

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room 119
July 14, 2014 – 10:00 AM

Case Summary Review:

1. [CU-17-9-14](#) (Rowland W. Milam)
2. [Z-18-9-14](#) (Meteor Mop Up, Inc.)

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

PRC MEETING: July 14, 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

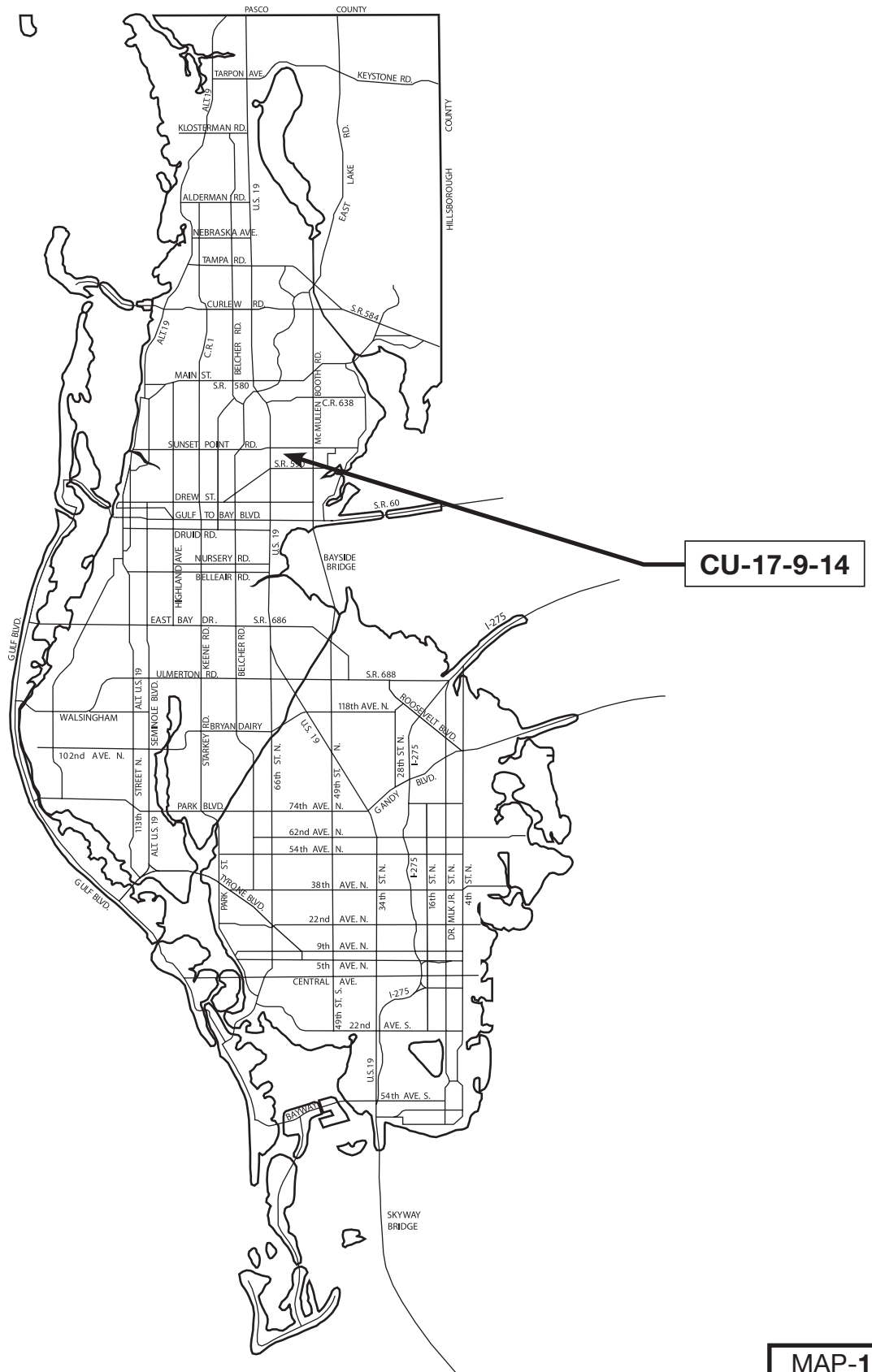
PROPOSED USE: Agricultural-farming

LAND USE: Residential Low

ZONING: A-E

Z14-000015

LOCATION MAP



MAP-1

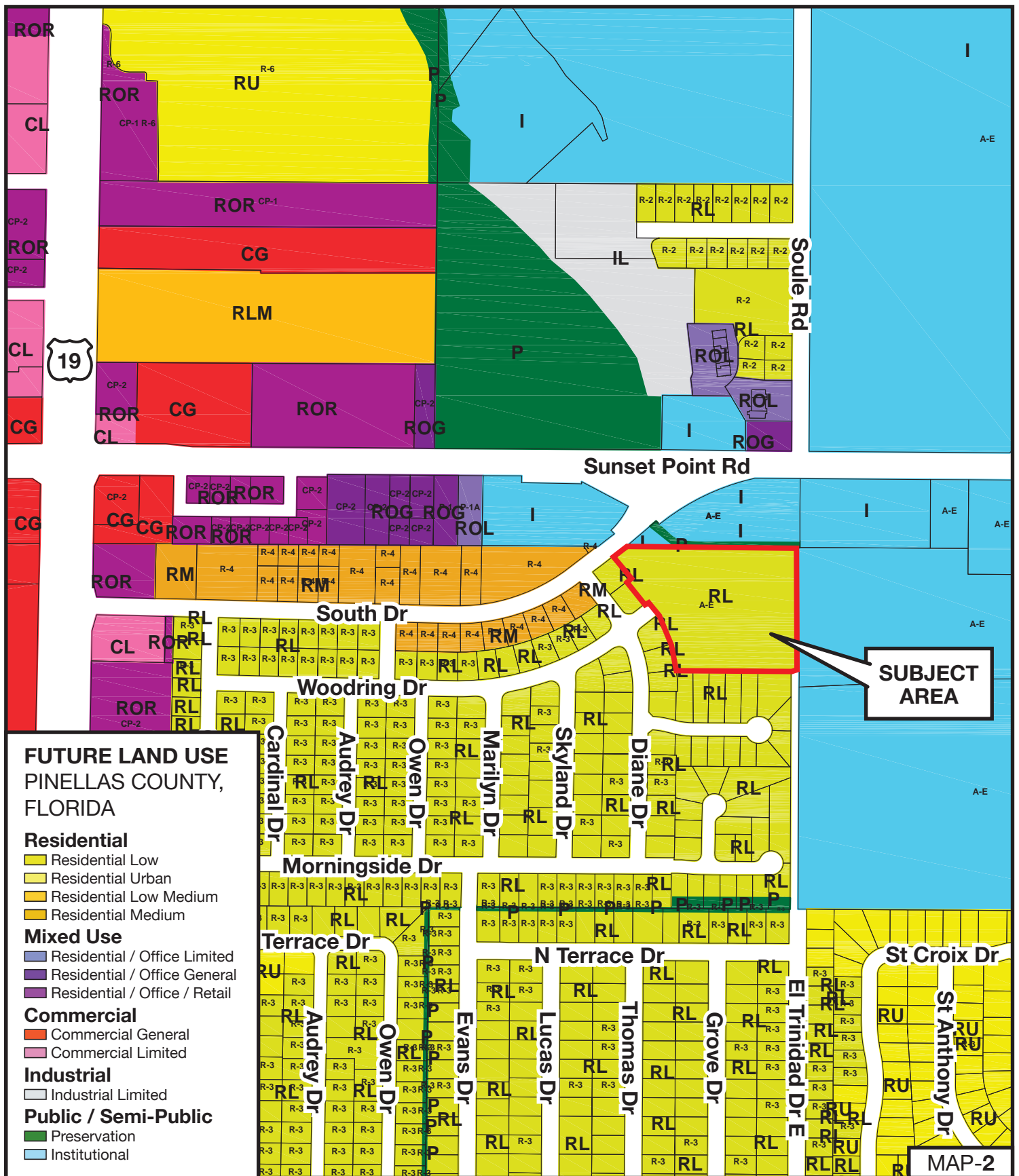
CU-17-9-14

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





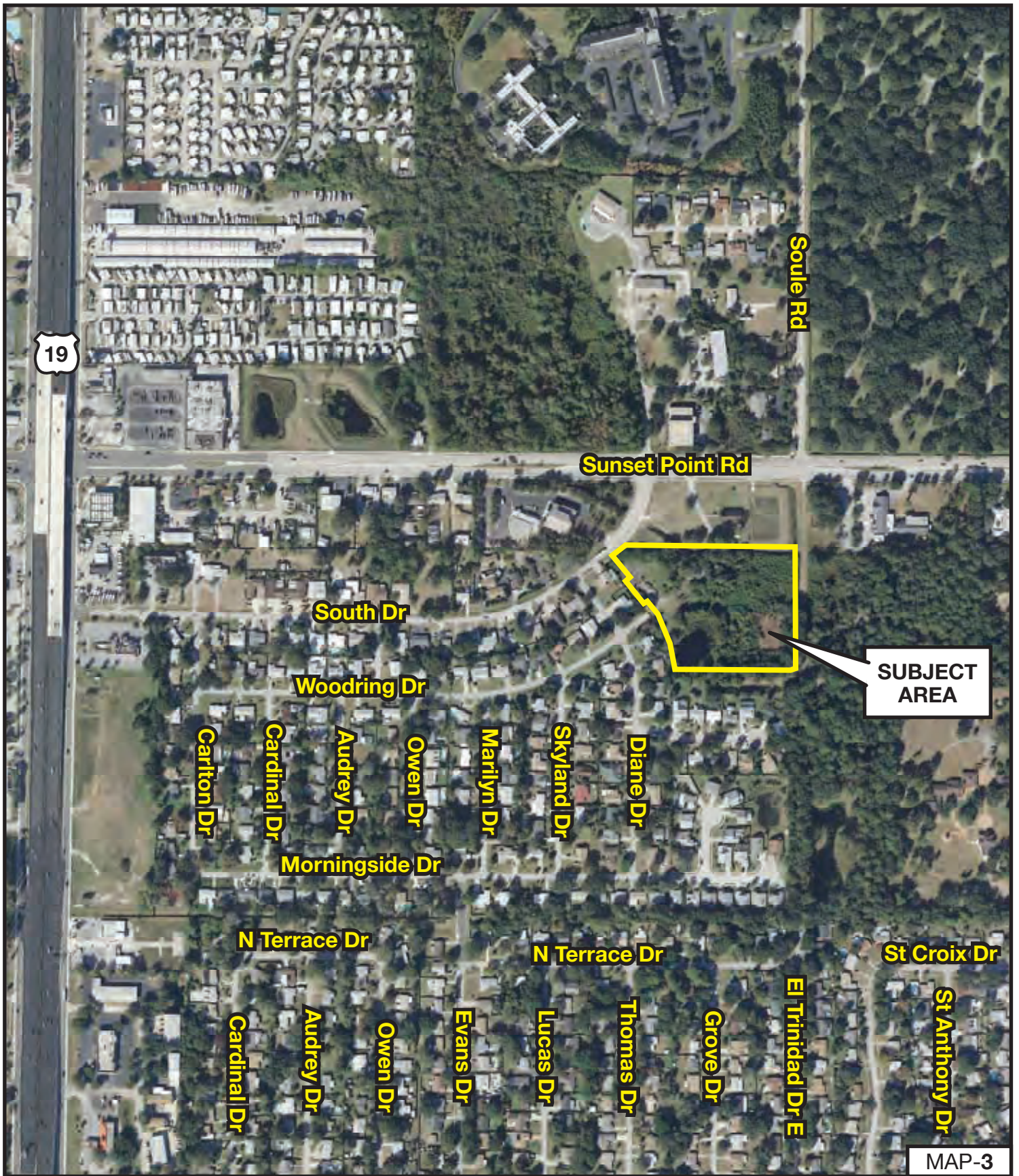
CU-17-9-14

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. 05/29/16/00000/310/0100

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





MAP-3

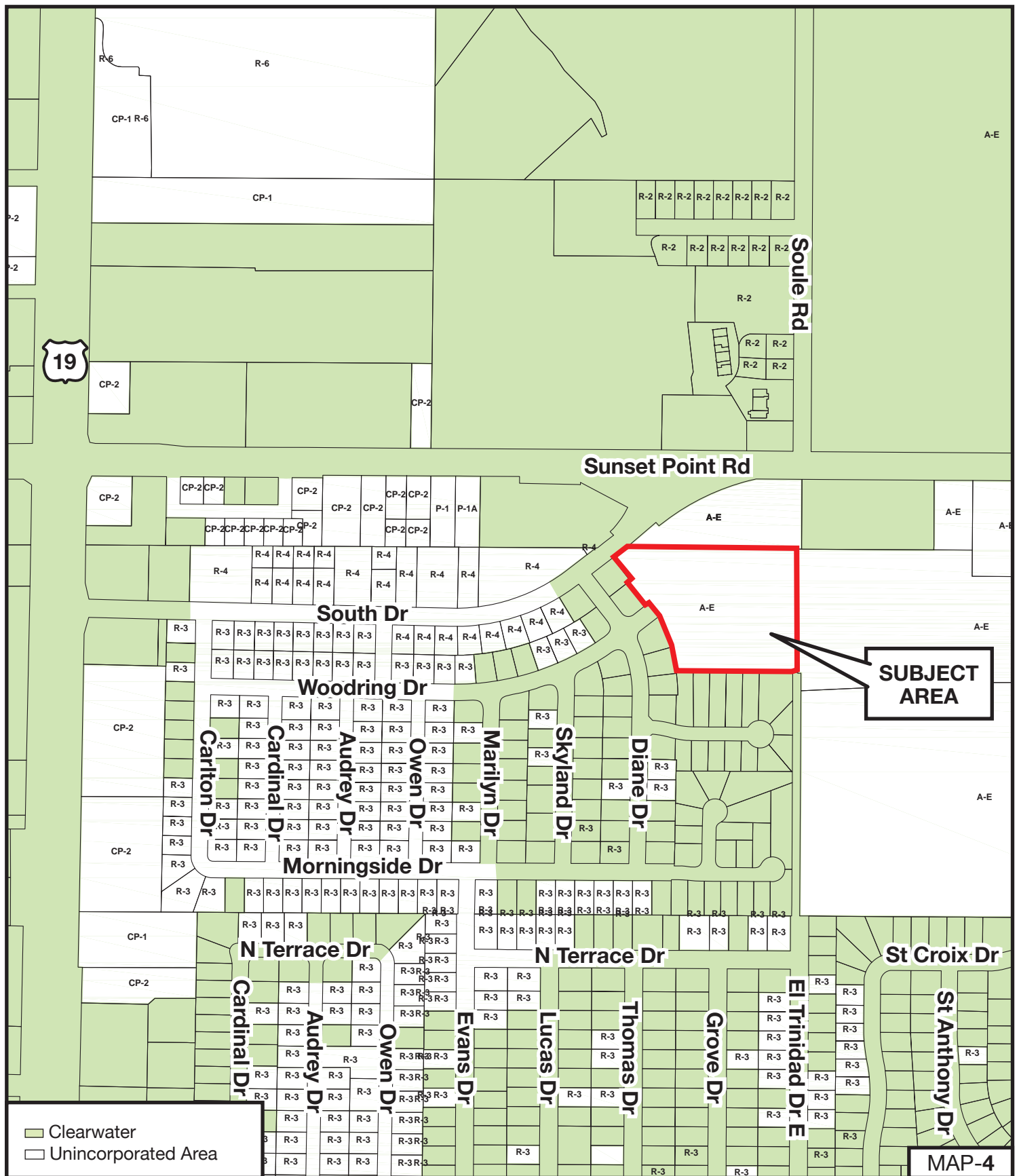
CU-17-9-14

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. 05/29/16/00000/310/0100

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



1. Owner: Rowland W. Milam
Mailing Address: 1828 Venetian Point Drive
City: Clearwater State: FL Zip Code: 33755 Daytime Phone: (727) 441-1151
Email: rmilaml024@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 X 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 X 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: A Conditional Use For Community Agn 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 X 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.

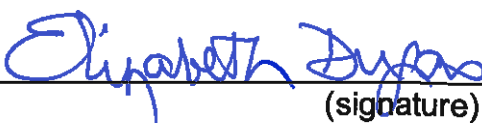

***Signature of Owner or Trustee

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.

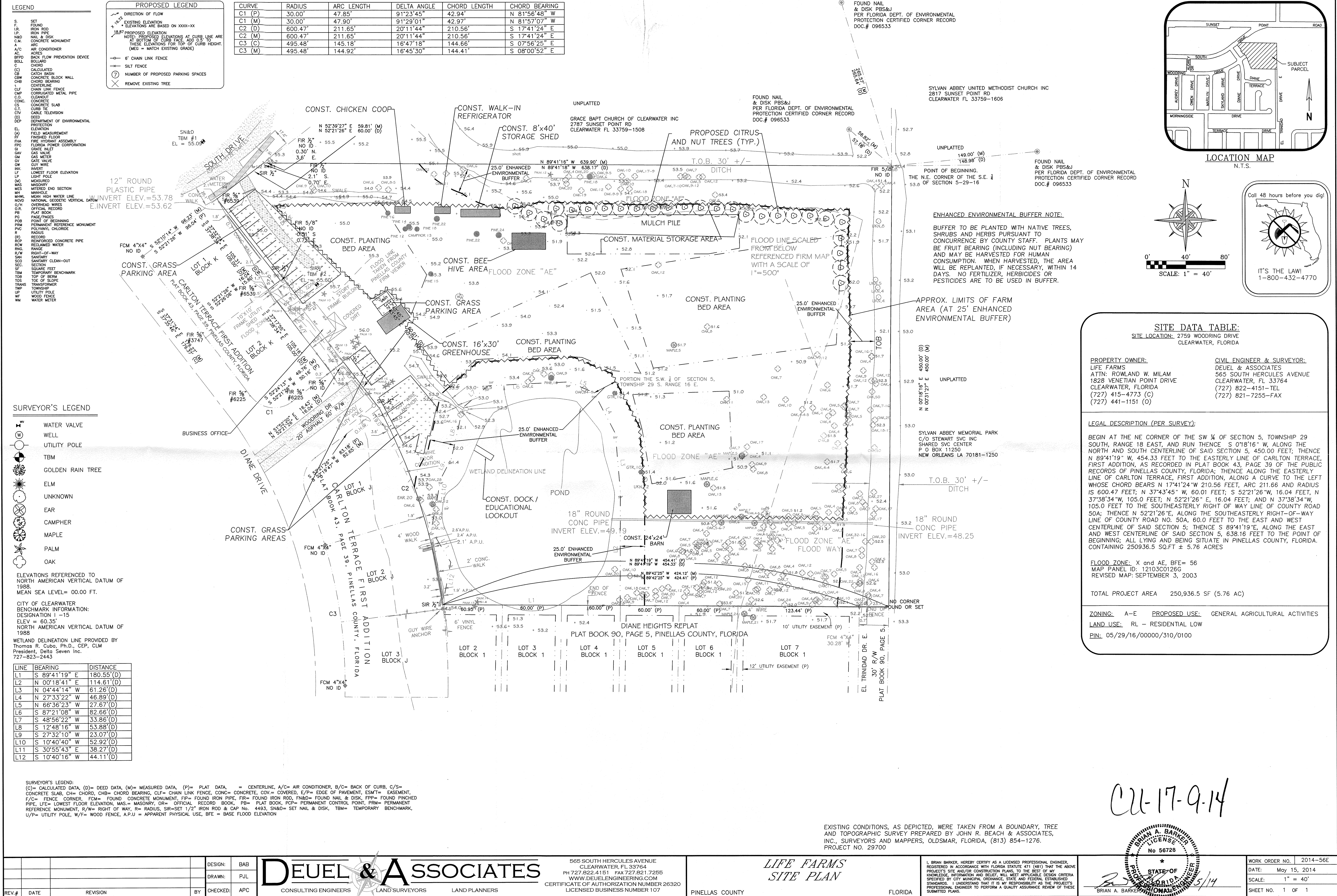
There is an existing onsite, deep water which is used for irrigation. Irrigation may be by conventional means, trenching, or by a drip tape system. A vertical growing system will be used for selected crops such as strawberries and others. Additional improvements include:

- 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.

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.



CASE SUMMARY
CASE NO. Z-18-9-14
(Quasi-Judicial)

PRC MEETING: July 14, 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: Meteor Mop Up, Inc.

REQUEST: Zone change from: A-E, Agricultural Estate Residential
to: R-3, Single Family Residential

CASE DESCRIPTION: Approximately 0.28 acre located on the west side of 13th Avenue South 250 ft. south of Main Street in the unincorporated area of Safety Harbor (street address being: 215 13th Avenue South) (04/29/16/66348/001/0090). A legal description is available in file upon request.

APPLICANT/ADDRESS: Meteor Mop Up, Inc.
c/o John Jablonski
P. O. Box 846
Safety Harbor, FL 34695

REP/ADDRESS: N/A

NOTICES SENT TO: Meteor Mop Up, Inc., Safety Harbor, Mike Meidel-Economic Development Council, DOT, Michael Bessette-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Single family dwelling

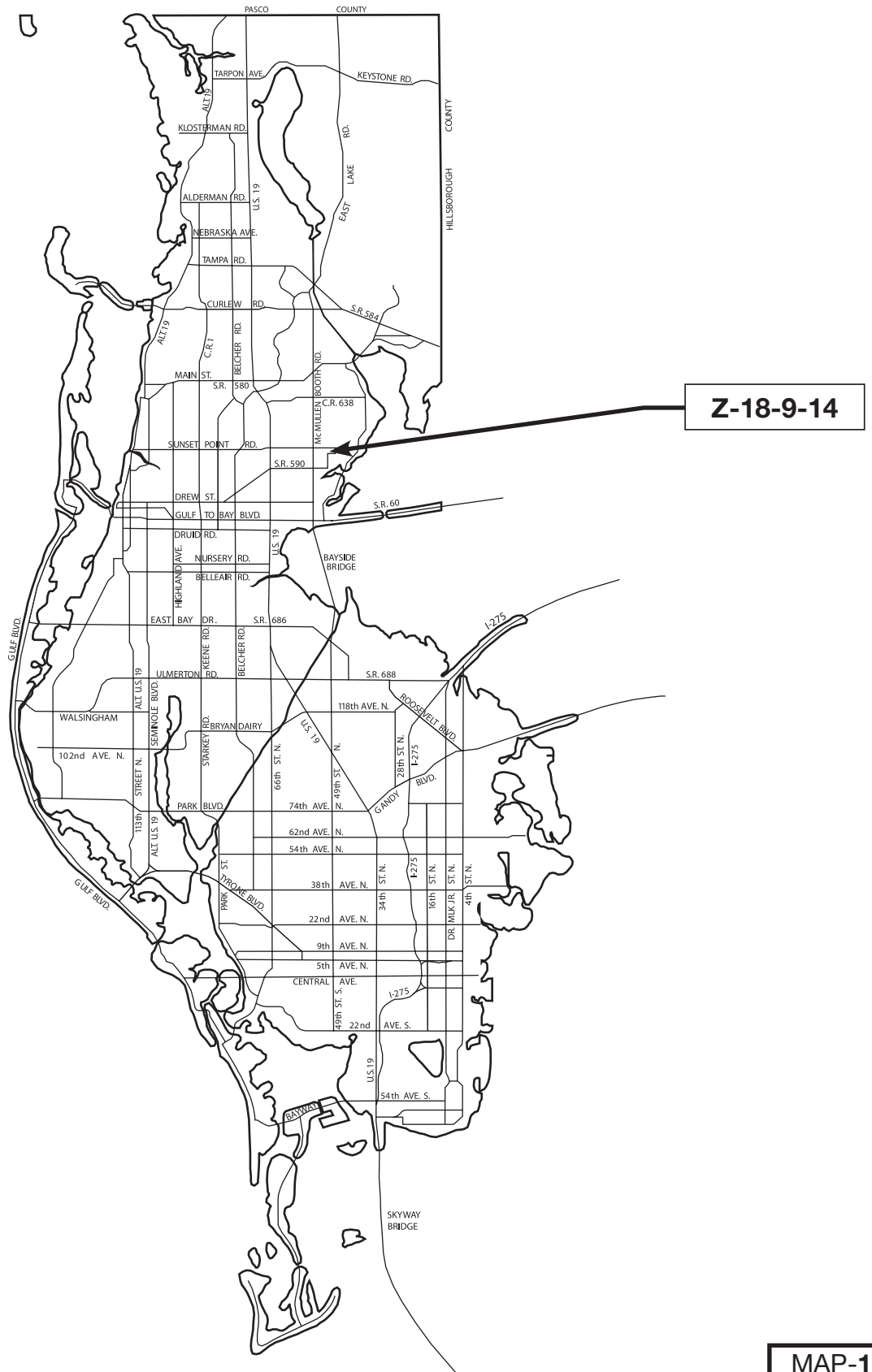
PROPOSED USE: New Single family dwelling

LAND USE: Residential Urban

ZONING: A-E

Z14-000016

LOCATION MAP



MAP-1

Z-18-9-14

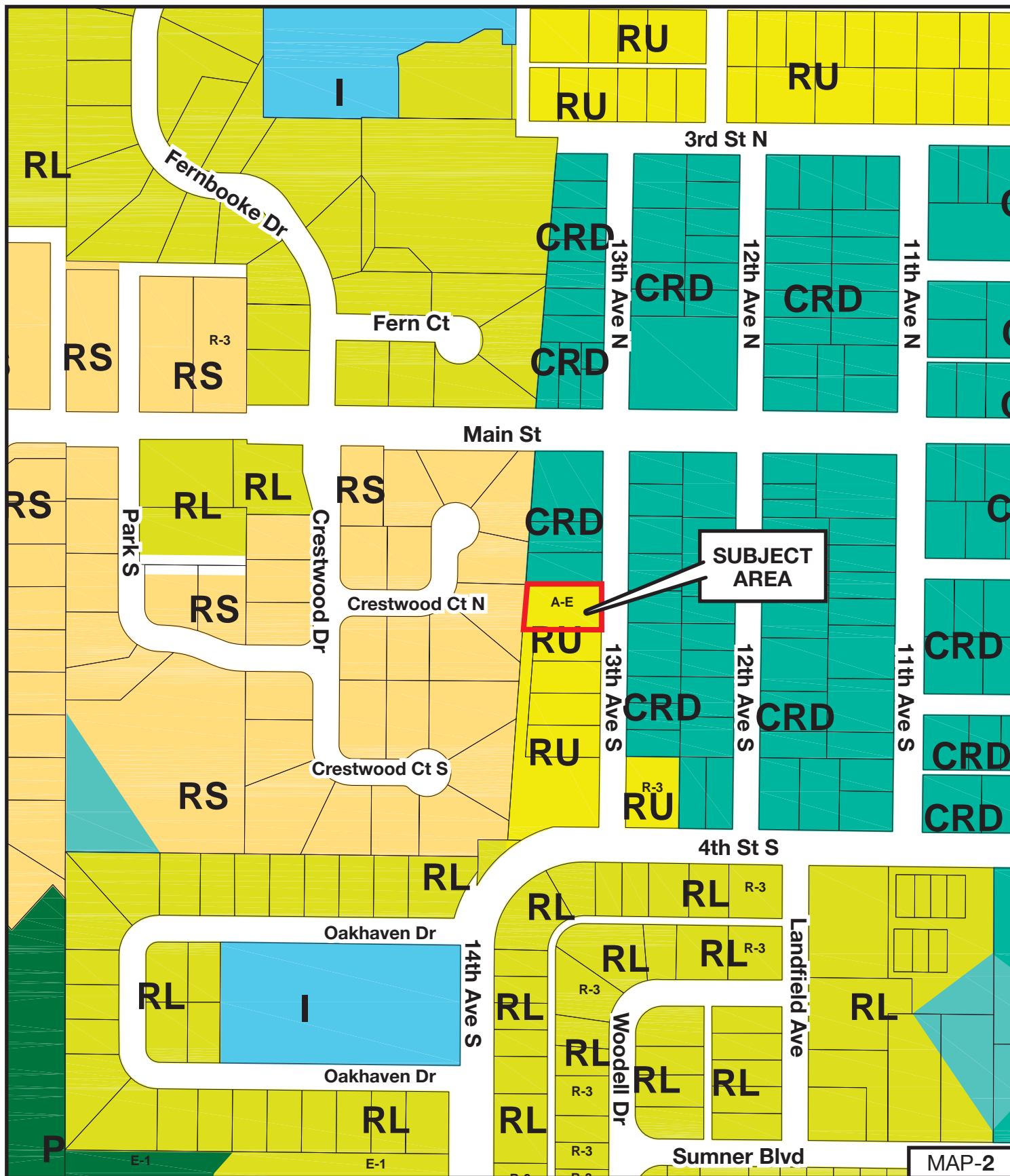
Zoning

From: A-E, Agricultural Estate Residential
To: R-3, Single Family Residential

Parcel I.D. 04/29/16/66348/001/0090

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





Z-18-9-14

Zoning

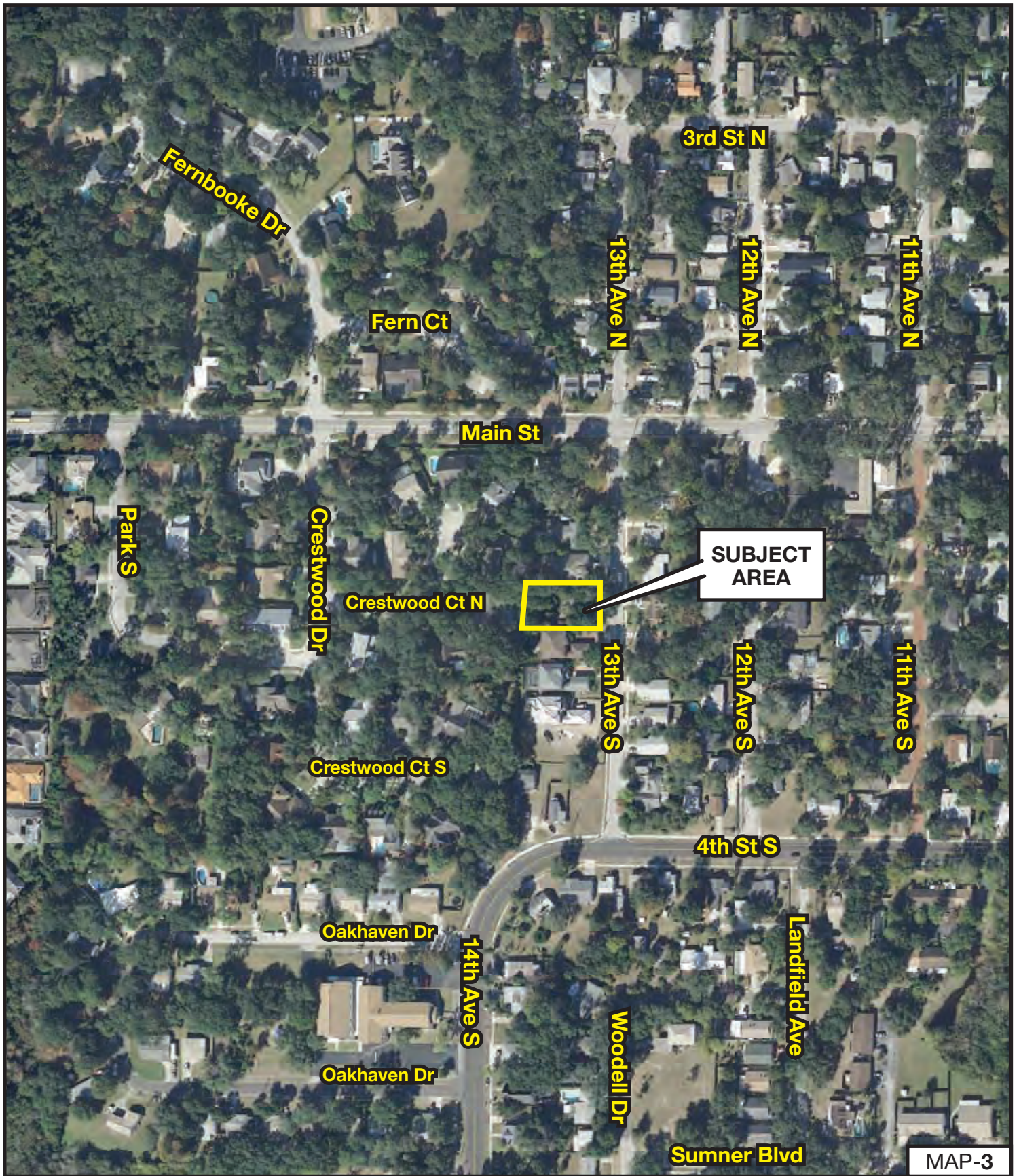
From: A-E, Agricultural Estate Residential
To: R-3, Single Family Residential

Parcel I.D. 04/29/16/66348/001/0090

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



MAP-2



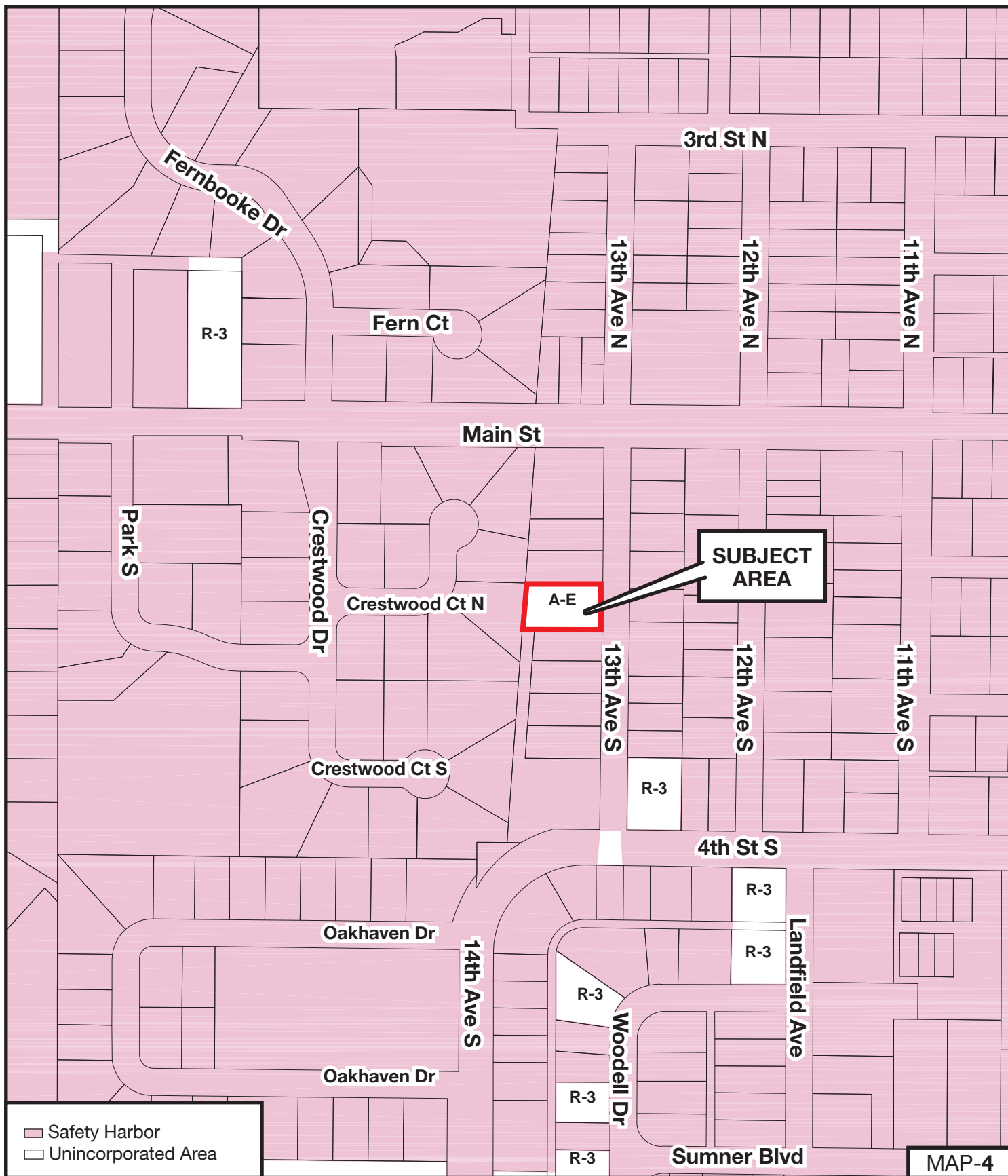
Z-18-9-14

Zoning From: A-E, Agricultural Estate Residential
To: R-3, Single Family Residential

Parcel I.D. 04/29/16/66348/001/0090

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





Z-18-9-14

Zoning

From: A-E, Agricultural Estate Residential
To: R-3, Single Family Residential

Parcel I.D. 04/29/16/66348/001/0090

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



1. Owner: Meteor Map Up Inc
Mailing Address: P.O. Box 846
City: Safety Harbor State: FL Zip Code: 34695 Daytime Phone: (716) 570-9862
Email: jeppleton9@rockrunner.com

2. Representative's Name: _____
Company Name: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____ Daytime Phone: (____) _____
Email: _____

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.

John Jablonski, president

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: zoning change from AE to R-3
5. Location of subject property (street address): 215 13th Ave. S. Safety Harbor

6. Legal Description of Property: (attach additional documents if necessary)

see survey

7. Size of Property: _____ feet by _____ feet, .28 acres

8. Present zoning classification: R-E

9. Present Land Use Map designation: RV

10. Date subject property acquired: 4/2/14

11. Existing structures and improvements on subject property:

House, shed

12. Proposed structures and improvements will be:

N/A at this time

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).

Lot does not meet requirements
for present zoning

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

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.

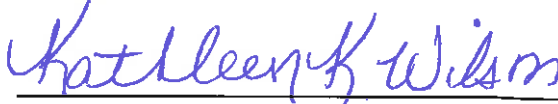

***Signature of Owner or Trustee

Date: June 4, 2014

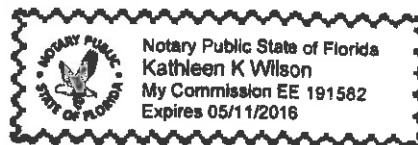
STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 4th day of June, 20 14

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



(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).

FRANCIS M. LEE, ESQ.
ATTORNEY AT LAW

4551 MAINLANDS BLVD., STE. F
PINELLAS PARK, FL 33782

FRANCIS M. LEE

727-576-1203 PHONE
727-576-2161 FAX

June 12, 2014

Pinellas County
Planning and Development Services Department
440 Court Street
Clearwater, FL 33756

Re: Certificate of Ownership
215 13th Avenue South
Safety Harbor, FL 34695
Parcel ID #04/29/16/66348/001/0090

To Whom It May Concern:

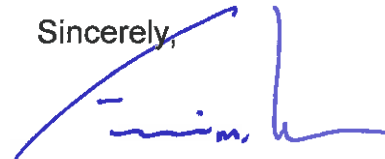
Based on my personal knowledge, I certify that the below described parcel is owned by Meteor Mop Up Inc., a Florida corporation. The attached Deed was sent to recording on Thursday, June 5, 2014.

I have contacted the Recording Department, the Deed has been imaged but has not been given an O.R. Book and Page at this time.

215 13th Avenue South, Safety Harbor, FL 34695
Parcel ID No. 04/29/16/66348/001/0090

Do not hesitate to contact me if I am able to provide you with additional information.
Thank you for your consideration in this matter.

Sincerely,



Francis M. Lee

FML/kkw

PP \$160,000.00
DS 1.085.00
REC 10.00

RETURN TO:
Meteor Mop Up Inc.,
a Florida corporation
P.O. Box 846
Safety Harbor, FL 34695

WARRANTY DEED

THIS INDENTURE, executed this 4th day of JUNE 2014, between Saxony Company, Inc., a Florida corporation, whose address is 800 Moss Avenue, Clearwater, FL 33759 Party of the First Part, and Meteor Mop Up Inc., a Florida corporation, whose address is P.O. Box 846, Safety Harbor, FL 34695 Party of the Second Part.

WITNESSETH

The party of the First Part, for consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, by said party of the second part, has granted, bargained and sold to the Party of the Second Part, their heirs and assigns forever, the real property in Pinellas County, Florida, legally described as:

Lot 8, less South 37 1/2 feet thereof, all of Lot 9 and the following described portion of Lot 10:

Beginning at NE corner of said Lot 9, run thence South 89°52' West 144.48 feet along the North boundary of said Lot 9 to intersection with the West boundary of said Lot 9, thence Northerly along West boundary of said Lot 10, a distance of 21 feet, thence North 87°15' East 142.85 feet to the intersection with East boundary of said Lot 10, said point measured 27.5 feet North along said boundary from Point of Beginning, thence South 27.5 feet along said East boundary of Lot 10 to Point of Beginning, all in Block A, PARK HEIGHTS, according to the plat thereof as recorded in Plat Book 10, Page 73 of the Public Records of Pinellas County, Florida.

SUBJECT TO EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD, IF ANY.

SUBJECT TO TAXES FOR THE YEAR 2014 AND ALL SUBSEQUENT YEARS.

PARCEL #04/29/16/66348/001/0090

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to the real property. And said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the same to the party of the Second Part, their heirs and assigns, in Fee Simple forever.

IN WITNESS WHEREOF, the Party of the First Part has set my hand and seal on the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Kathleen K Wilson
Kathleen K Wilson, WITNESS

Lisa Spaid
Lisa Spaid, WITNESS

Richard L. Zacchigna
Richard L. Zacchigna, as President of Saxony
Company, Inc., a Florida corporation

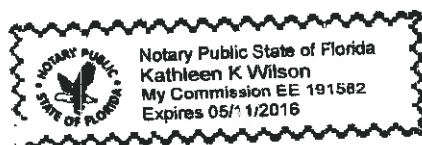
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 4 day of JUNE, 2014 by Richard L. Zacchigna, as President of Saxony Company, Inc., a Florida corporation, who is personally known to me.

Witness my hand and seal this 4 day of JUNE, 2014.

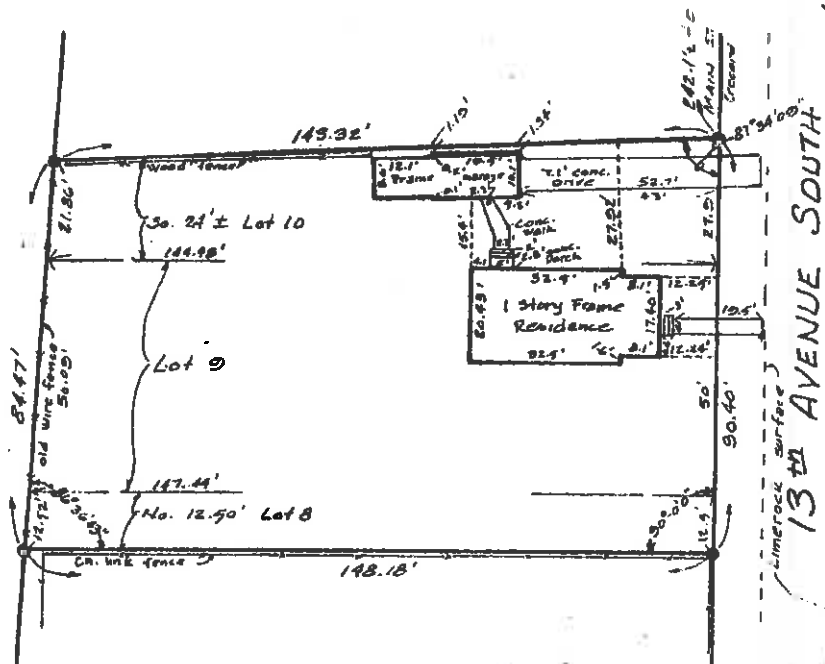
Kathleen K Wilson
Notary Public - State of FLORIDA

NOTARY SEAL:



THIS INSTRUMENT PREPARED BY
FRANCIS M. LEE
CAROLINE & LEE, P.A.
4551 Mainlands Boulevard, Ste. F
Pinellas Park, Florida 33782

LEGAL DESCRIPTION: The North 12.50 feet of lot 8, all of lot 9 and the South 24 feet, plus or minus of lot 10, Block A, PARK HEIGHTS Subd. according to the Plat thereof recorded in Plat Book 10, Page 13 of the public records of Pinellas County, Florida.



- Denotes Concrete Monument found this survey
- Denotes Iron Pipe or Rod found this survey
- Denotes Iron Rod set this survey

The property address is 215- 13th Ave. South, Safety Harbor, Fl. ; this property being located on the West side of said street. The property is located 242.1 $\frac{1}{2}$ in a Southerly direction from MAIN STREET, this being the nearest intersecting street.

I, Paul Edwin Hagler, a duly licensed Professional Land Surveyor, do hereby certify that a survey has been made to locate the improvements on the parcel described above and that the sketch hereon is a true and accurate representation of same to the best of my knowledge and belief and that the survey represented hereon meets the minimum requirements adopted by the F. S. P. L. S., F. L. T. A. and M. B. A. F.

I find no evidence of encroachments onto the parcel described hereon.

The field information is correct as of July 15, 1978.

Surveyed at the request of Weinert + Associates, Inc., Realtors.

Signed and sealed this 15th day of July, 1978.

P. O. Box 4872
Clearwater, Florida 33518

Paul E. Hagler
F.P.L.S. #2753

Use dimensions, do not scale reproductions of this sketch