

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room
September 12, 2016 – 10:00 AM

Case Summary Review:

1. [\(Q\) Z-24-10-16](#) (Laurens & Marianne Bradley, Joseph Bradley, and Hadir Bradley)

Note: Q = Quasi-Judicial

CASE SUMMARY
CASE NO. Z-24-10-16
(Quasi-Judicial)

PRC MEETING: September 12, 2016 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: October 13, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: November 22, 2016 @ 9:30 AM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Laurens K. Bradley & Marianne E. Bradley, Joseph W. Bradley, and Hadir K. Bradley

REQUEST: Zone change from: A-E, Agricultural Estate Residential
to: R-1, Single Family Residential

CASE DESCRIPTION: Approximately 10.2 acres located at 869 Manning Road and 1580 Hermosa Drive in Palm Harbor. (13/28/15/00000/210/0300 & 0210). A legal description is available in file upon request.

APPLICANT/ADDRESS: Laurens K. Bradley & Marianne E. Bradley
Joseph W. Bradley, and Hadir K. Bradley
869 Manning Road
Palm Harbor, FL 34683

REP/ADDRESS: James M. Vernon
James M. Vernon, P. E.
1721 Rainbow Drive
Clearwater, FL 33755

NOTICES SENT TO: Laurens K. Bradley & Marianne E. Bradley, Joseph W. Bradley, and Hadir K. Bradley, Franklin Square HOA, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

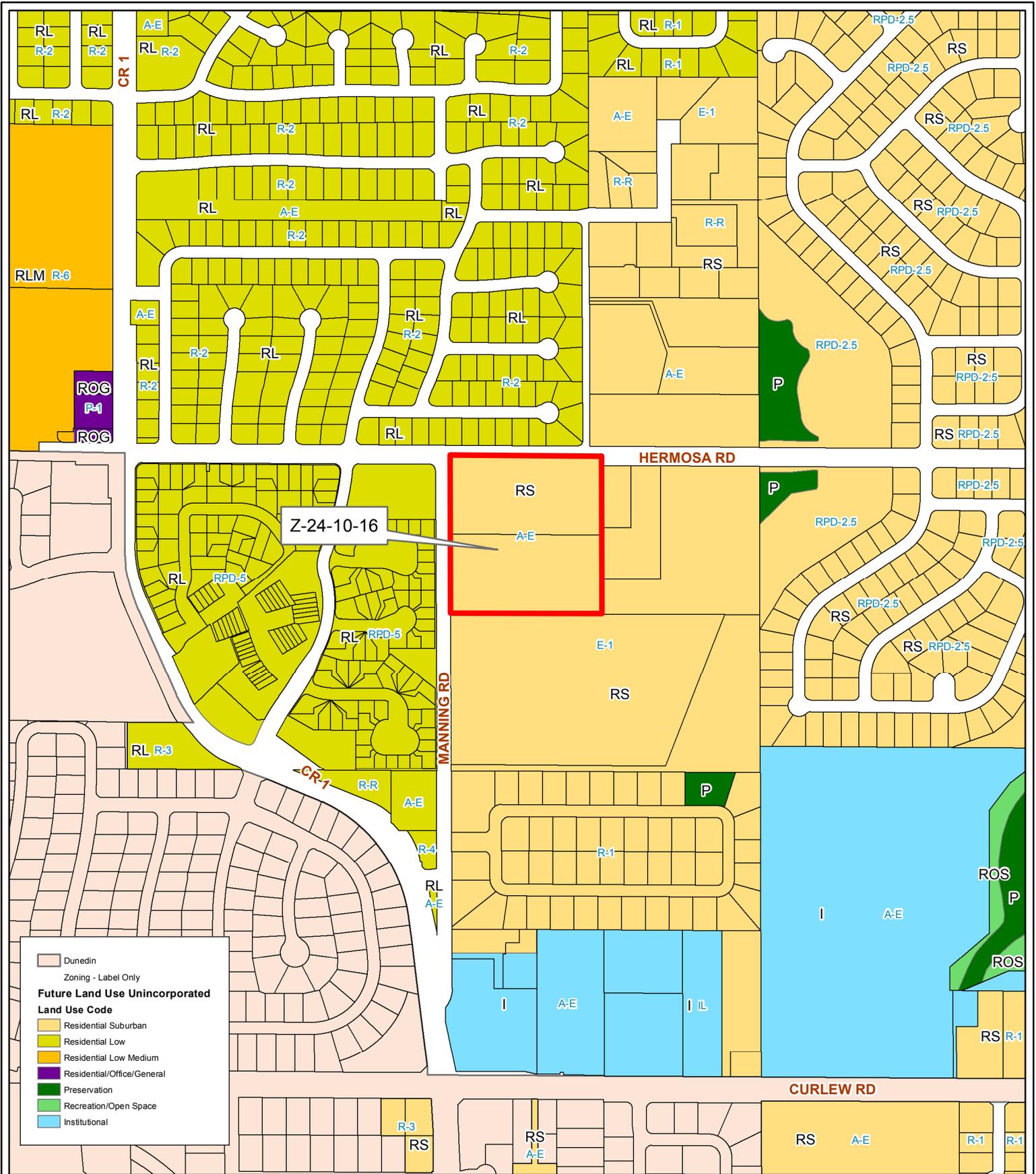
EXISTING USE: Two Single Family Homes

PROPOSED USE: Single Family Subdivision

LAND USE: Residential Suburban

ZONING: A-E

Z16-000019



Z-24-10-16
ZONING MAP

Zoning **From:** A-E, Agricultural Estate Residential
To: R-1, Single Family Residential

13/28/15/00000/210/0300 & 0210

Prepared by: Pinellas County Planning Department



Date: 8/30/2016



1 inch = 0.1 miles



Z-24-10-16

AERIAL MAP

Zoning

From: A-E, Agricultural Estate Residential

To: R-1, Single Family Residential

13/28/15/00000/210/0300 & 0210

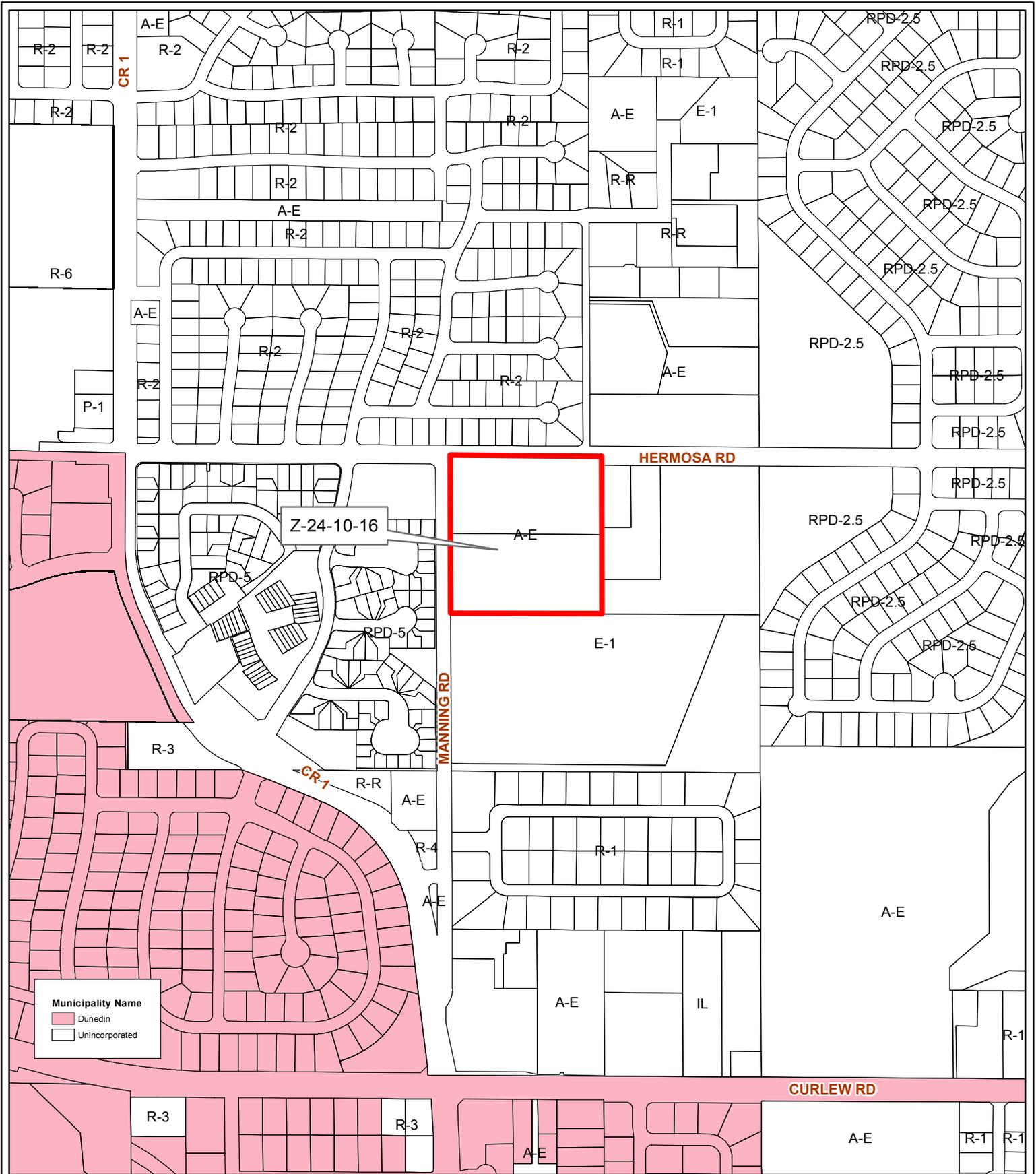
Prepared by: Pinellas County Planning Department



Date: 8/30/2016



1 inch = 0.1 miles



Z-24-10-16
MUNICIPAL MAP

Zoning **From:** A-E, Agricultural Estate Residential
To: R-1, Single Family Residential

13/28/15/00000/210/0300 & 0210

Prepared by: Pinellas County Planning Department



Date: 8/30/2016



1 inch = 0.1 miles

1. Owner: Laurens K. Bradley and Marianne E. Bradley, Joseph W. Bradley, and Hadir K. Bradley
Mailing Address: 869 Manning Road
City: Palm Harbor State: FL Zip Code: 34683 Daytime Phone: (727) 447-4444
Email: _____

2. Representative's Name: James M. Vernon
Company Name: James M. Vernon, P.E.
Mailing Address: 1721 Rainbow Drive
City: Clearwater State: FL Zip Code: 33755 Daytime Phone: (727) 447-4444
Email: marcus@jamesmvernon.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 owned by individuals.

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:

Tocobaga Land Holdings, LLC

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 from AE to R-1

5. Location of subject property (street address): 869 Manning Road, Palm Harbor, FL 34683

6. Legal Description of Property: (attach additional documents if necessary)
See Exhibit "A"

7. Size of Property: 666 feet by 666 feet, 10.16 acres

8. Present zoning classification: AE

9. Present Land Use Map designation: RS

10. Date subject property acquired: February 2010

11. Existing structures and improvements on subject property:
Two Single Family Homes

12. Proposed structures and improvements will be:
25 Single Family Homes

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).

Request is consistent with land use and adjuacent development

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.

[Handwritten Signature]
***Signature of Owner or Trustee
(AGENT FOR OWNER)

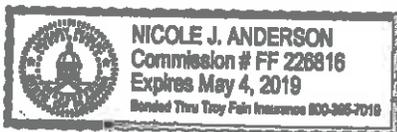
Date: 8/24/16

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 24th day of August, 20 16

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

[Handwritten Signature]
(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).

JAMES MARCUS VERNON

Attorney at Law
Professional Engineer

1721 Rainbow Drive
Clearwater, Florida 33755
Admitted to the State Bar of Georgia

Phone: (727)447-4444
Facsimile: (727)446-6213
Admitted to the State Bar of Florida

RE: 869 Manning Road, Palm Harbor, FL 34683, Laurens K. Bradley, Marianne E. Bradley, and Joseph W. Bradley

ATTORNEY'S CERTIFICATE OF OWNERSHIP

August 24, 2016

James M. Vernon, Esquire has reviewed the title, official records, and property history and have determined that the property described as:

PARCEL 1

The North 220.00 Feet of the North 2/3 of the West ½ of the North ½ of the Northeast ¼ of the Northwest ¼ of Section 13, Township 28 South, Range 15 East, Pinellas County, Florida. And the South 111.89 Feet of the North 331.89 Feet of the West ½ of the North ½ of the Northeast ¼ of the Northwest ¼ of Section 13, Township 28 South, Range 15 East, Pinellas County, Florida. Now known as: the North 331.89 Feet of the West ½ of the North ½ of the Northeast ¼ of the Northwest ¼ of Section 13, Township 28 South, Range 15 East, Pinellas County, Florida.

TOGETHER WITH

PARCEL 2

The South 1/3 of West ½ of the North ½ of the Northeast ¼ of the Northwest ¼ of Section 13, Township 28 South, Range 15 East, Pinellas County, Florida. And the West ½ of the North ½ of the Northeast ¼ of the Northwest ½ of Section 13, Township 28 South, Range 15 East, Pinellas County, Florida. Less the South 1/3 and Less the North 331.89 Feet thereof. Now known as: the West ½ of the North ½ of the Northeast ¼ of the Northwest ¼ of Section 13, Township 28 South, Range 15 East, Pinellas County, Florida. Less the North 331.89 Feet thereof.

is owned Fee Simple owned by Joseph W. Bradley, Laurens K. Bradley, and Marianne E. Bradley.

This ownership is subject to land use zoning easements and other matters of records.

Sincerely;

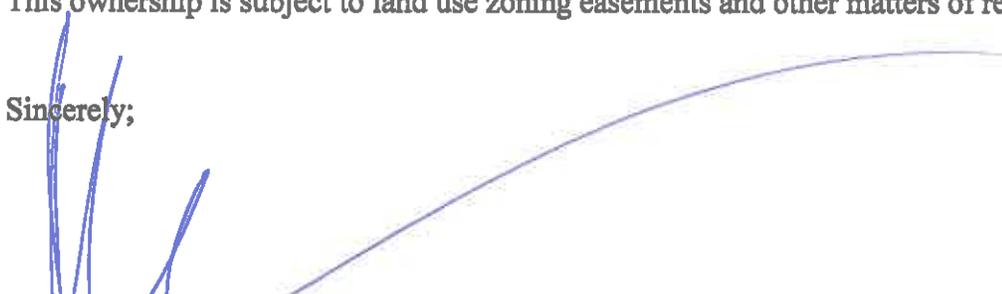

James M. Vernon, Esquire, P.E.
marcus@jamesmvernon.com

EXHIBIT "A" TO REZONING APPLICATION

LEGAL DESCRIPTION

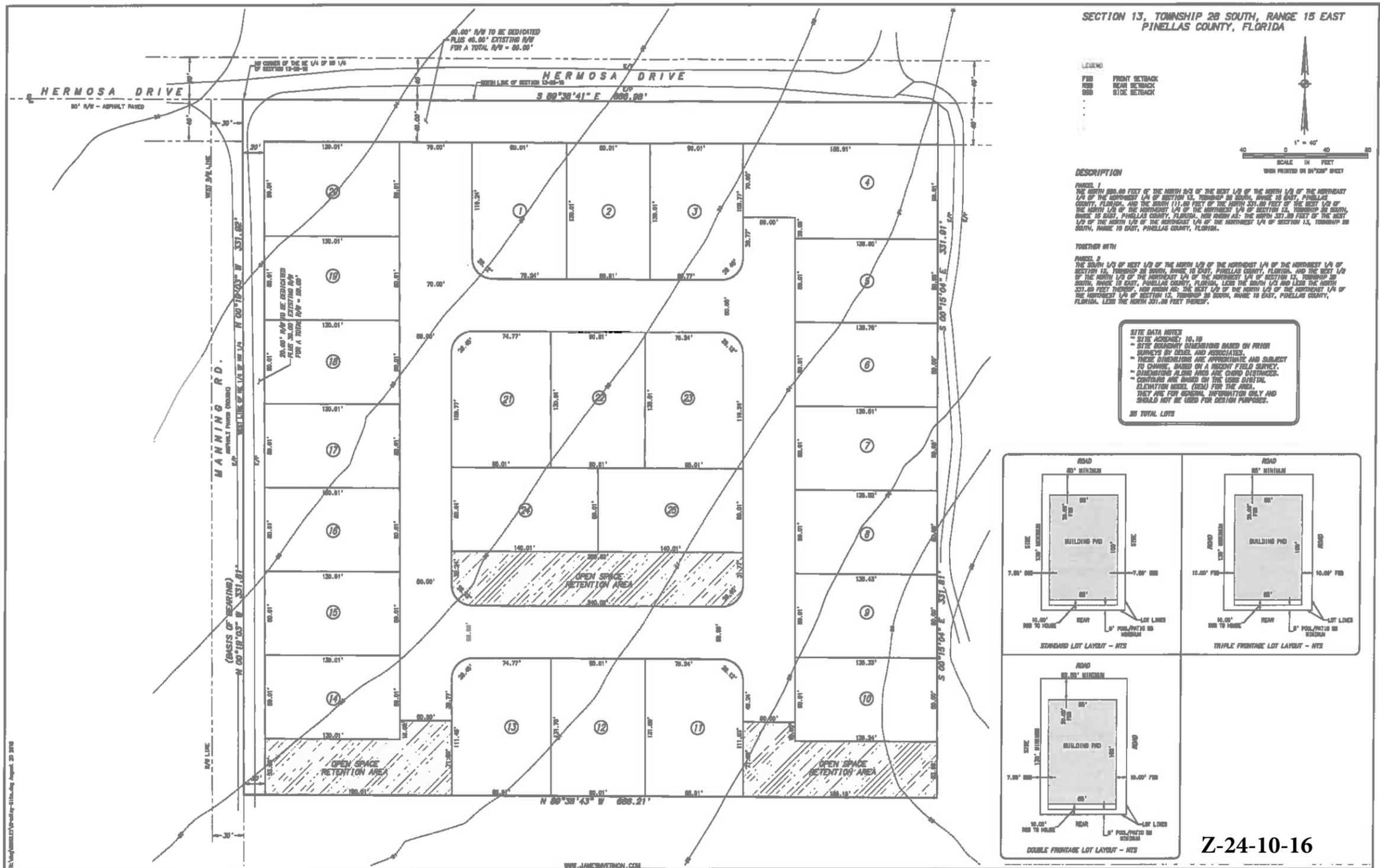
PARCEL 1

The North 220.00 Feet of the North $\frac{2}{3}$ of the West $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 28 South, Range 15 East, Pinellas County, Florida. And the South 111.89 Feet of the North 331.89 Feet of the West $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 28 South, Range 15 East, Pinellas County, Florida. Now known as: the North 331.89 Feet of the West $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 28 South, Range 15 East, Pinellas County, Florida.

TOGETHER WITH

PARCEL 2

The South $\frac{1}{3}$ of West $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 28 South, Range 15 East, Pinellas County, Florida. And the West $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{2}$ of Section 13, Township 28 South, Range 15 East, Pinellas County, Florida. Less the South $\frac{1}{3}$ and Less the North 331.89 Feet thereof. Now known as: the West $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 28 South, Range 15 East, Pinellas County, Florida. Less the North 331.89 Feet thereof.



ANCLOTE ENGINEERING
LAND PLANNING AND ENGINEERING
 1721 Rainbow Drive ~ Clearwater, Florida, 33755 ~ (727)-447-4444

BRADLEY SITE
 TOCOBAGA LAND HOLDINGS, LLC
 SITE PLAN #1

Z-24-10-16

15:\proj\241016\17\17-10-16.dwg August 23 2016

NO.	REV.	DESCRIPTION	DATE

Sheep H. Varner, P.E.
 PINELLAS COUNTY - LAND PLANNING