

**AGENDA**  
**Planning Review Committee**  
**Pinellas County Planning Department**  
**310 Court Street, 1<sup>st</sup> 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-1<sup>st</sup> Floor, Planning Conf Room

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

BCC HEARING: October 21, 2014 @ 6:00 PM-5<sup>th</sup> 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

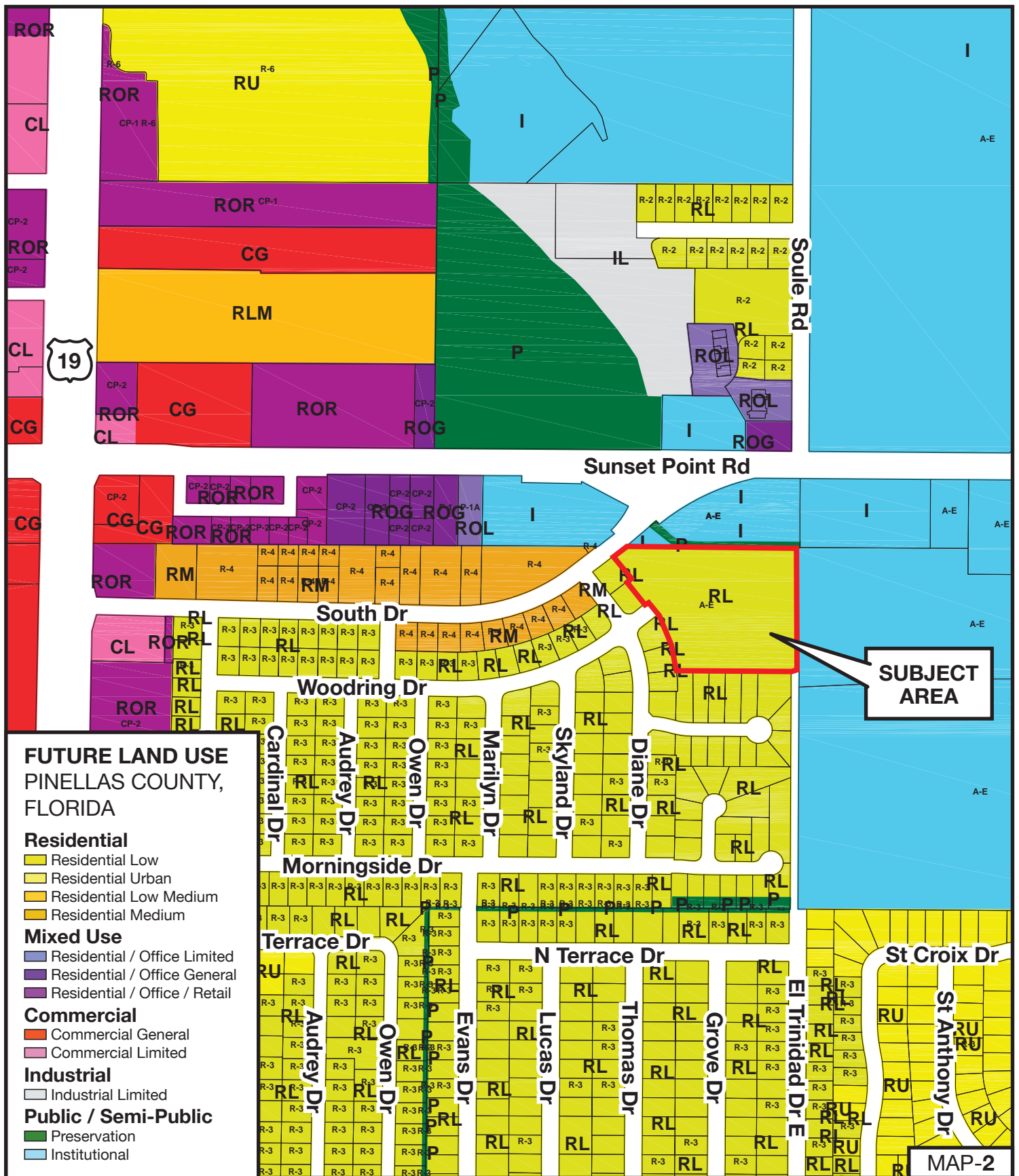
EXISTING USE: Vacant

PROPOSED USE: Agricultural-farming

LAND USE: Residential Low

ZONING: A-E  
*Revised 7/11/14*

Z14-000015



**CU-17-9-14**

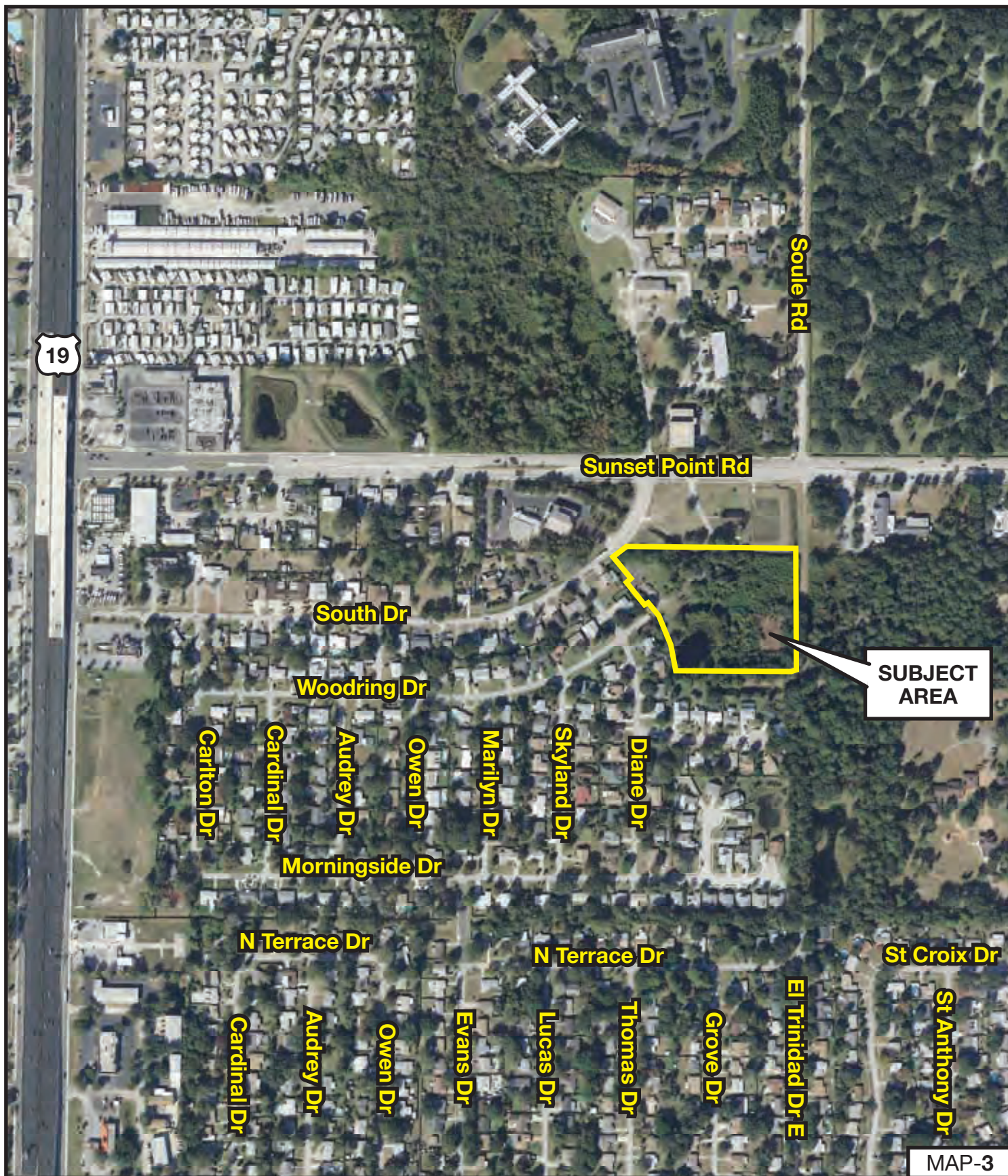
A Conditional Use to be used for general agricultural activities such as farming of vegetables, keeping and raising of livestock on the property zoned A-E, Agricultural Estate Residential.

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



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:

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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.

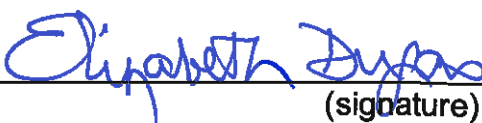
  
\*\*\*Signature of Owner or Trustee

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: 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: \_\_\_\_\_

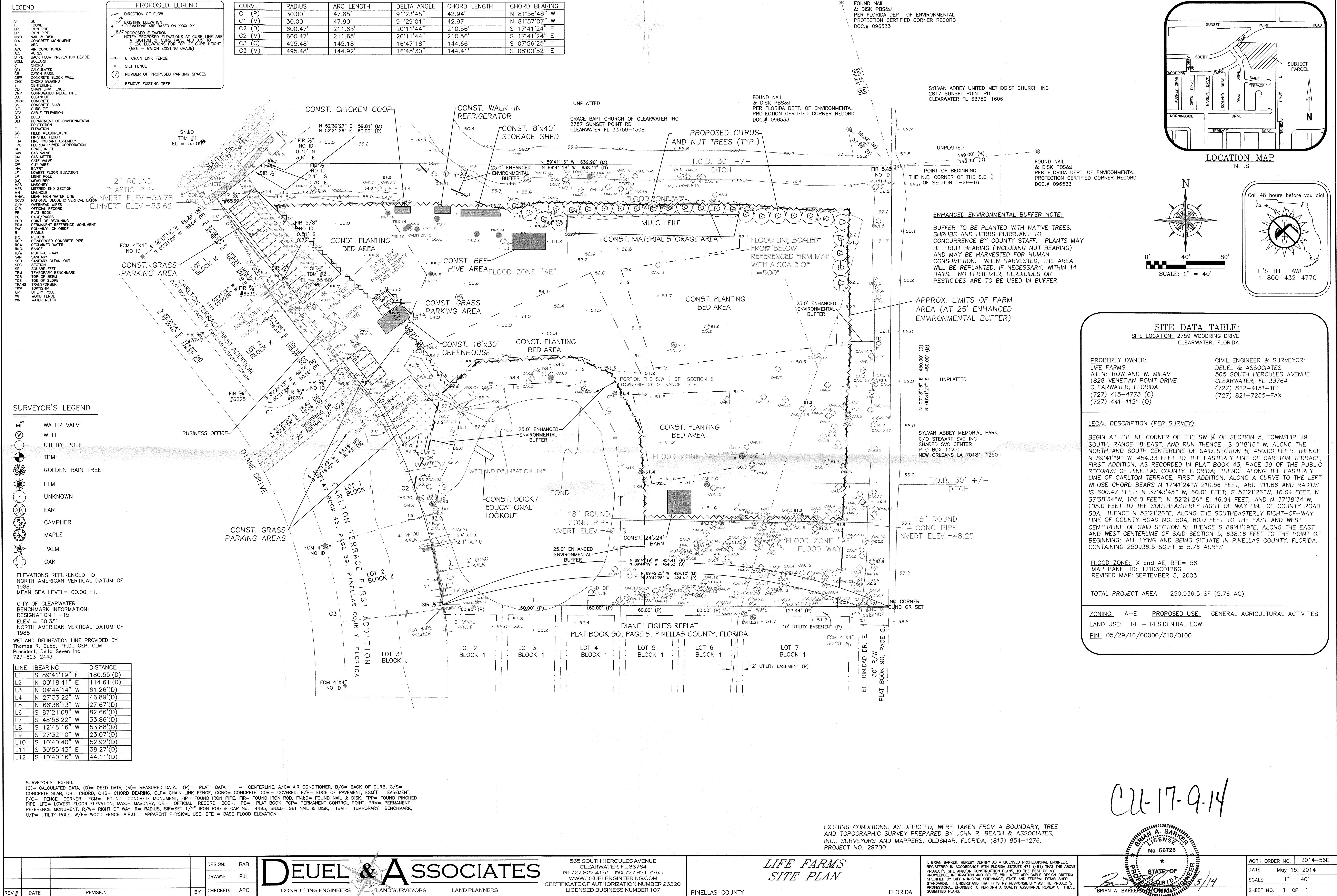
- B. Is there an existing contract for sale of subject property: \_\_\_\_\_ Yes ☒ No  
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

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.





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

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

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

BCC HEARING: November 18, 2014 @ 6:00 PM-5<sup>th</sup> 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

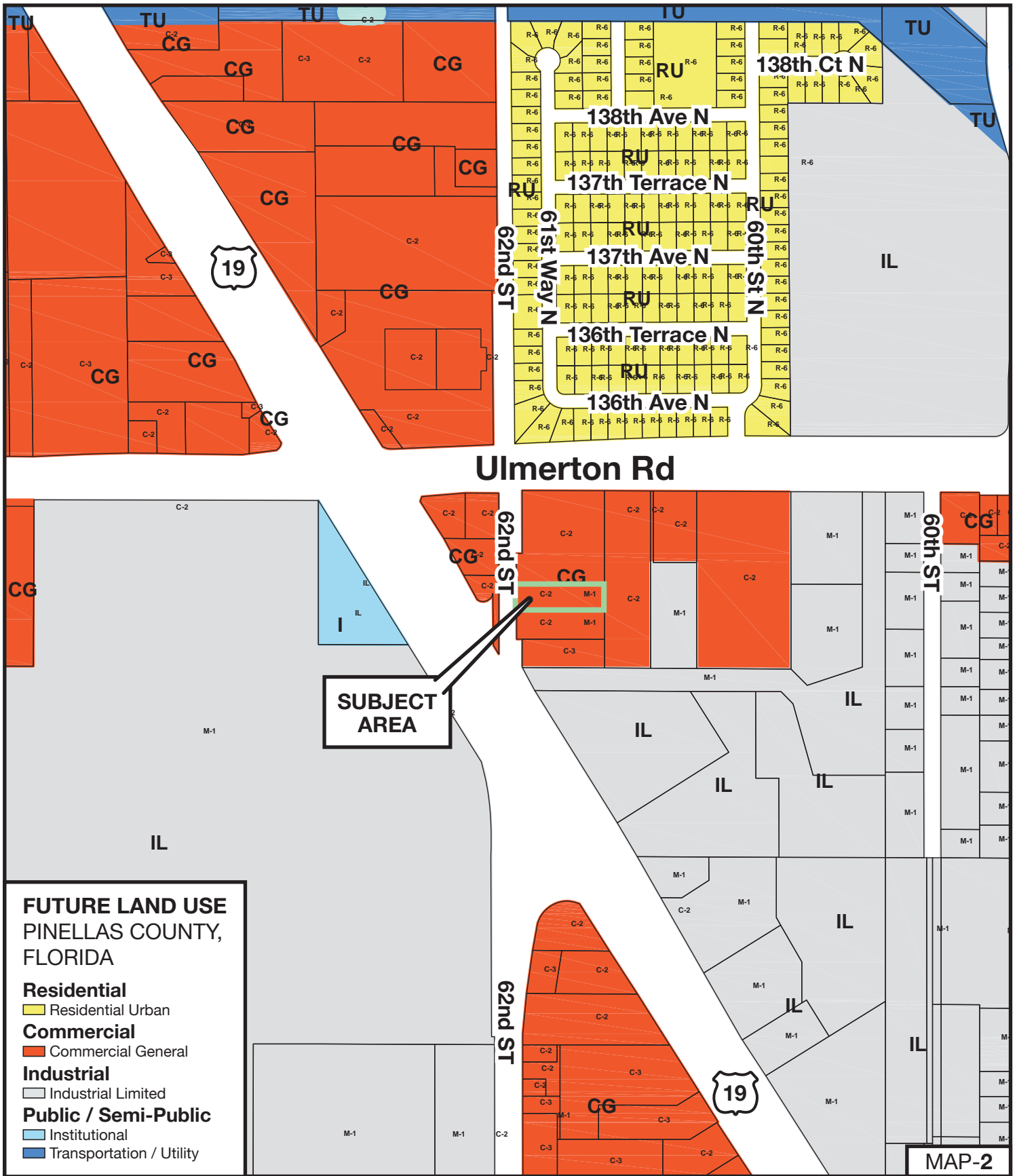
PROPOSED USE: Warehouse

LAND USE: Commercial General

ZONING: C-2 & M-1

Z14-000019





**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





**Z-19-10-14**

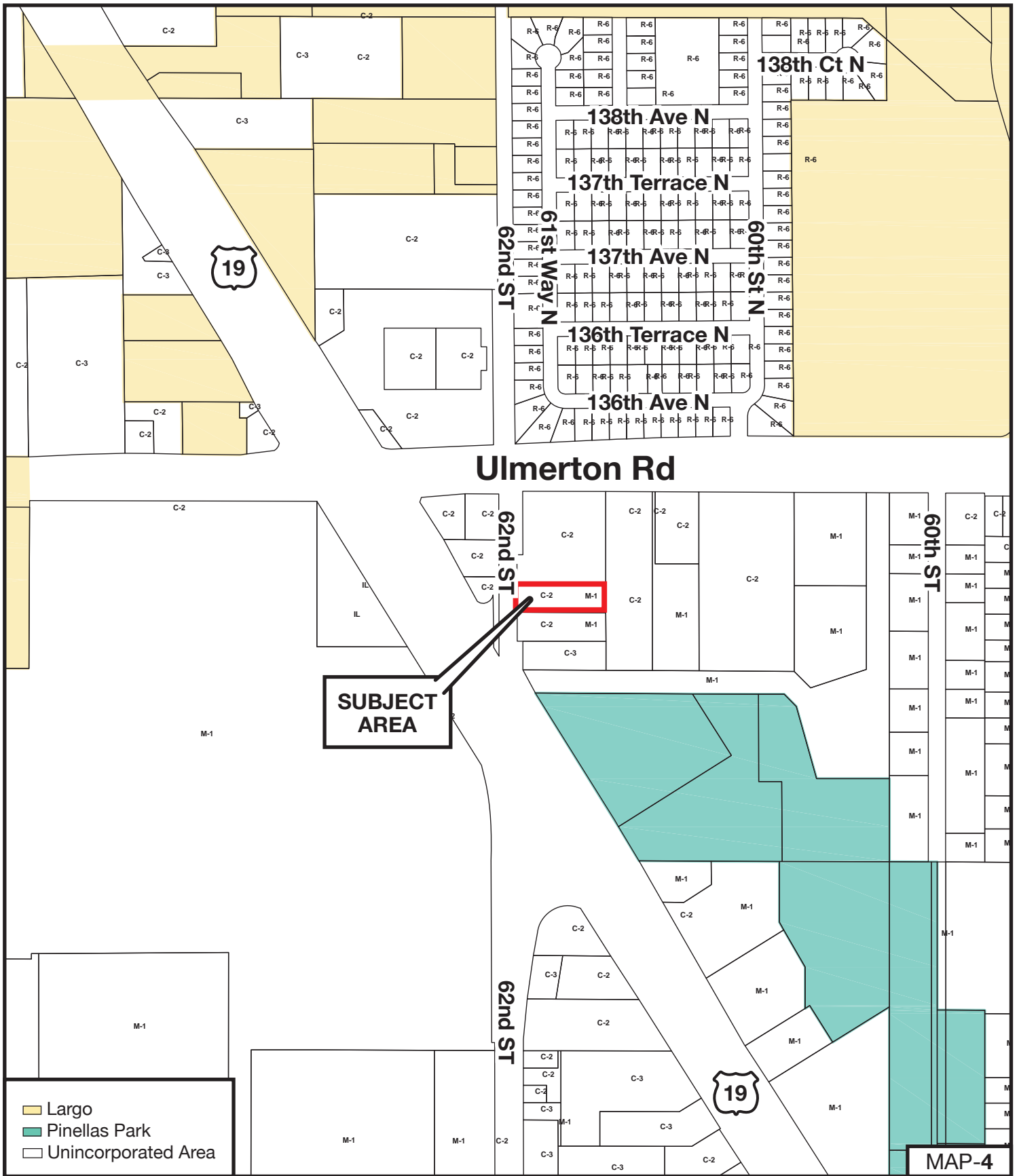
Zoning From: C-2, General Retail Commercial & Limited Services & M-1, Light Manufacturing & Industry  
To: C-3, Commercial, Wholesale, Warehousing & Industrial

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

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







**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 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? X 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: REZONING CHANGE TO C-3
5. Location of subject property (street address): 13285 62<sup>ND</sup> 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 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 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 SURVEY 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 6 (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 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:

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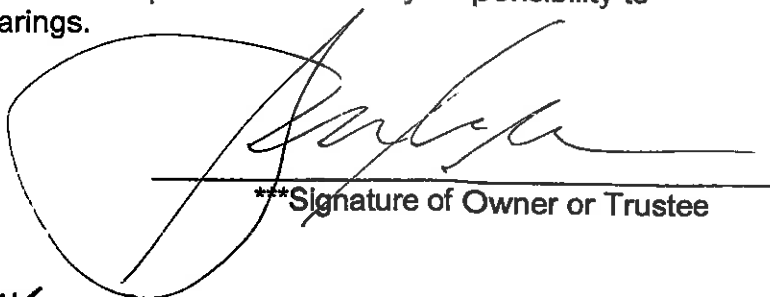
16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- 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.

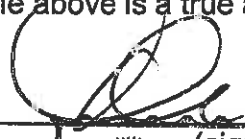
  
\*\*\*Signature of Owner or Trustee

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  
NICHOLAS V. VITIMIDIS  
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 of 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 62<sup>nd</sup> St. N. Clearwater, FL 33760

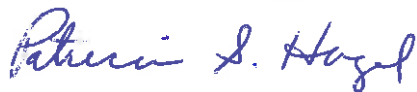
TO WHOM IT MAY CONCERN:

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

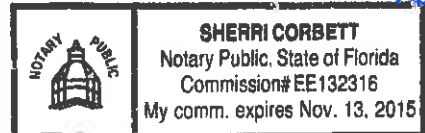
SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF JULY 2014. By Hugh Palmer for Palmer

NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES \_\_\_\_\_

File: Pelican Rep 07.06.14

Cc: Pinellas County Planning Department



STATE CERTIFIED CLASS A GENERAL CONTRACTOR CGC-031359







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

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

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

BCC HEARING: November 18, 2014 @ 6:00 PM-5<sup>th</sup> 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

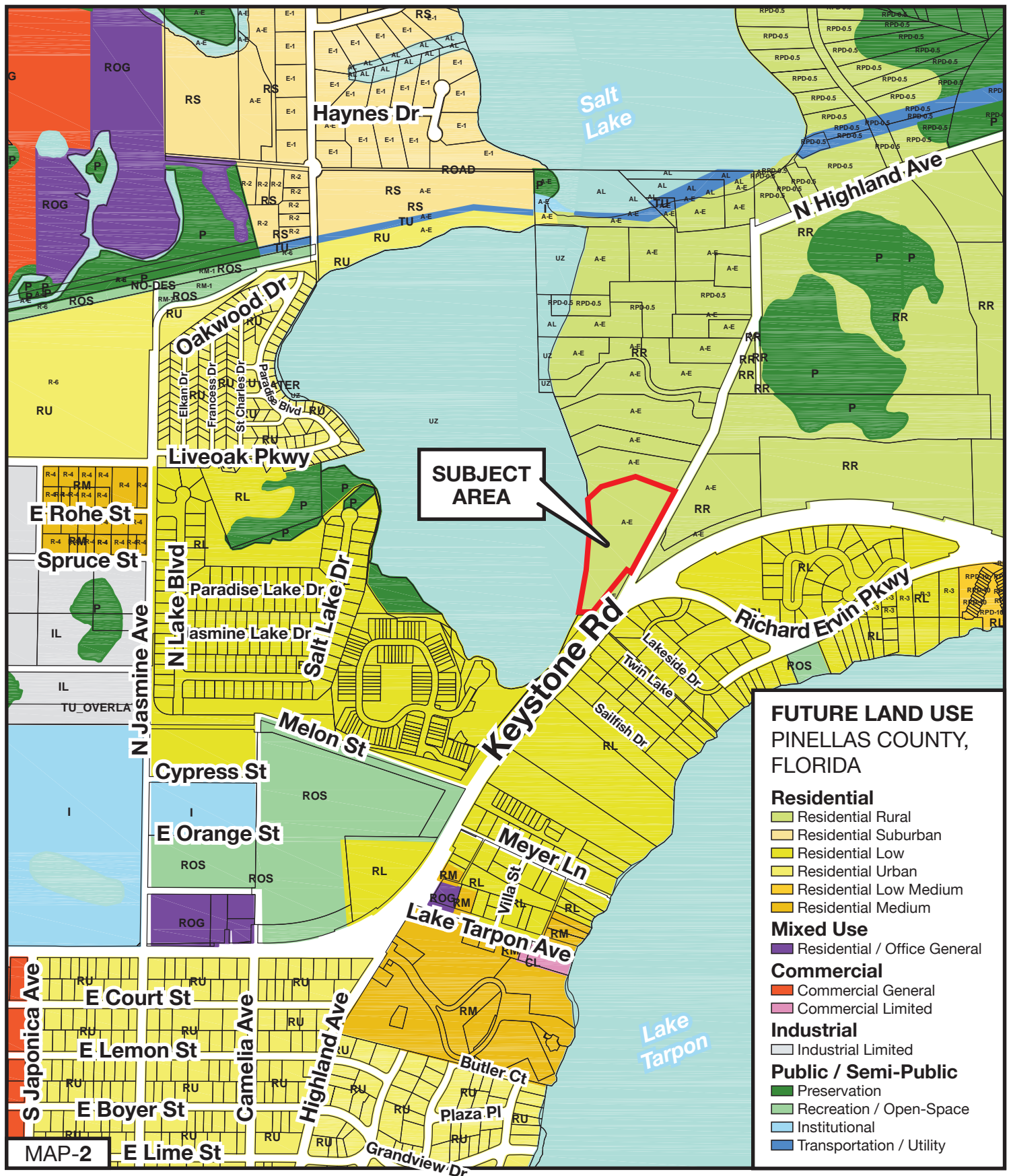
EXISTING USE: Vacant former church building

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

**CU-20-10-14**

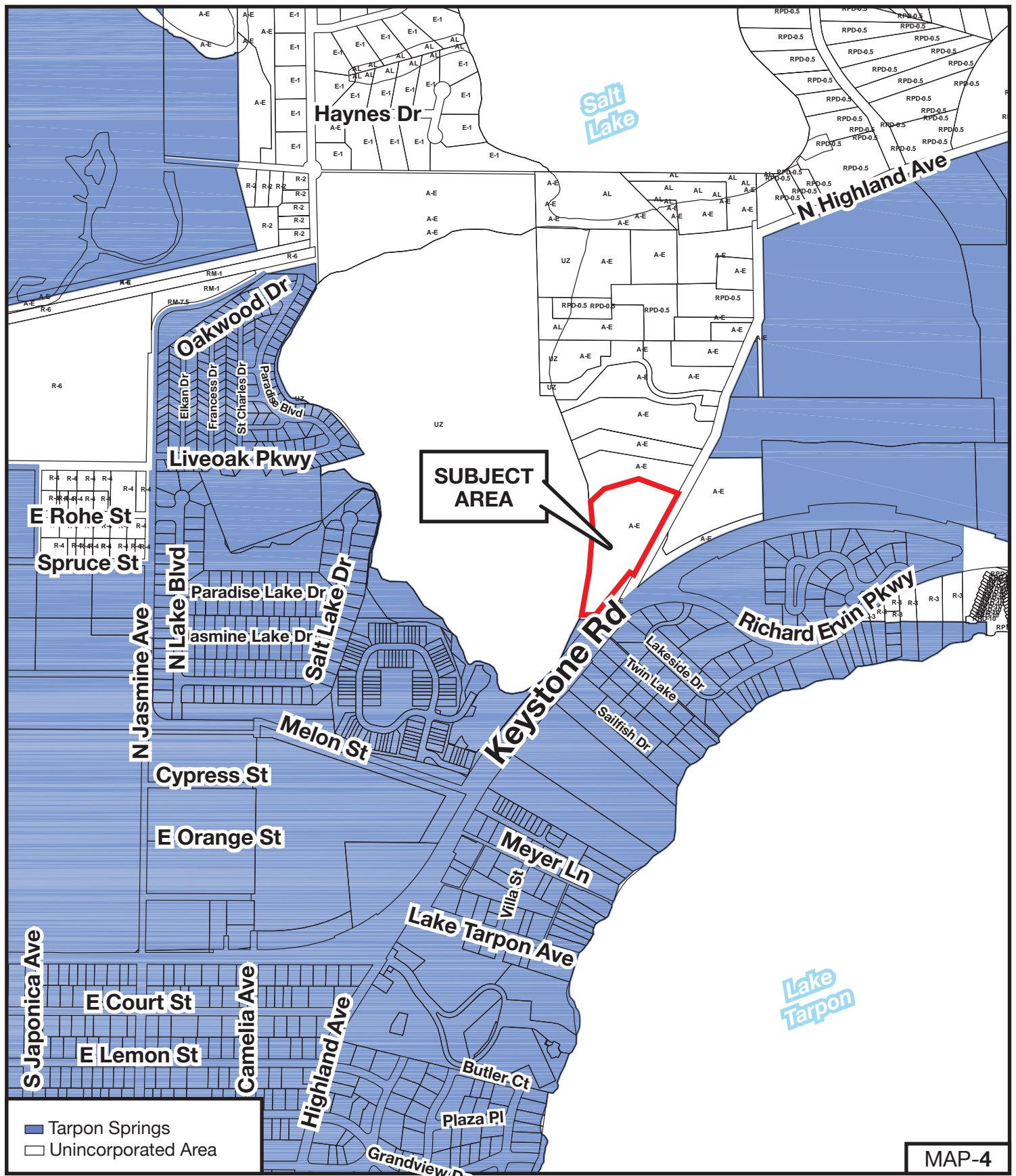
A conditional use to permit a dog and cat kennel as an agricultural use in an A-E, Agricultural Estate zoning district.

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

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







**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: SBranney@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 ~~33640~~
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 7/1/2014
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 X No When? \_\_\_\_\_ In whose name? \_\_\_\_\_

Briefly state the nature and outcome of the hearing:

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

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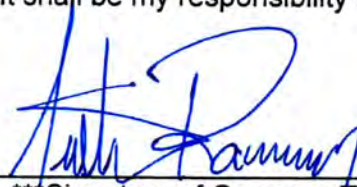
16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- 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.

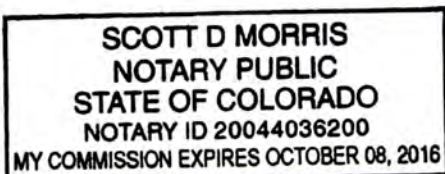
  
\*\*\*Signature of Owner or Trustee  
Authorized Agent

Date: \_\_\_\_\_

STATE OF COLORADO COUNTY OF DENVER  
~~FLORIDA~~ ~~PINELLAS~~

Before me this 16<sup>th</sup> 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.



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).





# *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  
PIN 08-27-16-89406-000-0270

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 12,  
2013 in O.R. Book 18079, Page 2073, 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: 522012CA011468XXCIC1

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

**PART 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°23'32" W, a distance of 1324.95 feet; thence leaving said centerline of said Section, N 89°49'31" W, 239.99 feet to the Western 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, 56.90 feet; (2) thence S 74°53'20" 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 156707.04 square feet, 3.54 acres, more or less.

**Part 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°23'32" W, a distance of 1324.95 feet; thence leaving said centerline of said Section, N 89°49'31" W, 239.99 feet to the Western 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, 56.90 feet; (2) thence S 74°53'20" 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 87257.75 square feet, 2.01 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.

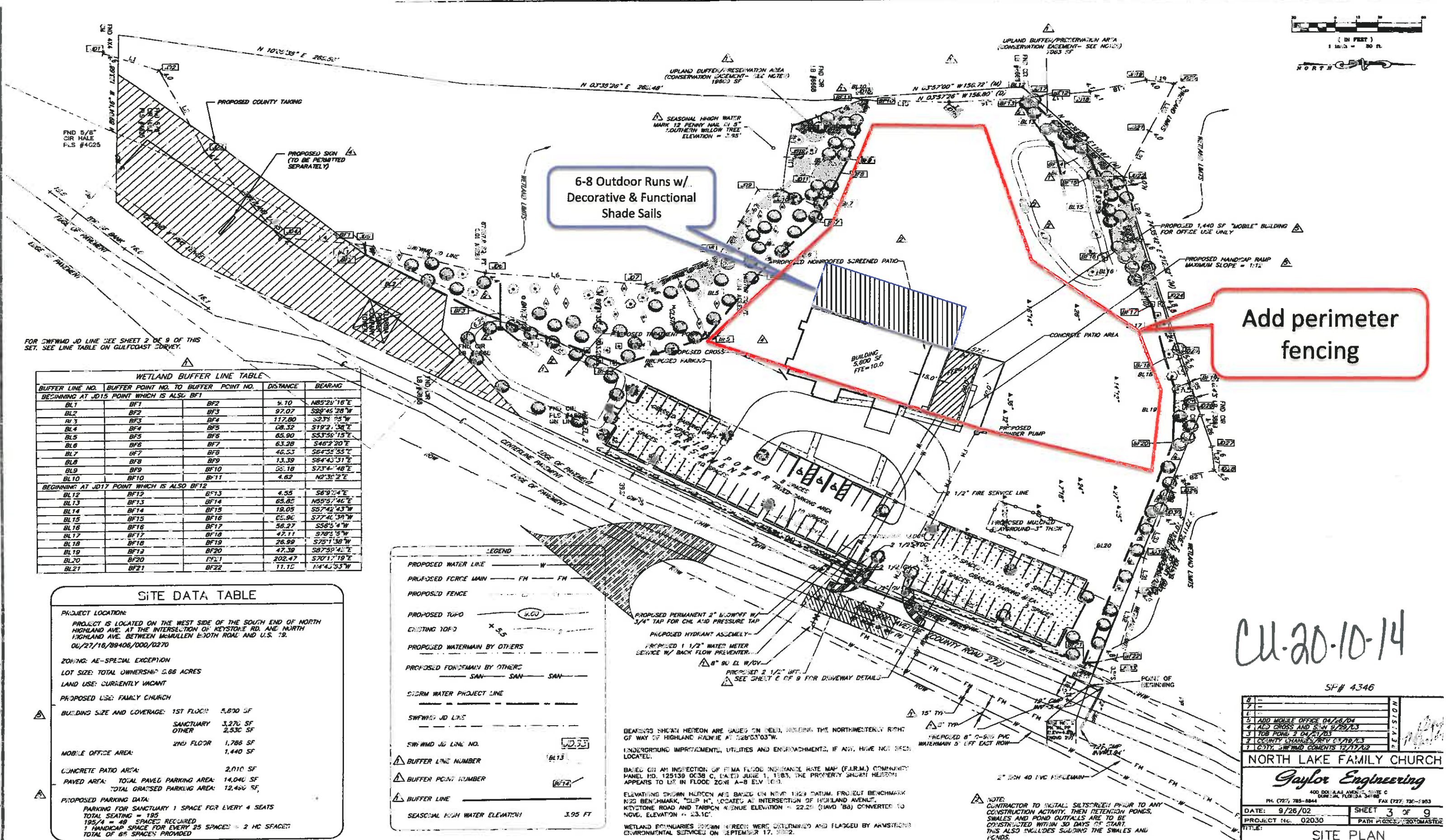
We look forward to a favorable staff recommendation for this Conditional Use.

Thank you,

*Jodi Marshall*

JoAnn (Jodi) Marshall

# Option 1 – Outdoor Runs Adjacent to Building





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

