Expires May 20, 2016
No. EE 200102

(seal)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

Life Farms-Conditional Use Narrative Justification: 2759 Woodring Drive, Clearwater, Fl. 33759

Life Farms plans to use the CSA (Community Supported Agriculture) system. The CSA system is a membership plan that offers its members' fresh vegetables, fruits, herbs, and other items each week. Life Farms plans to grow vegetables, herbs, fruits, flowers (edible) and honey. We will offer our vegetables to several "natural", high end restaurants.

Life Farms will utilize natural growing methods including: prepared fish, kelp and other algae, manure, natural sea-salt, rock powders & other natural materials

We have access to the farm from South Drive as well as Woodring Drive. Utilizing the South Drive entrance reduces unnecessary traffic in the neighborhood. The Woodring Drive access would only be used for emergency access or private staff vehicles (no trucks).

There is a pond on the property which will be used for aquaculture of fish, turtles, water fowl and aquatic plants, including water chestnuts and others. The pond will be used as a source for irrigation. The dock/pier is not meant for recreational fishing but to provide access to the aquaculture being conducted in the pond as a location for educational events, including classes and seminars. Educational events are also planned for the outdoor patio at the office, within the office spaces and at any location within property pursuant to the topic.

There is an existing onsite, deep water which is used for irrigation. Irrigation may be by conventional means, trenching, or by a drip tape system. A vertical growing system will be used for selected crops such as strawberries and others. Additional improvements include:

- Storage shed (8'x40') for tools, tillers, seeds and other items.
- Greenhouse (16'x30') Quonset hut style with an earth floor.
- Pole barn with a dirt floor (24'x24').
- Walk-in cooler near the storage shed to keep vegetables fresh.
- Chicken pen and coop sufficient for up to 50 chickens and 4 roosters (54 birds).
- Livestock pen for up to five pigs, five goats, and five sheep (total 15 animals).
- Agricultural plants include Fruit and nut trees as well as herbs, vegetables, tubers and consumable plant material of all kinds. Native fruit and nut trees, as well as native edible understory plants may occur in the buffer area to satisfy the plan requirements. Fruits and cuttings may be taken for harvest within this area.
- As we continue to develop the farm we will hold small tours and education classes.
- Beehives, including facilities to harvest, retail honey and share queens.
- A dock for access, education & wildlife viewing

Life Farms is not open to the general public nor to drive by or walk in traffic. There will be no signs or outdoor advertising. The Farm is operated exclusively through a membership program. We expect 100-150 members. There will be 3 pick-up days for members. Deliveries will be made as needed to the Clearwater & Dunedin Green markets. Our experience from other CSAs tells us that most of the members share their pick up days so the number of trips to the farm should be about 1/3 of the membership. We are also working with several other types of distribution including home delivery.

1. Owner: Rowland W. Milam
Mailing Address: 1828 Venetian Point Drive
City: Clearwater State: FL Zip Code: 33755 Daytime Phone: (727) 441-1151
Email: rmilam1024@gmail.com

2. Representative's Name: Brian Barker
Company Name: Deuel & Associates
Mailing Address: 565 S. Hercules Avenue
City: Clearwater State: FL Zip Code: 33764 Daytime Phone: (727) 822-4151
Email: brian@deuelengineering.com

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

- A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

N/A

Specify interest held: _____

- B. Is there an existing contract for sale of subject property: _____ Yes No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

Is contract conditional or absolute? _____ Conditional _____ Absolute

- C. Are there any options to purchase on subject property? _____ Yes No
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

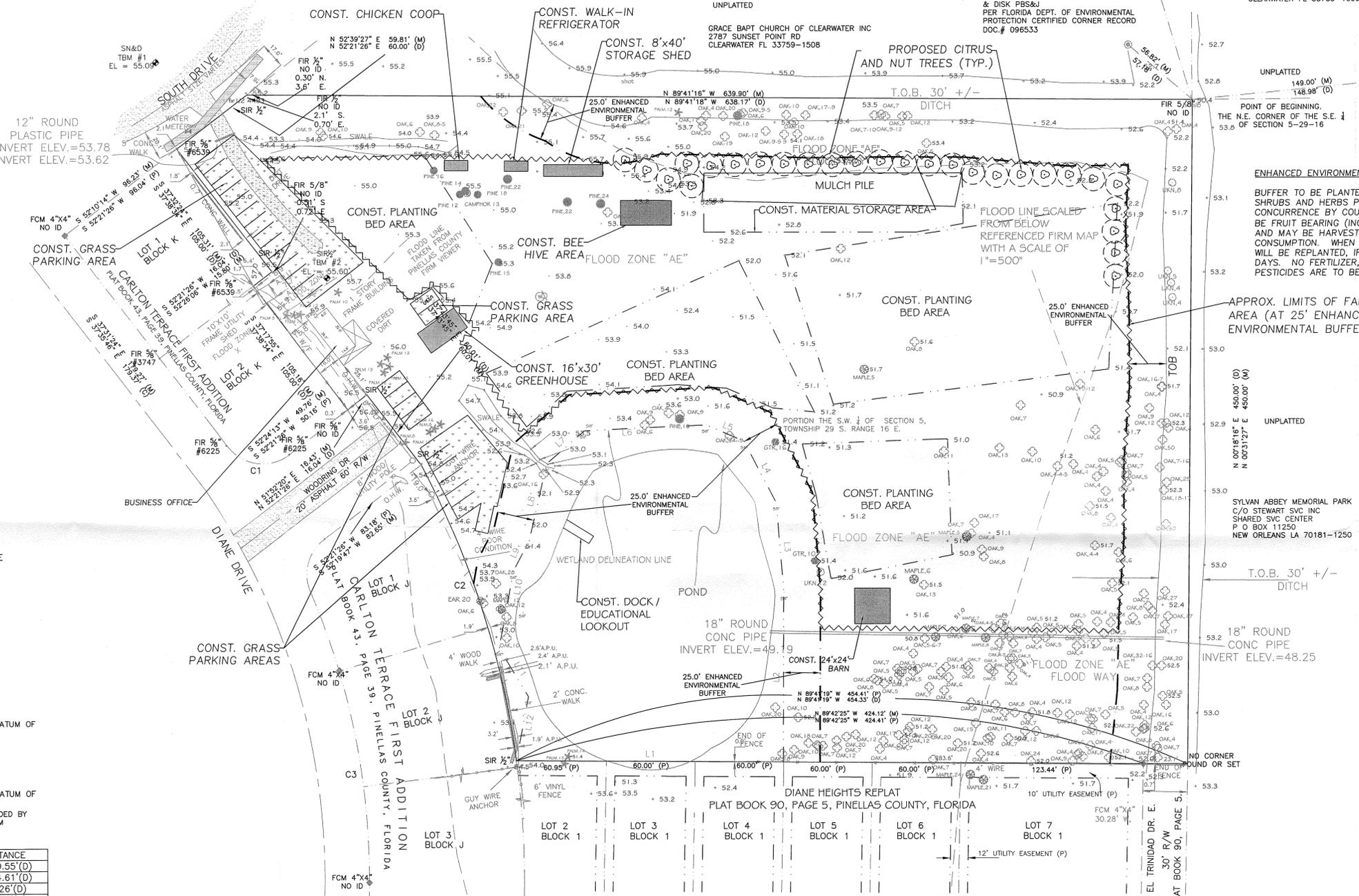
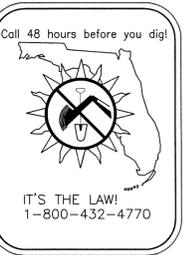
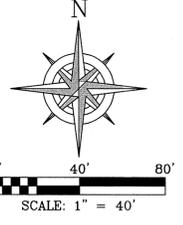
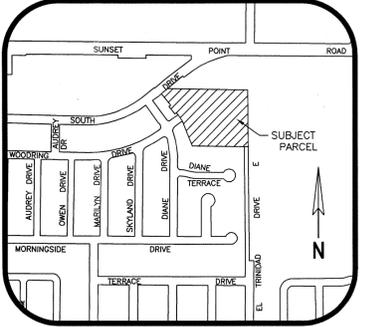
The zoning on the subject parcel is A-E (agricultural estate). The intended use of this parcel is allowed as a "Conditional Use" according to Sectional 139-379 of the Pinellas County Code of Ordinances.

The subject parcel is well suited for the intended use as the development potential of the property is very limited due to the flood zone and wetlands that are present on the site.

- LEGEND**
- S. SET
 - F. FOUND
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - N&D NAIL & DISK
 - C/M CONCRETE MONUMENT
 - A/C AIR CONDITIONER
 - AC ACRES
 - BFPD BACK FLOW PREVENTION DEVICE
 - BOLL BOLLARD
 - C. CHORD
 - (C) CALCULATED
 - CBW CONCRETE BLOCK WALL
 - CHB CHORD BEARING
 - CLF CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - CLP CLEANOUT
 - C/C CONC. CONCRETE
 - C/S CURB SLAB
 - C.TV CABLE TELEVISION
 - (D) DEED
 - DEP DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - EL ELEVATION
 - (F) FINISHED FLOOR
 - FHA FIRE HYDRANT ASSEMBLY
 - FPC FLORIDA POWER CORPORATION
 - GI GRATE INLET
 - GM GAS METER
 - GV GATE VALVE
 - GW GUY WIRE
 - INV. INVERT
 - LF LOWEST FLOOR ELEVATION
 - LP LIGHT POLE
 - M. MEASURED
 - MAS MASONRY
 - ME METERED END SECTION
 - MHL MEAN HIGH WATER LINE
 - NOVD NATIONAL GEODETIC VERTICAL DATUM
 - O/H OVERHEAD WIRE
 - O.R. OFFICIAL RECORD
 - PLAT PLAT BOOK
 - PPM PERMANENT REFERENCE MONUMENT
 - PVC POLYVINYL CHLORIDE
 - R. RECORD
 - RCP REINFORCED CONCRETE PIPE
 - RWC RECLAIMED WATER
 - RANGE RANGE
 - R/W RIGHT-OF-WAY
 - SAW SANITARY
 - SEC SANITARY CLEAN-OUT
 - SECTION SECTION
 - SQUARE SQUARE
 - TBM TEMPORARY BENCHMARK
 - TOP OF BERM
 - TOS TRANSFORMER
 - TWP TOWNSHIP
 - UP UTILITY POLE
 - WF WOOD FENCE
 - WM WATER METER

- PROPOSED LEGEND**
- DIRECTION OF FLOW
 - EXISTING ELEVATION
 - EXISTING ELEVATION ELEVATIONS ARE BASED ON XXXX-XX
 - 18.87' PROPOSED ELEVATION
 - NOTE: PROPOSED ELEVATIONS AT CURB LINE ARE AT BOTTOM OF CURB FACE ADD 0.5' TO THESE ELEVATIONS FOR TOP OF CURB HEIGHT. (MEG = MATCH EXISTING GRADE)
 - 6" CHAIN LINK FENCE
 - SILT FENCE
 - NUMBER OF PROPOSED PARKING SPACES
 - REMOVE EXISTING TREE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1 (P)	30.00'	47.85'	91°23'45"	42.94'	N 81°56'48" W
C1 (M)	30.00'	47.90'	91°29'01"	42.97'	N 81°57'07" W
C2 (D)	600.47'	211.65'	20°11'44"	210.56'	S 17°41'24" E
C2 (M)	600.47'	211.65'	20°11'44"	210.56'	S 17°41'24" E
C3 (C)	495.48'	145.18'	16°47'18"	144.66'	S 07°56'25" E
C3 (M)	495.48'	144.92'	16°45'30"	144.41'	S 08°00'52" E



ENHANCED ENVIRONMENTAL BUFFER NOTE:
 BUFFER TO BE PLANTED WITH NATIVE TREES, SHRUBS AND HERBS PURSUANT TO CONCURRENCE BY COUNTY STAFF. PLANTS MAY BE FRUIT BEARING (INCLUDING NUT BEARING) AND MAY BE HARVESTED FOR HUMAN CONSUMPTION. WHEN HARVESTED, THE AREA WILL BE REPLANTED, IF NECESSARY, WITHIN 14 DAYS. NO FERTILIZER, HERBICIDES OR PESTICIDES ARE TO BE USED IN BUFFER.

APPROX. LIMITS OF FARM AREA (AT 25' ENHANCED ENVIRONMENTAL BUFFER)

SITE DATA TABLE:
 SITE LOCATION: 2759 WOODRING DRIVE CLEARWATER, FLORIDA

PROPERTY OWNER: LIFE FARMS ATTN: ROWLAND W. MILAM 1828 VENETIAN POINT DRIVE CLEARWATER, FLORIDA (727) 415-4773 (C) (727) 441-1151 (O)	CIVIL ENGINEER & SURVEYOR: DEUEL & ASSOCIATES 565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 (727) 822-4151-TEL (727) 821-7255-FAX
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LEGAL DESCRIPTION (PER SURVEY):
 BEGIN AT THE NE CORNER OF THE SW ¼ OF SECTION 5, TOWNSHIP 29 SOUTH, RANGE 18 EAST, AND RUN THENCE S 0°18'16" W, ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 5, 450.00 FEET; THENCE N 89°41'19" W, 454.33 FEET TO THE EASTERLY LINE OF CARLTON TERRACE, FIRST ADDITION, AS RECORDED IN PLAT BOOK 43, PAGE 39 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF CARLTON TERRACE, FIRST ADDITION, ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS N 17°41'24" W 210.56 FEET, ARC 211.66 AND RADIUS IS 600.47 FEET; N 37°43'45" W, 60.01 FEET; S 52°21'26" W, 16.04 FEET, N 37°38'34" W, 105.0 FEET; N 52°21'26" E, 16.04 FEET; AND N 37°38'34" W, 105.0 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 50A; THENCE N 52°21'26" E, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 50A, 60.0 FEET TO THE EAST AND WEST CENTERLINE OF SAID SECTION 5; THENCE S 89°41'19" E, ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 5, 638.16 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING SITUATE IN PINELLAS COUNTY, FLORIDA, CONTAINING 250936.5 SQ.FT ± 5.76 ACRES

FLOOD ZONE: X and AE, BFE= 56
 MAP PANEL ID: 12103C0126G
 REVISED MAP: SEPTEMBER 3, 2003
 TOTAL PROJECT AREA 250,936.5 SF (5.76 AC)

ZONING: A-E PROPOSED USE: GENERAL AGRICULTURAL ACTIVITIES
 LAND USE: RL - RESIDENTIAL LOW
 PIN: 05/29/16/00000/310/0100

SURVEYOR'S LEGEND

- WATER VALVE
- WELL
- UTILITY POLE
- TBM
- GOLDEN RAIN TREE
- ELM
- UNKNOWN
- EAR
- CAMPPER
- MAPLE
- PALM
- OAK

ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
 MEAN SEA LEVEL= 00.00 FT.
 CITY OF CLEARWATER BENCHMARK INFORMATION: DESIGNATION I-15 ELEV = 60.35' NORTH AMERICAN VERTICAL DATUM OF 1988
 WETLAND DELINEATION LINE PROVIDED BY Thomas R. Cuba, Ph.D., CEP, CLM President, Delta Seven Inc. 727-823-2443

LINE	BEARING	DISTANCE
L1	S 89°41'19" E	180.55'(D)
L2	N 0°18'41" E	114.61'(D)
L3	N 04°44'14" W	61.26'(D)
L4	N 27°33'22" W	46.89'(D)
L5	N 66°36'23" W	27.67'(D)
L6	S 87°21'08" W	82.66'(D)
L7	S 48°56'22" W	33.86'(D)
L8	S 12°48'16" W	53.88'(D)
L9	S 27°32'10" W	23.07'(D)
L10	S 10°40'40" W	52.92'(D)
L11	S 30°55'43" E	38.27'(D)
L12	S 10°40'16" W	44.11'(D)

SURVEYOR'S LEGEND:
 (C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, = CENTERLINE, A/C= AIR CONDITIONER, B/C= BACK OF CURB, C/S= CONCRETE SLAB, CH= CHORD, CHB= CHORD BEARING, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COV= COVERED, E/P= EDGE OF PAVEMENT, ESM= EASEMENT, F/C= FENCE CORNER, FCM= FOUND CONCRETE MONUMENT, FIP= FOUND IRON PIPE, FIRA= FOUND IRON ROD, F&D= FOUND NAIL & DISK, FPF= FOUND FINISHED PIPE, LF= LOWEST FLOOR ELEVATION, MAS= MASONRY, DR= OFFICIAL RECORD BOOK, PLB= PLAT BOOK, RCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, R= RADIUS, SIR= SET 1/2" IRON ROD & CAP NO. 4493, SN&D= SET NAIL & DISK, TBM= TEMPORARY BENCHMARK, U/P= UTILITY POLE, W/F= WOOD FENCE, A.P.U.= APPARENT PHYSICAL USE, BFE= BASE FLOOD ELEVATION

EXISTING CONDITIONS, AS DEPICTED, WERE TAKEN FROM A BOUNDARY, TREE AND TOPOGRAPHIC SURVEY PREPARED BY JOHN R. BEACH & ASSOCIATES, INC., SURVEYORS AND MAPPERS, OLDSMAR, FLORIDA, (813) 854-1276. PROJECT NO. 29700

CU-17-9-14



DESIGN: BAB	DEUEL & ASSOCIATES	565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 PH 727.822.4151 FAX 727.821.7255 WWW.DEUELENGINEERING.COM CERTIFICATE OF AUTHORIZATION NUMBER 26320 LICENSED BUSINESS NUMBER 107	LIFE FARMS SITE PLAN	I, BRIAN BARKER, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SPECIFIED BY CITY MUNICIPAL ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.	WORK ORDER NO. 2014-56E
DRAWN: PJL					DATE: May 15, 2014
REVISION	BY	CHECKED: APC	PINELLAS COUNTY	FLORIDA	SHEET NO. 1 OF 1

CASE SUMMARY
CASE NO. Z-19-10-14
(Quasi-Judicial)

PRC MEETING: August 11, 2014 @ 10:00 AM – 1st Floor, Planning Conf Room

LPA HEARING: October 9, 2014 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: November 18, 2014 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Andy Badaro

REQUEST: Zone change from: C-2, General Retail Commercial & Limited Services & M-1, Light Manufacturing & Industry
to: C-3, Commercial, Wholesale, Warehousing & Industrial

CASE DESCRIPTION: Approximately 0.7 acre located on the east side of 62nd Street North, 320 ft. South of Ulmerton Road in the unincorporated area of Pinellas Park (street address being: 13285 62nd Street North)(08/30/16/70974/100/0605). A legal description is available in file upon request.

APPLICANT/ADDRESS: Andy Badaro
Pelican International
6140 Ulmerton Road
Clearwater, FL 33760

REP/ADDRESS: Hugh Palmer
Palmer Metal & Roofing System, Inc.
636 Wilkie Street
Dunedin, FL 34698

NOTICES SENT TO: Andy Badaro, Hugh Palmer, Largo, Pinellas Park, Mike Meidel-Economic Development Council, DOT, Michael Bessette-Pinellas County School Board, BCC Office & Surrounding Owners

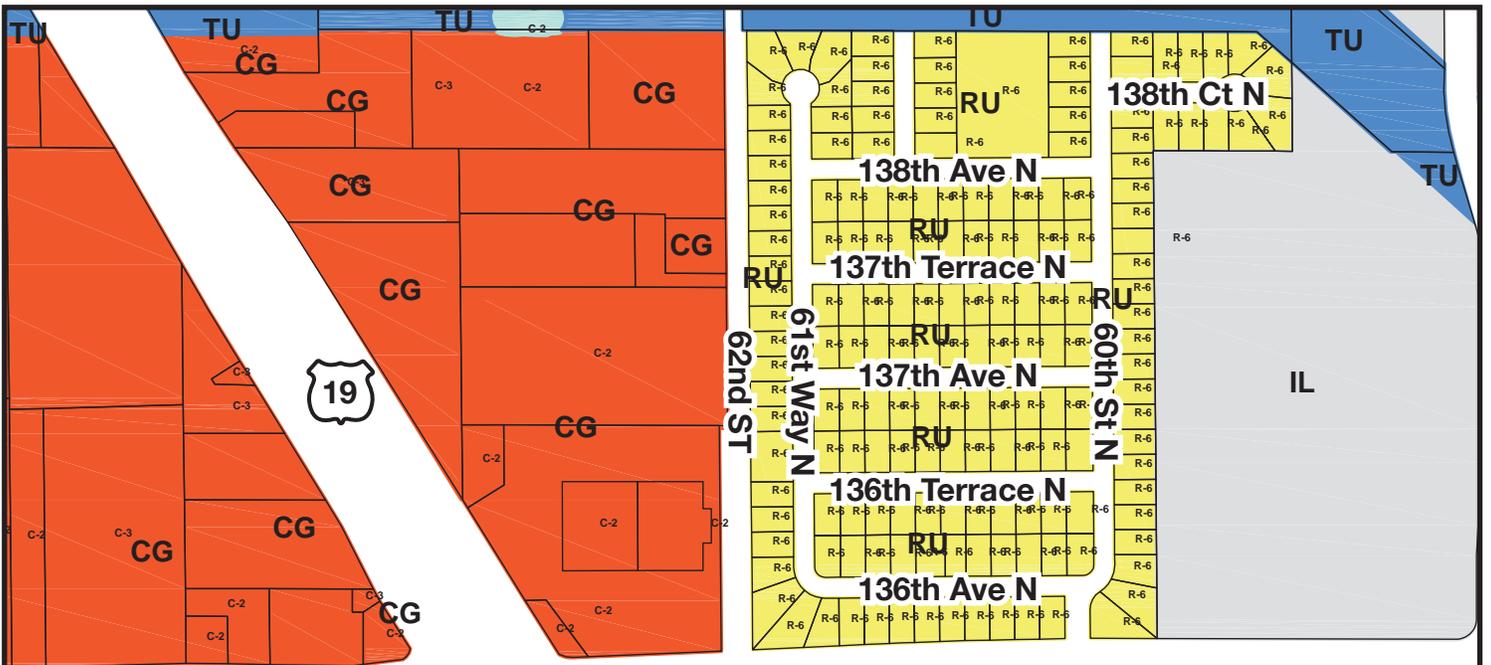
EXISTING USE: Laboratory

PROPOSED USE: Warehouse

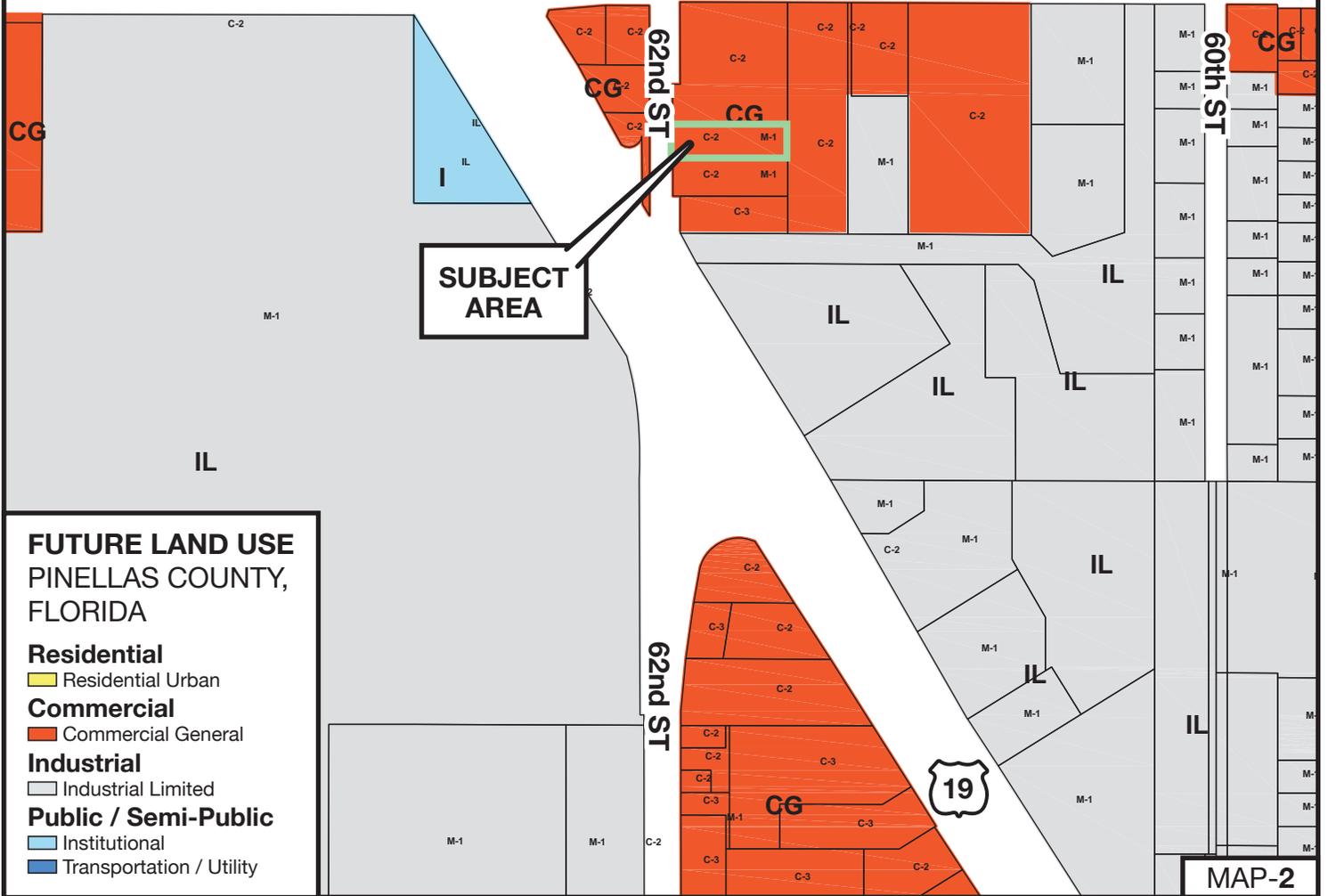
LAND USE: Commercial General

ZONING: C-2 & M-1

Z14-000019



Ulmerton Rd



**FUTURE LAND USE
PINELLAS COUNTY,
FLORIDA**

Residential
 Residential Urban

Commercial
 Commercial General

Industrial
 Industrial Limited

Public / Semi-Public
 Institutional
 Transportation / Utility

MAP-2

<p>Z-19-10-14</p>	<p>Zoning From: C-2, General Retail Commercial & Limited Services & M-1, Light Manufacturing & Industry To: C-3, Commercial, Wholesale, Warehousing & Industrial</p>		
<p>Parcel I.D. 08/30/16/70974/100/0605 Prepared by: Pinellas County Department of Planning and Development Services May 2014</p>			



Z-19-10-14

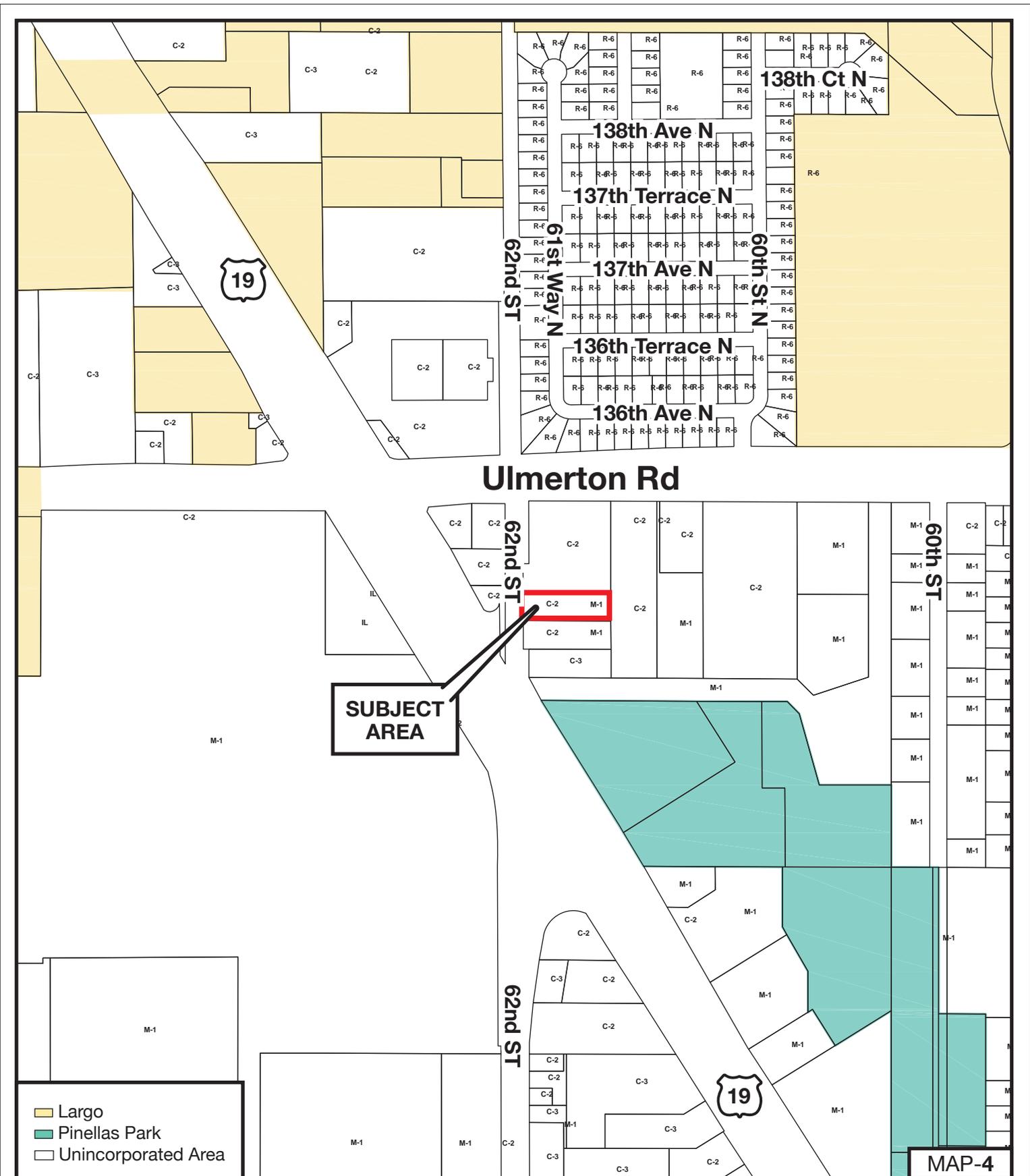
Zoning From: C-2, General Retail Commercial & Limited Services & M-1, Light Manufacturing & Industry
 To: C-3, Commercial, Wholesale, Warehousing & Industrial

Parcel I.D. 08/30/16/70974/100/0605

Prepared by: Pinellas County Department of Planning and Development Services May 2014



MAP-3



Z-19-10-14	Zoning From: C-2, General Retail Commercial & Limited Services & M-1, Light Manufacturing & Industry To: C-3, Commercial, Wholesale, Warehousing & Industrial		
Parcel I.D. 08/30/16/70974/100/0605 Prepared by: Pinellas County Department of Planning and Development Services May 2014			

MAP-4

1. Owner: ANDY BADARO, PELICAN INT'L
Mailing Address: 6140 ULMERTON ROAD
City: CLEARWATER State: FL Zip Code: 33760 Daytime Phone: (727) 388-9895
Email: _____

2. Representative's Name: HUGH PALMER
Company Name: PALMER METAL + ROOFING SYSTEMS, INC.
Mailing Address: 636 WILKIE ST.
City: DUNEDIN State: FL Zip Code: 34698 Daytime Phone: (927) 734-0199
Email: PALMERHL@EARTHLINK.NET

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

SOLE PROPRIETOR

Specify interest held: _____

B. Is there an existing contract for sale of subject property: _____ Yes No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

Is contract conditional or absolute? Conditional _____ Absolute

C. Are there any options to purchase on subject property? _____ Yes No
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

4. This hearing is being requested to consider: REZONING CHANGE TO C-3
5. Location of subject property (street address): 13285 62ND ST. NORTH, CLEARWATER, FL.
6. Legal Description of Property: (attach additional documents if necessary)

LEGAL DESCRIPTION:
 THE EAST 1/2 OF THE NORTH 100 FEET OF THE SOUTH 300 FEET OF THE WEST 1/2 OF LOT 5, TOGETHER WITH THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE WEST 1/2 OF LOT 5 IN THE NORTHEAST 1/2 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 18 EAST, ACCORDING TO THE PLAT OF PINELLAS GROVES, INC., RECORDED IN PLAT BOOK 1, PAGE 85, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

LEGAL DESCRIPTION:
 THE WEST 1/2 OF THE NORTH 100 FEET OF THE SOUTH 300 FEET OF THE WEST 1/2 OF LOT 5, IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 18 EAST, ACCORDING TO THE PLAT OF PINELLAS GROVES, INC., RECORDED IN PLAT BOOK 1, PAGE 85, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

7. Size of Property: 145918 feet by SEE SURV feet, 3.35 acres
8. Present zoning classification: C-2 + M-1
9. Present Land Use Map designation: CG FROM CO. MAPS.
- 10. Date subject property acquired: JUNE 25, 2014
11. Existing structures and improvements on subject property:
WAREHOUSE (3,1246 S.F.)
(2) SMALL STRUCTURES ON LOT G. (TO BE REMOVED)
12. Proposed structures and improvements will be:
WAREHOUSE ADDITION (30,400 S.F.)
DRIVE + PARKING
13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).
TO CREATE A UNIFORM DESIGNATION OF TYPE OF USE TO
ALLOW LAND OWNER HIGHEST AND BEST USE OF PROPERTY.
14. Has any previous application relating to zoning or land use on this property been filed within the last year?
 Yes No When? _____ In whose name? _____

Briefly state the nature and outcome of the hearing:

15. Does applicant own any property contiguous to subject property? _____ Yes No
If so, give complete legal description of contiguous property:

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

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record. *(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)*
- c) Preliminary site plan will be required for conditional use applications only. (as specified in the Zoning Ordinance, Section 605.301 - see attached).

PRELIMINARY SITE PLAN BY B. P. ULLMANN ARCHITECT
(1) 11" x 17" OR (13) 24" x 36"

CERTIFICATION OF OWNERSHIP

I hereby certify 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 owners 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 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, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.



***Signature of Owner or Trustee

Date: July 9, 2014

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 9 day of July, 20 14

personally appeared Anderson M BADERO
who, being duly sworn, deposes and says that the above is a true and correct certification.



(signature) NOTARY PUBLIC
NIOUCHARTS VARITIMIDIS
Notary Public - State of Florida
My Comm. Expires May 1, 2015
Commission # EE 89357 (seal)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

Security Title Company

791-A San Christopher Dr. + Dunedin, Florida 34698

Telephone: (727) 733-0466
Fax: (727) 733-0737

July 11, 2014

Re: Badaro Group Corp dba Pelican Sink International
13285 62nd St. N. Clearwater, FL 33760

TO WHOM IT MAY CONCERN:

We have searched the Public Records of Pinellas County, Florida through July 2, 2014 pertaining to the following described property lying and being in Pinellas County, Florida:

The East 1/2 of the North 100 feet of the South 300 feet of the West 1/2 of Lot 6, together with the North 100 feet of the South 200 feet of the West 1/2 of Lot 6 in the Northeast 1/2 of Section 6, Township 27 South, Range 16 East, according to the plat of Pinellas Groves, Inc., recorded in Plat Book 1, page 55 of the Public Records of Pinellas County, Florida.

Based on a search of the public records we find title by virtue of the last deed of record recorded in O.R. Book 18445, page 256, vested in Badaro Group Corp dba Pelican Sink International, a Florida corporation

Respectfully submitted,



Patricia S. Hazel
SECURITY TITLE COMPANY

THIS IS A LETTER OF OWNERSHIP ONLY.



PALMER METAL & ROOFING SYSTEMS, INC.

636 WILKIE STREET
DUNEDIN, FLORIDA 34698
(727) 734-0199 FAX (727) 736-4258

July 6, 2014

RE: Pinellas County Building Department
Application for Zoning Change

From: Mr. Andy Badaro, Owner
Pelican International
6140 Ulmerton Road
Clearwater, Florida 33760

To: **Hugh Palmer, CGC 031359**
Palmer Metal & Roofing Systems, Inc.
636 Wilkie Street
Dunedin, Florida 34698

- 1. This letter serves as authorization for Palmer Metal & Roofing Systems to act as an Authorized Representative for Pelican International in the Application for Zoning Change.

Name ANDY BADARO
Pelican International

Title OWNER

Date JULY 8, 2014

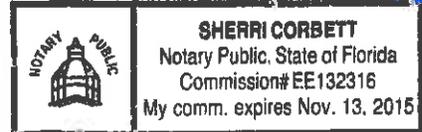
Name Hugh Palmer
Palmer Metal & Roofing Systems, Inc.

Title PRESIDENT

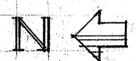
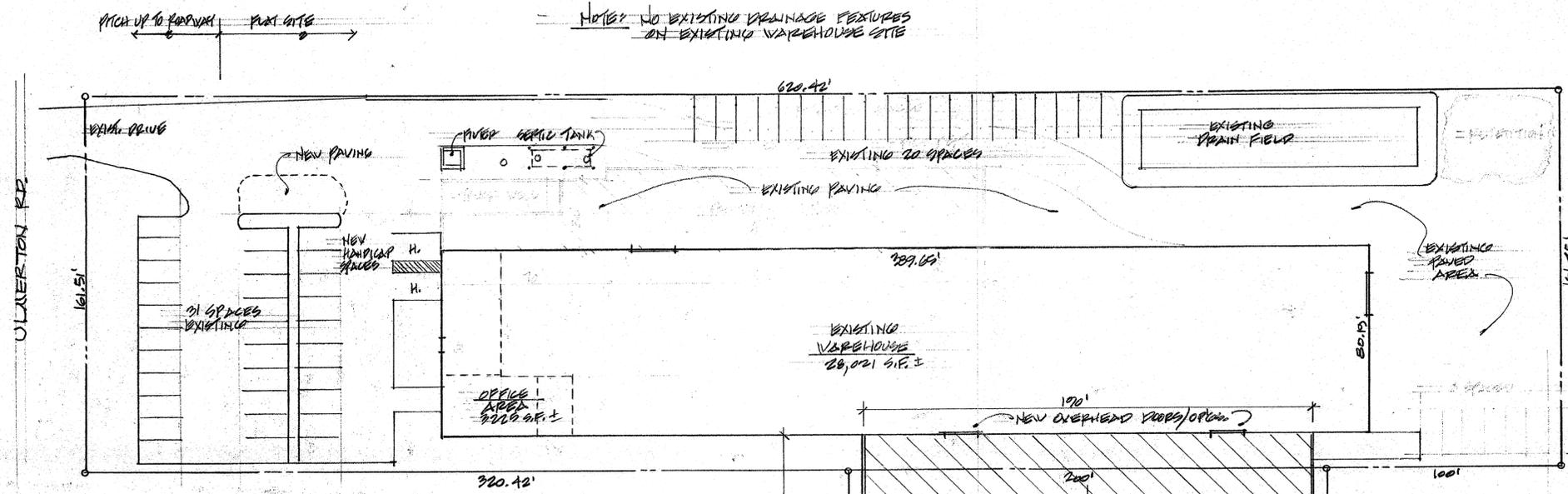
Date July 7, 2014

State of Florida County of Pinellas
SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF JULY 2014. By Hugh Palmer for Palmer Metal & Roofing Systems
NOTARY PUBLIC [Signature] MY COMMISSION EXPIRES _____

File: Pelican Rep 07.06.14



Cc: Pinellas County Planning Department



PRELIMINARY PLAN

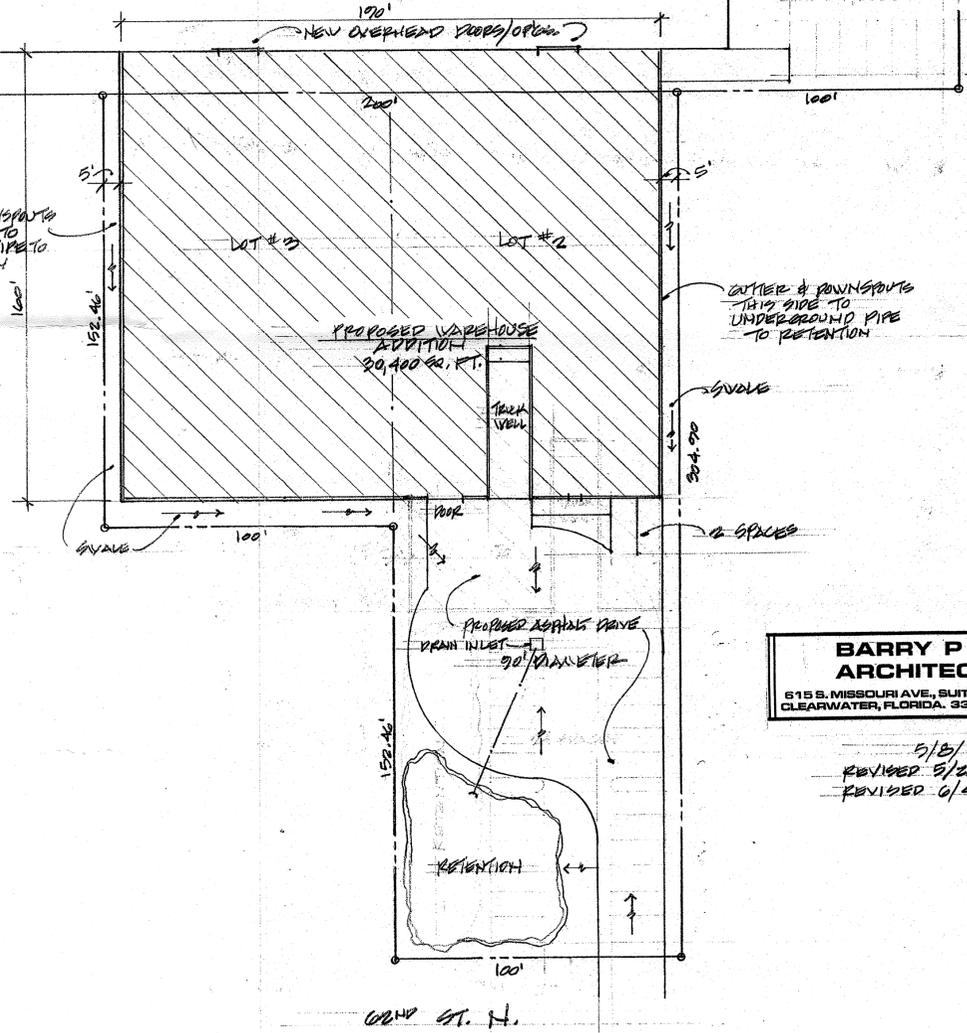
PROJ./SITE DATA:

- PRIMARY SITE — 100,122 S.F.
- LOT #2 — 33,400 S.F.
- LOT #3 — 15,246 S.F.
- 149,918 S.F.

RECORDING TO CD ALLOWED 50% COVERAGE
 $149,918 \times 50\% = 74,959$ S.F. ALLOWABLE
 $74,959 - 31,246$ (EXIST. BLDG) = 43,713 S.F. ADDITIONAL POSSIBLE
 NEW BLDG. AREA PROPOSED — 30,400 S.F.

PARKING REQUIRED:

- 1/1500 S.F. WAREHOUSE
- 1/250 S.F. OFFICE
- OFFICE AREA (APPROX.) — $3225/250 = 13$ SPACES
- WAREHOUSE (EXIST.) — $28,021/1500 = 19$
- WAREHOUSE (PROPOSED) — $30,400/1500 = 21$
- TOTAL SPACES REQUIRED = 53**
- SPACES PROVIDED = 55**



BARRY P ULLMANN ARCHITECTS, LLC
 615 S. MISSOURI AVE., SUITE B 727-441-4405
 CLEARWATER, FLORIDA 33756 barryullmann@aol.com

5/8/14
 REVISED 5/20/14
 REVISED 6/4/14

Z-19-10-14

Barry P. Ullmann
 2/7/14

CASE SUMMARY
CASE NO. CU-20-10-14
(Quasi-Judicial)

PRC MEETING August 11, 2014 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: October 9, 2014 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: November 18, 2014 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: SBC IV REO, LLC

REQUEST: A conditional use to permit a dog and cat kennel as an agricultural use in an A-E, Agricultural Estate zoning district.

CASE DESCRIPTION: Approximately 5.6 acres located at the Northwest corner of Highland Avenue and Keystone Road located in the unincorporated area of Tarpon Springs (street address being: 300 Highland Avenue, Tarpon Springs) (08/27/16/89406/000/0270). A legal description is available in file upon request.

APPLICANT/ADDRESS: SBC IV REO, LLC
1700 Lincoln Street, Suite 2150
Denver, CO 80203

REP/ADDRESS: Craig Nowicke
RE/MAX ACR Elite Group, Inc.
14823 N. Dale Mabry
Tampa, FL 33618

NOTICES SENT TO: SBC IV REO, LLC, Craig Nowicke, Tarpon Springs, Mike Meidel-Economic Development Council, DOT, Michael Bessette-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Vacant former church building

PROPOSED USE: Dog and cat kennel

LAND USE: Residential Rural

ZONING: A-E, Agricultural Estate Residential

Z14-000020



CU-20-10-14

A conditional use to permit a dog and cat kennel as an agricultural use in an A-E, Agricultural Estate zoning district.

Parcel I.D. 08/27/16/89406/000/0270

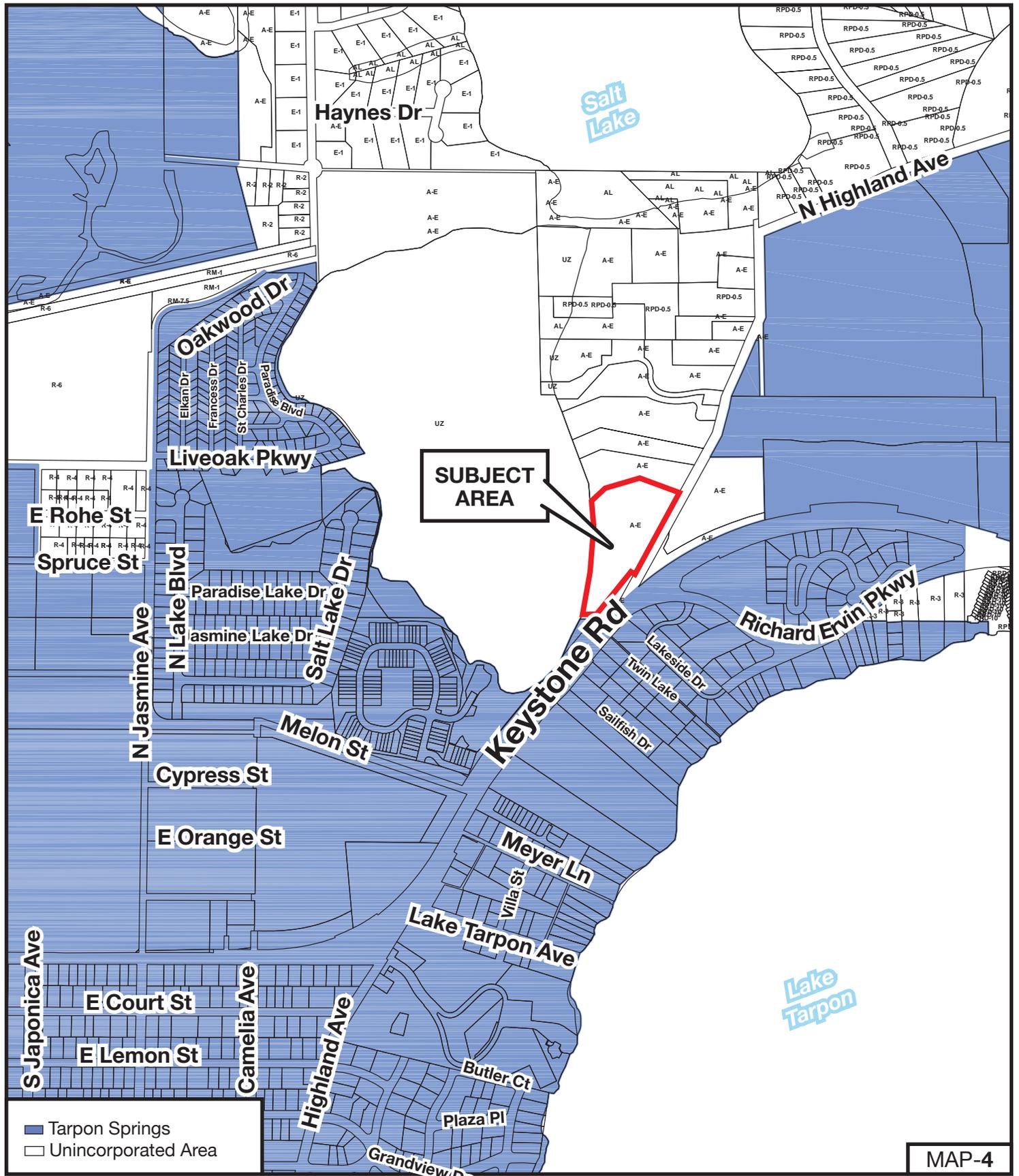
Prepared by: Pinellas County Department of Planning and Development Services July 2014





MAP-3

<p>CU-20-10-14</p>	<p>A conditional use to permit a dog and cat kennel as an agricultural use in an A-E, Agricultural Estate zoning district.</p>		
<p>Parcel I.D. 08/27/16/89406/000/0270 Prepared by: Pinellas County Department of Planning and Development Services July 2014</p>			



CU-20-10-14

A conditional use to permit a dog and cat kennel as an agricultural use in an A-E, Agricultural Estate zoning district.

Parcel I.D. 08/27/16/89406/000/0270

Prepared by: Pinellas County Department of Planning and Development Services July 2014



1. Owner: SBC IV RED LLC
Mailing Address: 1700 LINCOLN ST # 2150
City: DENVER State: CO Zip Code: 80203 Daytime Phone: (720) 221-3127
Email: SRaney@Summit-investment.com

2. Representative's Name: Craig Nowicke
Company Name: RE/MAX ACR Elite
Mailing Address: 14823 N. Dale Mabry
City: Tampa State: FL Zip Code: 33618 Daytime Phone: (813) 675-5030
Email: Craig@TampaRealtyNow.com

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

Specify interest held: _____

B. Is there an existing contract for sale of subject property: Yes No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

SBC IV RED LLC (seller)
JOANN MARSHALL & JERRY HOLLY (buyers)

Is contract conditional or absolute? Conditional* Absolute

C. Are there any options to purchase on subject property? Yes No
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

* Sale of property is contingent upon Pinellas County approving Conditional Use as a Kennel

4. This hearing is being requested to consider: Conditional Use as Kennel

5. Location of subject property (street address): 300 Highland Ave, Tarpon Springs FL
34688 ~~34610~~

6. Legal Description of Property: (attach additional documents if necessary)
Pin 08-27-16 - 89406 - 000 - 0270

7. Size of Property: _____ feet by _____ feet, 5.6 acres

8. Present zoning classification: AE

9. Present Land Use Map designation: _____

10. Date subject property acquired: IN CONTRACT EFFECTIVE DATE 7/9/2014

11. Existing structures and improvements on subject property:
Steel bldg 7,300 SF MOL ; modular bldg 1,400 SF MOL

12. Proposed structures and improvements will be:
Adding perimeter fencing as protection for potential escaped dogs and for outdoor training ; outdoor runs for animal relief.

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).

Please see attached letter.

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
Yes No When? _____ In whose name? _____

Briefly state the nature and outcome of the hearing:

15. Does applicant own any property contiguous to subject property? Yes No
If so, give complete legal description of contiguous property:

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

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record. *(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)*
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

CERTIFICATION OF OWNERSHIP

to the best of my knowledge

I hereby certify 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 owners 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 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, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

[Handwritten Signature]

***Signature of Owner or Trustee
Authorized Agent

Date: _____

STATE OF COLOREDO COUNTY OF DENVER
~~FLORIDA, COUNTY OF PINELLAS~~

Before me this 16th day of JULY, 20 14

personally appeared JUSTIN RANNEY
who, being duly sworn, deposes and says that the above is a true and correct certification.

SCOTT D MORRIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044036200
MY COMMISSION EXPIRES OCTOBER 08, 2016

A. D. M.

(signature) NOTARY PUBLIC

(seal)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

RECEIVED
JUL 16 2014
BY: _____



ACR Title Group, LLLP

July 8, 2014

Mr. Craig Nowicke
RE/MAX ACR Elite Group, Inc.
14823 N. Dale Mabry
Tampa, FL 33618

RE: 300 Highland Ave, Tarpon Springs, FL
PTM 08-27-14-89406-000-0270

Dear Craig:

As per your request, I have verified that the owner of record for the above-referenced property is SEC IV RED LLC whose address is 1700 Lincoln Street, Suite 7150, Denver, CO 80203.

I have attached a copy of the Certificate of Title that was issued on July 9, 2013 and recorded on July 11, 2013 in O.R. Book 18079, Page 2673, in the Public Records of Pinellas County, Florida.

Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in cursive script that reads 'Linda Gartman'.

LINDA GARTMAN
Escrow Officer

2501 W. Bay Dr. Suite B
Largo Florida 33770
Office: (727) 501-0300
Fax: (727) 501-0302

14823 N. Dale Mabry
Tampa, Florida 33618
Office: (813) 265-9500
Fax: (727) 501-0302

Serving The Tampa Bay Area

CIRCUIT/COUNTY COURT
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION

UCN: 522012CA011468XXCICI

REF: 1694573
Doc Stamps Assessed \$0.70
PAID

SUMMIT BRIDGE CREDIT INVESTMENTS IV LLC
Plaintiff

VS.

IF NAMED DEFENDANT ETC : NORTH LAKE FAMILY CHURCH INC ETC
ET AL : MOORIS, GLENN E : CIT TECHNOLOGY FINANCING
SERVICES LLC ETC : WINDSTRUP, DANIEL W : NEW CREATION
CHRISTIAN CHURCH INC
Defendant

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he executed and filed a Certificate of Sale in this action on June 05, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Pinellas County, Florida:

- SEE ATTACHMENT -

was sold to: SBC IV REQ LLC
whose address is
1700 Lincoln Street Suite 2150
Denver, CO 80202

WITNESS my hand and the seal of this court on July 09, 2013.




KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

PARCEL 1:

A parcel of land being a portion of lots 26, 27 and 28 of the TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, in the Northwest 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, according to the plat thereof as recorded in Plat Book 1, Page 116, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, being further described as follows:

Commence at the Southeast corner of the Northwest 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, and run along the North-South Centerline of said Section, N 01°23'52" W, a distance of 1324.95 feet; thence leaving said centerline of said Section, N 89°49'31" W, 239.99 feet to the Westlary right of way line of Highland Avenue (County Road 272); thence along said right of way line, the following four (4) courses and distances, (1) run S 12°19'05" W, 56.30 feet; (2) thence S 19°55'20" W, 162.21 feet; (3) thence S 28°53'03" W, 844.69 feet to the POINT OF BEGINNING; (4) thence continue S 28°53'03" W a distance of 134.32 feet; thence N 50°19'57" W a distance of 18.82 feet; thence S 39°40'03" W a distance of 300.00 feet; thence S 50°19'57" E a distance of 36.35 feet; thence N 89°04'16" W a distance of 123.68 feet; thence N 10°05'35" E a distance of 265.56 feet; thence N 03°35'26" E a distance of 265.48 feet; thence S 10°25'30" E a distance of 29.11 feet; thence N 80°16'11" E a distance of 63.03 feet; thence S 39°31'30" E a distance of 57.37 feet; thence S 13°34'01" E a distance of 53.97 feet; thence S 89°08'40" W a distance of 55.29 feet; thence S 89°41'35" E a distance of 203.20 feet to the POINT OF BEGINNING, having an area of 158707.04 square feet, 3.64 acres, more or less.

Parcel 2:

A parcel of land being a portion of lots 28 and 29 of the TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, in the Northwest 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, according to the plat thereof as recorded in Plat Book 1, Page 116, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, being further described as follows:

Commence at the Southeast corner of the Northwest 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, and run along the North-South Centerline of said Section, N 01°23'52" W, a distance of 1324.95 feet; thence leaving said centerline of said Section, N 89°49'31" W, 239.99 feet to the Westlary right of way line of Highland Avenue (County Road 272); thence along said right of way line, the following four (4) courses and distances, (1) run S 12°19'05" W, 56.30 feet; (2) thence S 19°55'20" W, 162.21 feet; (3) thence S 28°53'03" W, 844.69 feet to the POINT OF BEGINNING; (4) thence continue S 28°53'03" W a distance of 134.32 feet; thence N 50°19'57" W a distance of 18.82 feet; thence S 39°40'03" W a distance of 300.00 feet; thence S 50°19'57" E a distance of 36.35 feet; thence N 89°04'16" W a distance of 123.68 feet; thence N 10°05'35" E a distance of 265.56 feet; thence N 03°35'26" E a distance of 265.48 feet; thence S 10°25'30" E a distance of 29.11 feet; thence N 80°16'11" E a distance of 63.03 feet; thence S 39°31'30" E a distance of 57.37 feet; thence S 13°34'01" E a distance of 53.97 feet; thence S 89°08'40" W a distance of 55.29 feet; thence S 89°41'35" E a distance of 203.20 feet to the POINT OF BEGINNING, having an area of 87757.75 square feet, 2.015 acres, more or less.

Property Address: 300 Highland Avenue, Tarpon Springs, Pinellas County, Florida

Memo: July 10, 2014

From: JoAnn Marshall & Jerry Holly
15240 County Line Rd.
Spring Hill, FL 34610

To: Pinellas County Planning Division
310 Court Street
First Floor
Clearwater, Florida 33756
(727) 464-8200
Fax: (727) 464-8201

Subject: Conditional Use Pre-Application Meeting (Kennel)
300 N. Highland Ave
Tarpon Springs, FL 33610
PIN #08-27-16-89406-000-0270
Owner of Record SBC IV REO LLC

Hello,

Thank you for your consideration of our request for Conditional Use as a Kennel for this property.

I currently own and operate a kennel in North Pasco County. We intend to use this property as a second location providing similar kennel services.

The building had been operated as church, which was unfortunately foreclosed upon. It has been struggling to be re-sold as a church and has been vacant for some time. Our proposal is to bring to the facility a thriving business into Pinellas County from Pasco County.

Specifically, our plan is:

- Indoor kennel that would house dogs in a home-like environment when their owners are out of town or unable to care for them. The dogs will have an indoor play area that would allow them to exercise without having to be outside in the heat or weather.
- Outdoor pens for the dogs to relieve themselves 4 times a day (8am, 12pm, 4 pm, and 7pm).
- The office hours of operation will be 8 am to 6 pm.

- We will offer baths and grooming as part of the kenneling services, as well as training.
- Anticipated traffic flow will consist of owners dropping off their pets for kenneling. Since we are the first entry on the road, no other neighbors should be impacted by traffic. There is more than enough room for cars to enter and park without any overflow into the roadway (66 existing parking spaces). We anticipate no more than 20 vehicles per day in and out of the property.
- We anticipate kenneling 30 dogs on average, with peak capacity of +/-50 during holiday and vacation seasons.
- Noise / barking:
 - Building interior: the dogs are kept indoors most of the time. The structure of the building is steel frame with drywall indoors, thick insulation in the walls, and stucco exterior. Any indoor barking will not be able to penetrate the walls of the building to reach the outdoors. We will, however, conduct a sound level test to ensure quiet operation. If necessary, we will install sound absorbing panels to mitigate interior noise.
 - Building exterior. The dogs will be only going outside to relieve themselves therefore will limit amount of barking, woods and distance create enough of a barrier to not be heard by neighbors, traffic noise of the 4 lane highway will help to buffer any barking as well. Also, barrier fence will keep dogs from seeing outside to help limit amount of barking as well as create an added sound barrier.
- Odor: we pick up all waste materials daily, and it is bagged and disposed of off site. No material is disposed of on site.
- We anticipate no changes to existing structures, other than:
 - Paint/cleaning of the buildings
 - Cleaning up landscape
 - Adding perimeter fence from the front face of the building to the tree lines north and south and toward the lake. The purpose of the perimeter fence is secondary protection for potential escapees, and for outdoor obedience training.
 - Adding sheltered runs that will run approximately across the back (west) side of the building. These runs will be shaded by architecturally pleasing "shade sails" for protection of the kenneled animals. Per staff recommendation this area will include water management systems / swales as recommended by site engineers.
 -

- Water management / runoff control: the site previously had two water management ponds. We understand from staff review that site water management is critical to maintaining the condition of Salt Lake, and will engage proper design to ensure any water runoff is properly managed.

In preparing this proposal, we found documents that describe Specific Use Standards for Kennel / Pet Care (Sec. 138-1247) and find our operation is in complete compliance with these guidelines for a Kennel Facility in a Residential Area.

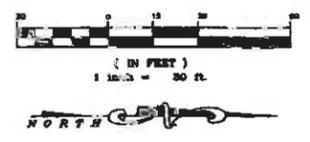
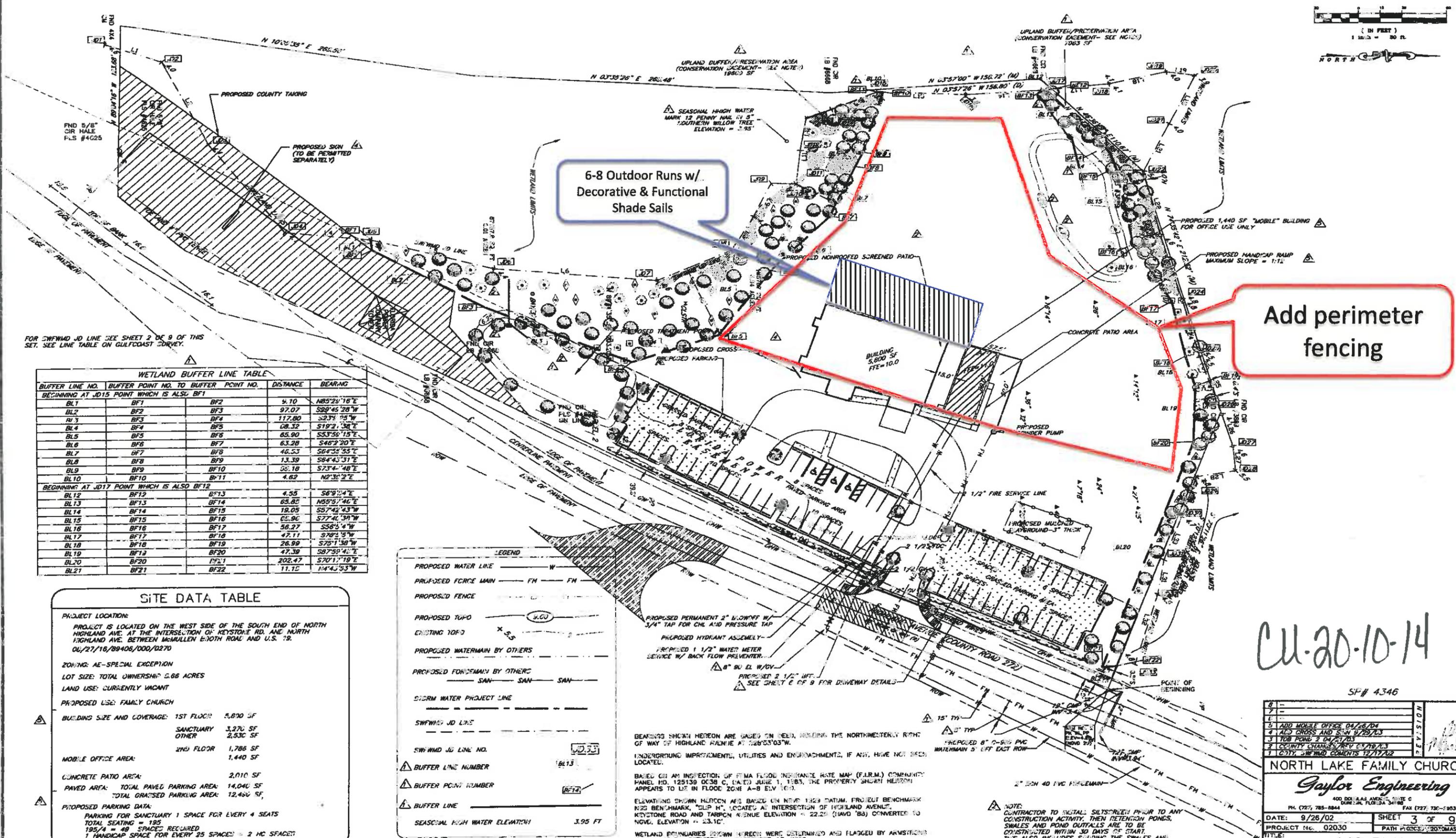
We look forward to a favorable staff recommendation for this Conditional Use.

Thank you,

Jodi Marshall

JoAnn (Jodi) Marshall

Option 1 – Outdoor Runs Adjacent to Building



6-8 Outdoor Runs w/
Decorative & Functional
Shade Sails

Add perimeter
fencing

FOR SWFWD JD LINE SEE SHEET 2 OF 9 OF THIS SET. SEE LINE TABLE ON GULFCOAST SURVEY.

BUFFER LINE NO.	BUFFER POINT NO. TO BEGINNING AT JD15 POINT WHICH IS ALSO BF1	BUFFER POINT NO.	DISTANCE	BEARING
BL1	BF1	BF2	4.70	N85°29'18"E
BL2	BF2	BF3	97.07	S29°45'28"W
BL3	BF3	BF4	117.80	S23°35'25"W
BL4	BF4	BF5	128.32	S19°21'38"E
BL5	BF5	BF6	65.90	S53°56'15"E
BL6	BF6	BF7	63.28	S46°22'20"E
BL7	BF7	BF8	46.53	S64°35'53"E
BL8	BF8	BF9	13.39	S64°43'31"E
BL9	BF9	BF10	35.18	S73°4'48"E
BL10	BF10	BF11	4.62	N2°30'2"E
BEGINNING AT JD17 POINT WHICH IS ALSO BF12				
BL12	BF12	BF13	4.55	S6°9'54"E
BL13	BF13	BF14	65.85	N55°5'46"E
BL14	BF14	BF15	18.05	S57°42'43"W
BL15	BF15	BF16	65.96	S77°41'39"W
BL16	BF16	BF17	58.27	S58°5'4"W
BL17	BF17	BF18	47.11	S78°5'5"W
BL18	BF18	BF19	26.99	S75°1'38"W
BL19	BF19	BF20	47.39	S87°59'4"E
BL20	BF20	BF21	202.47	S70°11'19"E
BL21	BF21	BF22	11.15	N4°43'53"W

PROJECT LOCATION:	
PROJECT IS LOCATED ON THE WEST SIDE OF THE SOUTH END OF NORTH HIGHLAND AVE. AT THE INTERSECTION OF KEYSTONE RD. AND NORTH HIGHLAND AVE. BETWEEN McMULLEN 670TH ROAD AND U.S. 19. 06/27/16/89406/000/0270	
ZONING: AE-SPECIAL EXCEPTION	
LOT SIZE: TOTAL OWNERSHIP 5.66 ACRES	
LAND USE: CURRENTLY VACANT	
PROPOSED USE: FAMILY CHURCH	
BUILDING SIZE AND COVERAGE:	1ST FLOOR 5,800 SF
	SANCTUARY 3,270 SF
	OTHER 2,530 SF
MOBILE OFFICE AREA:	2ND FLOOR 1,786 SF
	1,440 SF
CONCRETE PATIO AREA:	2,010 SF
PAVED AREA:	TOTAL PAVED PARKING AREA: 14,040 SF
	TOTAL GRASED PARKING AREA: 12,450 SF
PROPOSED PARKING DATA:	
	PARKING FOR SANCTUARY 1 SPACE FOR EVERY 4 SEATS
	TOTAL SEATING = 195
	195/4 = 49 SPACES REQUIRED
	1 HANDICAP SPACE FOR EVERY 25 SPACES = 2 HC SPACES
	TOTAL OF 65 SPACES PROVIDED

PROPOSED WATER LINE	W
PROPOSED FORCE MAIN	FM
PROPOSED FENCE	---
PROPOSED TAP	○
EXISTING TAP	×
PROPOSED WATERMAIN BY OTHERS	---
PROPOSED FORCEMAIN BY OTHERS	---
STORM WATER PROJECT LINE	---
SWFWD JD LINE	---
SWFWD JD LINE NO.	JD 23
BUFFER LINE NUMBER	BL13
BUFFER POINT NUMBER	BF14
BUFFER LINE	---
SEASONAL HIGH WATER ELEVATION	3.95 FT

BEARINGS SHOWN HEREON ARE BASED ON DEED, HOLDING THE NORTHWESTERLY RIGHT OF WAY OF HIGHLAND AVENUE AT 128°03'03"W.

UNDERGROUND IMPROVEMENTS, UTILITIES AND ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.

BASED ON AN INSPECTION OF FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 125139 0038 C, DATED JUNE 1, 1983, THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE A-8 ELEV 10.0.

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1929 DATUM. PROJECT BENCHMARK N30 BENCHMARK, "SLIP H", LOCATED AT INTERSECTION OF HIGHLAND AVENUE, KEYSTONE ROAD AND TARPON AVENUE ELEVATION = 22.28' (NAVD '83) CONVERTED TO NAVD. ELEVATION = 23.10'.

WETLAND BOUNDARIES SHOWN HEREON WERE DETERMINED AND FLAGGED BY ARMISTEAD ENVIRONMENTAL SERVICES ON SEPTEMBER 17, 2002.

CU-20-10-14

SP# 4346

8	
7	
6	
5	ADD MOBILE OFFICE 04/26/04
4	ADD CROSS AND SIGN 9/28/03
3	TOP POND 2 04/21/03
2	COUNTY CHANGES/REV 03/16/03
1	CITY SHEET COMMENTS 12/17/02

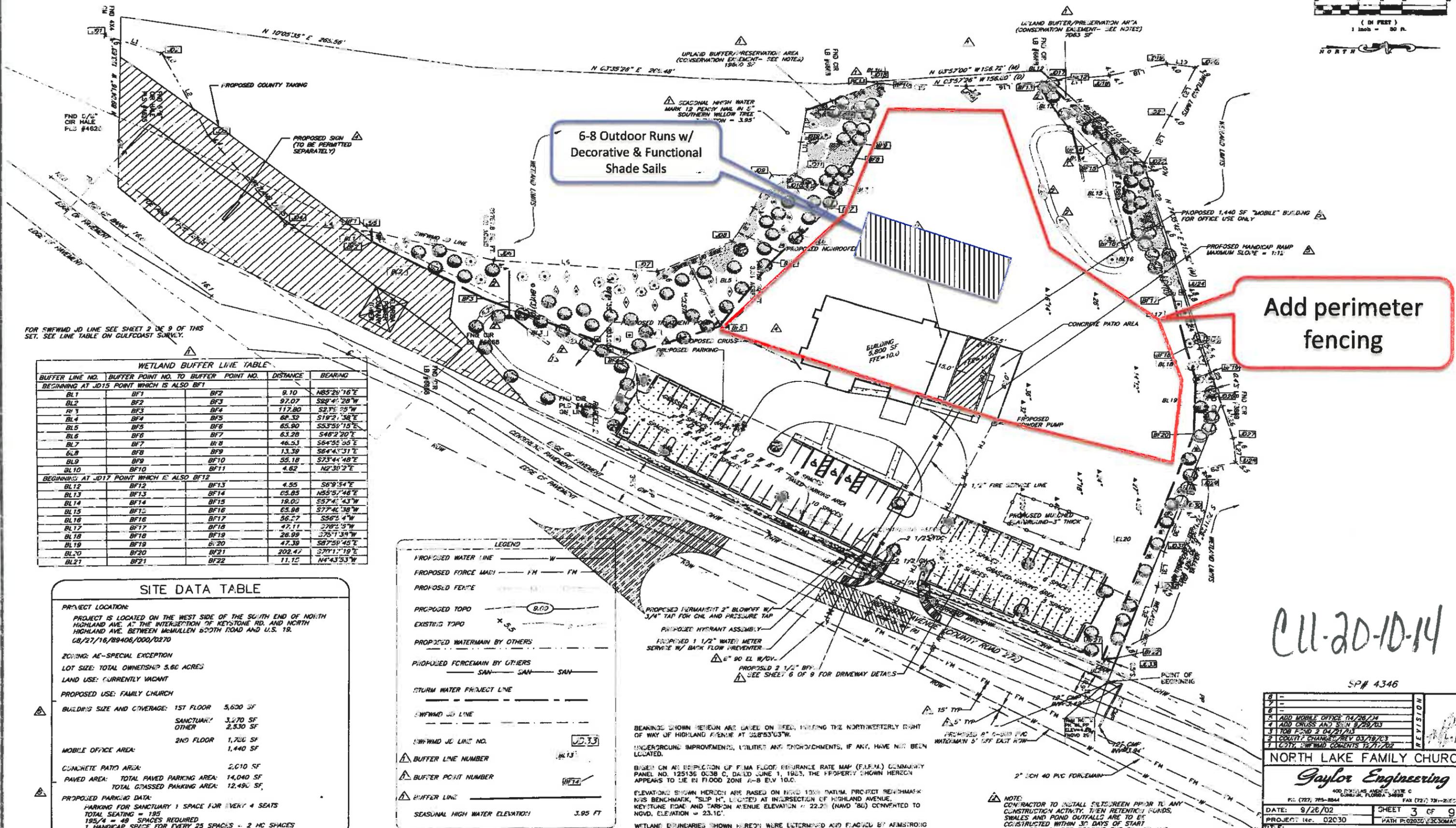
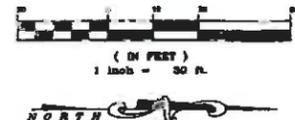
NORTH LAKE FAMILY CHURCH

Gaylor Engineering

400 DOWLAND AVENUE, SUITE C
DUNEDIN, FLORIDA 34618
PH. (727) 785-8844 FAX (727) 736-1953

DATE: 9/28/02 SHEET 3 OF 9
PROJECT No. 02030 PATH PROJECT/330/MASTER
TITLE: SITE PLAN

Option 2 – Outdoor Runs Offset from Building (Due to Septic)



FOR SWIMM JD LINE SEE SHEET 2 OF 9 OF THIS SET. SEE LINE TABLE ON GULFCOAST SURVEY.

BUFFER LINE NO.	BUFFER POINT NO. TO	BUFFER POINT NO.	DISTANCE	BEARING
BEGINNING AT JD15 POINT WHICH IS ALSO BF1				
BL1	BF1	BF2	9.10	N85°26'16"E
BL2	BF2	BF3	97.07	S28°4'28"W
BL3	BF3	BF4	117.80	S27°5'25"W
BL4	BF4	BF5	66.32	S19°2'38"E
BL5	BF5	BF6	65.90	S53°58'15"E
BL6	BF6	BF7	63.28	S46°2'20"E
BL7	BF7	BF8	46.53	S64°55'35"E
BL8	BF8	BF9	13.38	S64°4'31"E
BL9	BF9	BF10	35.18	S73°41'48"E
BL10	BF10	BF11	4.62	N2°30'2"E
BEGINNING AT JD17 POINT WHICH IS ALSO BF12				
BL12	BF12	BF13	4.55	S69°54"E
BL13	BF13	BF14	65.85	N85°6'46"E
BL14	BF14	BF15	18.00	S57°4'43"W
BL15	BF15	BF16	65.88	S77°41'38"W
BL16	BF16	BF17	56.57	S56°5'4"W
BL17	BF17	BF18	47.11	S78°5'5"W
BL18	BF18	BF19	28.99	S75°1'39"W
BL19	BF19	BF20	47.39	S87°58'45"E
BL20	BF20	BF21	202.47	S71°1'19"E
BL21	BF21	BF22	11.12	N4°43'53"W

PROJECT LOCATION:	
PROJECT IS LOCATED ON THE WEST SIDE OF THE SOUTH END OF NORTH HIGHLAND AVE. AT THE INTERSECTION OF KEYSTONE RD. AND NORTH HIGHLAND AVE. BETWEEN MCWULLEN SOUTH ROAD AND U.S. 19. 08/27/16/189408/000/0210	
ZONING: AE-SPECIAL EXCEPTION	
LOT SIZE: TOTAL OWNERSHIP 5.80 ACRES	
LAND USE: CURRENTLY VACANT	
PROPOSED USE: FAMILY CHURCH	
BUILDING SIZE AND COVERAGE:	1ST FLOOR 5,600 SF
	SANCTUARY 3,470 SF
	OTHER 2,530 SF
	2ND FLOOR 1,700 SF
MOBILE OFFICE AREA:	1,440 SF
CONCRETE PATIO AREA:	2,010 SF
PAVED AREA:	TOTAL PAVED PARKING AREA: 14,040 SF
	TOTAL GRASSED PARKING AREA: 12,490 SF
PROPOSED PARKING DATA:	
PARKING FOR SANCTUARY 1 SPACE FOR EVERY 4 SEATS	
TOTAL SEATING = 185	
185/4 = 46 SPACES REQUIRED	
1 HANDICAP SPACE FOR EVERY 25 SPACES = 2 HC SPACES	
TOTAL OF 68 SPACES PROVIDED	

PROPOSED WATER LINE	W	FM
PROPOSED FORCE MAIN	FM	FM
PROPOSED FENCE	---	---
PROPOSED TOPO	9.60	
EXISTING TOPO	3.55	
PROPOSED WATERMAIN BY OTHERS	---	---
PROPOSED FORCEMAIN BY OTHERS	SAN	SAN
STORM WATER PROJECT LINE	---	---
SWIMM JD LINE	---	---
SWIMM JD LINE NO.	JD-33	
BUFFER LINE NUMBER	BL13	
BUFFER POINT NUMBER	BF14	
BUFFER LINE	---	---
SEASONAL HIGH WATER ELEVATION	3.95 FT	

BEARINGS SHOWN HEREON ARE BASED ON BEEN, INCLUDING THE NORTHWESTERLY RIGHT OF WAY OF HIGHLAND AVENUE AT S28°53'03"W.

UNDERGROUND IMPROVEMENTS, UTILITIES AND ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.

BASED ON AN INSPECTION OF FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 125135 0038 C, DATED JUNE 1, 1983, THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE A-B ELV 10.0.

ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1988 DATUM. PROJECT BENCHMARK WAS BENCHMARK "SLIP H", LOCATED AT INTERSECTION OF HIGHLAND AVENUE, KEYSTONE ROAD AND TARDON AVENUE ELEVATION = 22.28 (NAVD '88) CONVERTED TO NGVD. ELEVATION = 23.10.

WETLAND BOUNDARIES SHOWN HEREON WERE DETERMINED AND FLAGGED BY ARMSTRONG ENVIRONMENTAL SERVICES ON SEPTEMBER 17, 2002.

Add perimeter fencing

6-8 Outdoor Runs w/ Decorative & Functional Shade Sails

CU-20-10-14

SP# 4346

REVISION	
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NORTH LAKE FAMILY CHURCH

Gaylor Engineering

400 NICHOLS AVENUE, SUITE C
DUNEDIN, FLORIDA 34698
TEL (727) 765-8844 FAX (727) 231-2325

DATE: 9/26/02 SHEET 3 OF 9
PROJECT No. 02030 PATH P-02030-2303MASTER
TITLE: SITE PLAN