

June 8, 2018

Marilyn Myers

13597 Audrey Lane

Largo, Fl. 33771

**RE: Case # Z/LU-11-6-18** Pinellas Auto Sales' request for rezoning of property

I am opposed to this request because the property directly abuts my residential property and could affect the value of my property, which my family has called home for nearly thirty-eight years.

I am in possession of an audio cassette, of a Board of Adjustment meeting back on June 4, 1997. The prior owner was trying to have the property rezoned and was denied. Furthermore, a commissioner stated that the property would remain zoned residential and no further requests should be brought before the Board. I am awaiting written transcript of this tape, which I just requested from the Pinellas County Governments' Public Records Department.

From records obtained online, it appears that the current owner purchased this property on March 10, 2016. I started contacting Code Enforcement and Environmental departments because trees were being cleared from the lots on March 2<sup>nd</sup> and 3<sup>rd</sup>, 2016. I have detailed records of these communications, if needed.

I spoke to Neil (over the fence) and asked him what he was doing and he said that they were going to park cars on the land. I told him that I didn't think that he could park unlicensed vehicles on residential property and that he may have been duped by the previous owner, Mr. Farese, who had tried several times to get the property rezoned. Neil continued to have trees removed, despite residential zoning laws that were in force.

I also started taking pictures from my yard, of the property, which was not being cleared for the purpose of building a home. I have attached an envelope containing pictures and will have more, which can be viewed on the overhead at the June 13<sup>th</sup> hearing.

The trees and foliage had afforded the residents on Audrey Lane a buffer against wind, dust, and noise. It is now gone. It has been replaced with trash, box trucks, and a dilapidated "garage" on a trailer, junk cars and some sort of large tank, lying rusted on the ground. The property has not maintained according to current residential zoning standards. And at times the weeds grew as high, or higher than my fence. At some point gravel was brought in, further changing the landscape of the residential property in question.

Hurricane Irma hit the Tampa Bay area on the night of September 10, 2017. Trees from Neil's property were uprooted and toppled in a domino effect, to take down part of my wooden fence and eventually landing in and on my south neighbor's fence, shed and property. When the fences came down, it revealed that there were several more vehicles, tree stumps and debris on Neil's residentially zoned property.

I called a few tree removal services, most of which were already booked because of the storm.

Neil drove over and came to my front door to make sure that I knew that he was not financially responsible for the trees coming down and damaging our property; it was "mother nature's" act. I reassured him that I knew. He suggested a plan, that included my neighbor and I giving him money to buy heavy duty chain saws that he would have his car repair crew would use to cut/remove the downed trees. When asked what he would do with the chain saws, he said that he would retain ownership. Verbal barbs were exchanged and he said that his lawyer was most certain that he would be able to win any zoning hearing to come up. He said that he would come back to get our response to his plan.

When he returned the next day for our answer, my daughter Suzanne Kennedy, told him that he was going to deal with her and not upset her mother again. I took an offensive posture and asked him how he disposed of his used oil (I had seen oil bottles on the ground) and he said that they put it in a 55 gallon drums for removal.

He returned a third day and said that at least two of his employees had seen my daughter and I looking into his dumpster. I tried to assure him that we had not been on his property any further than the fallen tree and fence areas. Shortly after, a Sheriff's Deputy cut through our back property and came to the front door. I was being accused of being on Neil's property, down at the dumpster and going through it! I tried to assure the Deputy, that we had not been there. He insisted on giving me a verbal order to not go onto Neil's property *again* and we asked him to tell Neil to stay off of our property.

I hired a professional tree removal service, ordered new PVC fencing to be installed by Lowe's, and a ground grading company to aid in the problem of flooding, possibly caused because so many trees being removed, that used to absorb the water.

When I received the notice for rezoning, I took many pictures over my fence, of Neil's residentially zoned property. As you can see, he has owned this property for a little more than two years and is still not complying with zoning restrictions. I therefore have no reason to believe that if you grant his petition, that he would comply with any restraints that may be added to the rezoning agreement.

Thank you in advance for your consideration in this matter. I trust that the Board will continue to do the right thing.

Respectfully,

Marilyn Myers

Charles S. Johnson  
P.O. Box 2187  
Palm Harbor, FL 34683

TO: Pinellas County Planning and Development Zoning Division

RE: Case # Z/LU-11-06-18

I am the owner of the property directly east of the subject property. I am strongly opposed to rezoning the back of this property to Commercial use.

It is completely surrounded by residential property, with the exception of the north end, which does have commercial property. The north of the property is a cell phone tower which is completely fenced in and acts as a buffer between the residences and additional commercial property to the north.

Regarding the owner requesting to store vehicles on the north portion of the property, enclosed are a few photographs I took of the various inventory he is currently storing on the property, in violation of property restrictions. Basically, we do not need a junkyard on that property.

Thank you for your consideration.



Charles Johnson  
(owner of 13584 W. Rena Dr., Largo)

2/20-11-06-18



2/20-11-06-18



2/LU-11-06-18

**RECEIVED**  
**JUL 12 2018**  
 BY: .....

[Interactive Map of this parcel](#)    [Sales Query](#)    [Back to Query Results](#)    [New Search](#)    [Tax Collector Home Page](#)    [Contract List](#)    [WM](#)

**06-30-16-70938-400-1302**  
 Compact Property Record Card

Tax Estimator    **Updated September 28, 2017**    [Email Print](#)    [Radius Search](#)    [FEMA/WLM](#)

| Ownership/Mailing Address Change Mailing Address               | Site Address                         |
|--|--------------------------------------|
| PINELLAS AUTO SALES<br>6789 ULMERTON RD<br>LARGO FL 33771-4917 | 6789 ULMERTON RD<br>(Unincorporated) |



Property Use: 2739 (Automobile Rental Agency, Used Car Lot, Trailer Rental, Truck & Van Rental)    Living Units: 1  
 [click here to hide] Legal Description  
 PINELLAS GROVES SE 1/4, SEC 06-30-16 W 75FT OF THAT PT OF LOT 13 LYING S'LY OF HENRYVILLE SUB & W'LY OF PALM BREEZE ESTS & E'LY OF H.A. MEINKE SUB LESS RD

| File for Homestead Exemption |      |      | 2017 Parcel Use                       |  |
|------------------------------|------|------|---------------------------------------|--|
| Exemption                    | 2017 | 2018 |                                       |  |
| Homestead:                   | No   | No   | Homestead Use Percentage: 0.00%       |  |
| Government:                  | No   | No   | Non-Homestead Use Percentage: 100.00% |  |
| Institutional:               | No   | No   | Classified Agricultural: No           |  |
| Historic:                    | No   | No   |                                       |  |

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

| Most Recent Recording | Sales Comparison | Census Tract | Evacuation Zone<br><small>(NOT the same as a FEMA Flood Zone)</small> | Plat Book/Page |
|-----------------------|------------------|--------------|---|----------------|
| 19120-0245            | Sales Query      | 121030254081 | D   | 1.55           |

**2017 Preliminary Value Information**

| Year | Just/Market Value | Assessed Value/ SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|-------------------|-------------------------|----------------------|----------------------|-------------------------|
| 2017 | \$330,000         | \$330,000               | \$330,000            | \$330,000            | \$330,000               |

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

| Year | Homestead Exemption | Just/Market Value | Assessed Value/ SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|---------------------|-------------------|-------------------------|----------------------|----------------------|-------------------------|
| 2016 | No                  | \$316,000         | \$229,130               | \$229,130            | \$316,000            | \$229,130               |
| 2015 | No                  | \$208,300         | \$208,300               | \$208,300            | \$208,300            | \$208,300               |
| 2014 | No                  | \$211,300         | \$211,300               | \$211,300            | \$211,300            | \$211,300               |
| 2013 | No                  | \$208,000         | \$208,000               | \$208,000            | \$208,000            | \$208,000               |
| 2012 | No                  | \$207,000         | \$207,000               | \$207,000            | \$207,000            | \$207,000               |
| 2011 | No                  | \$209,160         | \$209,160               | \$209,160            | \$209,160            | \$209,160               |
| 2010 | No                  | \$226,992         | \$226,992               | \$226,992            | \$226,992            | \$226,992               |
| 2009 | No                  | \$230,000         | \$230,000               | \$230,000            | \$230,000            | \$230,000               |
| 2008 | No                  | \$265,400         | \$265,400               | \$265,400            | \$265,400            | \$265,400               |
| 2007 | No                  | \$235,700         | \$235,700               | \$235,700            | N/A                  | \$235,700               |
| 2006 | No                  | \$263,600         | \$263,600               | \$263,600            | N/A                  | \$263,600               |
| 2005 | No                  | \$193,400         | \$193,400               | \$193,400            | N/A                  | \$193,400               |
| 2004 | No                  | \$179,600         | \$179,600               | \$179,600            | N/A                  | \$179,600               |
| 2003 | No                  | \$175,400         | \$175,400               | \$175,400            | N/A                  | \$175,400               |
| 2002 | No                  | \$171,600         | \$171,600               | \$171,600            | N/A                  | \$171,600               |
| 2001 | No                  | \$193,300         | \$193,300               | \$193,300            | N/A                  | \$193,300               |
| 2000 | No                  | \$190,300         | \$190,300               | \$190,300            | N/A                  | \$190,300               |
| 1999 | No                  | \$182,200         | \$182,200               | \$182,200            | N/A                  | \$182,200               |
| 1998 | No                  | \$178,200         | \$178,200               | \$178,200            | N/A                  | \$178,200               |
| 1997 | No                  | \$176,000         | \$176,000               | \$176,000            | N/A                  | \$176,000               |
| 1996 | No                  | \$164,100         | \$164,100               | \$164,100            | N/A                  | \$164,100               |

**2016 Tax Information**

|  |                   |
|--|-------------------|
| 2016 Tax Bill  | Tax District: LTF |
| 2016 Final Millage Rate  | 21.7129           |
| Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market |                   |

**Ranked Sales (See all transactions)**

| Sale Date   | Book/Page    | Price     | Q/U | Y/I |
|-------------|--------------|-----------|-----|-----|
| 10 Mar 2016 | 19120 / 0245 | \$350,000 | Q   | I   |
| 26 Feb 1999 | 10419 / 0690 | \$76,000  | U   | I   |
| 24 Feb 1999 | 10416 / 1100 | \$36,700  | U   | I   |
|             | 06093 / 0367 | \$115,000 | Q   |     |





**2017 Land Information**

Seawall: No

Frontage: None

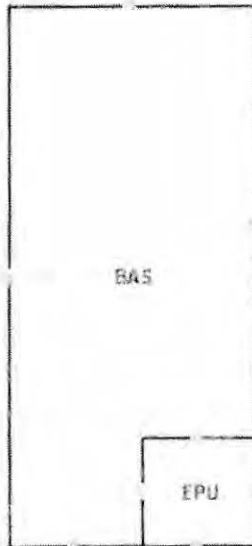
View:

| Land Use                  | Land Size | Unit Value | Units      | Total Adjustments | Adjusted Value | Method |
|---------------------------|-----------|------------|------------|-------------------|----------------|--------|
| Vehicle Sl/Serv/Rent (27) | 0x0       | 6.00       | 33339.2900 | 1.0000            | \$200,036      | SF     |
| Vehicle Sl/Serv/Rent (27) | 75x150    | 7.75       | 11250.0000 | 1.0000            | \$87,188       | SF     |

[\[click here to hide\]](#) **2017 Building 1 Structural Elements** [Back to Top](#)

Site Address: 6789 ULMERTON RD

Quality: Fair  
 Square Footage: 1680.00  
 Foundation: Continuous Footing  
 Floor System: Slab On Grade  
 Exterior Wall: Cb Stucco/Cb Reclad  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 1  
 Living units: 0  
 Floor Finish: Carpet/Vinyl/Asphalt  
 Interior Finish: Drywall/Plaster  
 Fixtures: 8  
 Year Built: 1963  
 Effective Age: 34  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

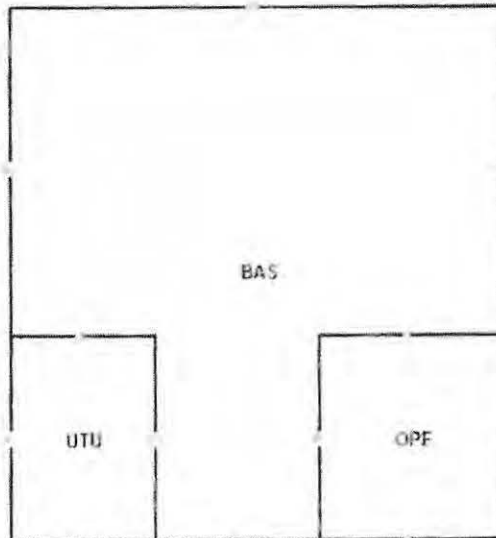
**Building 1 Sub Area Information**

| Description                       | Building Finished Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Factor | Effective Ft <sup>2</sup> |
|-----------------------------------|-----------------------------------|----------------------------|--------|---------------------------|
| Enclosed Porch Unfinished         | 0                                 | 156                        | 0.45   | 70                        |
| Base                              | 1,524                             | 1,524                      | 1.00   | 1,524                     |
| Total Building finished SF: 1,524 |                                   | Total Gross SF: 1,680      |        | Total Effective SF: 1,594 |

[\[click here to hide\]](#) **2017 Building 2 Structural Elements** [Back to Top](#)

Site Address:

Quality: Fair  
 Square Footage: 624.00  
 Foundation: Continuous Footing  
 Floor System: Slab On Grade  
 Exterior Wall: Concrete Block  
 Roof Frame: Gable Or Hip  
 Roof Cover: Metal Corrugated/She  
 Stories: 1  
 Living units: 1  
 Floor Finish: Carpet/Vinyl/Asphalt  
 Interior Finish: Drywall/Plaster  
 Fixtures: 3  
 Year Built: 1963  
 Effective Age: 36  
 Heating: None  
 Cooling: None



[Compact Property Record Card](#)

[Open plot in New Window](#)

**Building 2 Sub Area Information**

| Description | Building Finished Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Factor | Effective Ft <sup>2</sup> |
|-------------|-----------------------------------|----------------------------|--------|---------------------------|
|-------------|-----------------------------------|----------------------------|--------|---------------------------|





13424 W RENA DR

①



13424 W RENA DR

①



13424 W RENA DR

①



13448 AUDREY LANE

②



13472

DAYCARE

Have Your Elevator  
Maintained The Right Way!!

↑  
RIGHT WAY  
ELEVATOR  
MAINTENANCE  
727-686-6955

ELC 658

13448 AUDREY LANE

②



13491 W PENNA DR

③





COUNTY  
County of ...  
County of ...

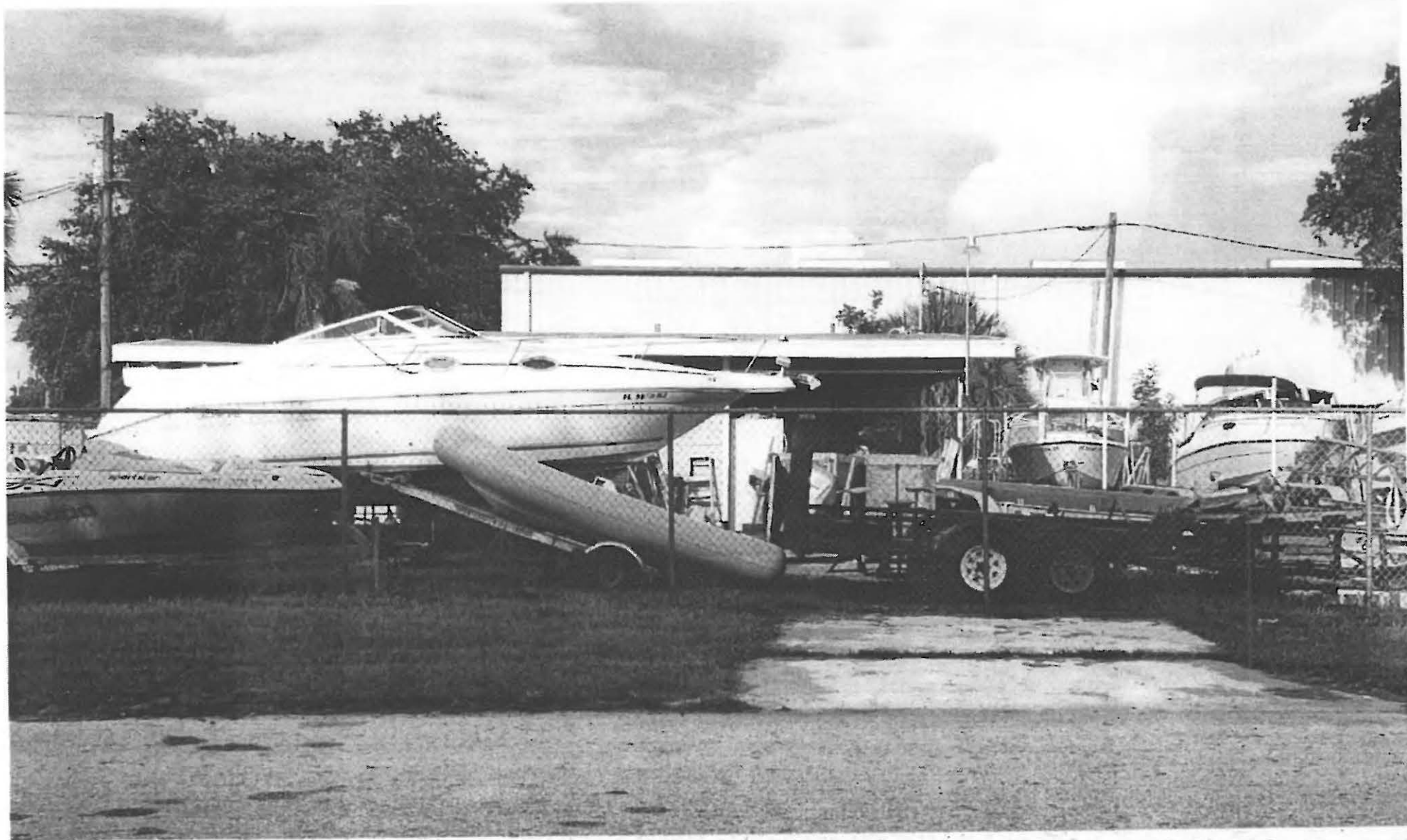
13500

HBV X22

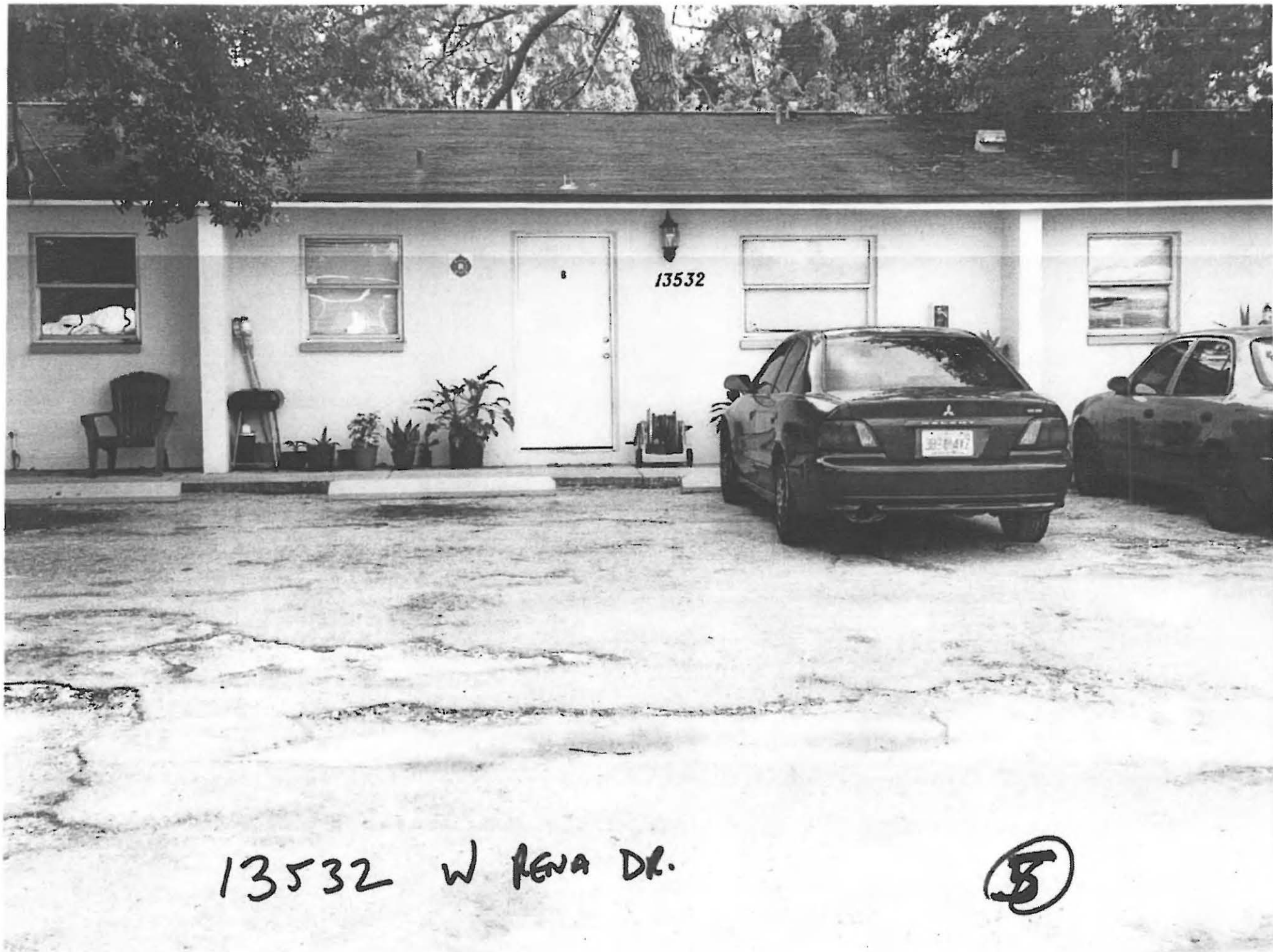
785 WKO

13500 W RENA DR

4

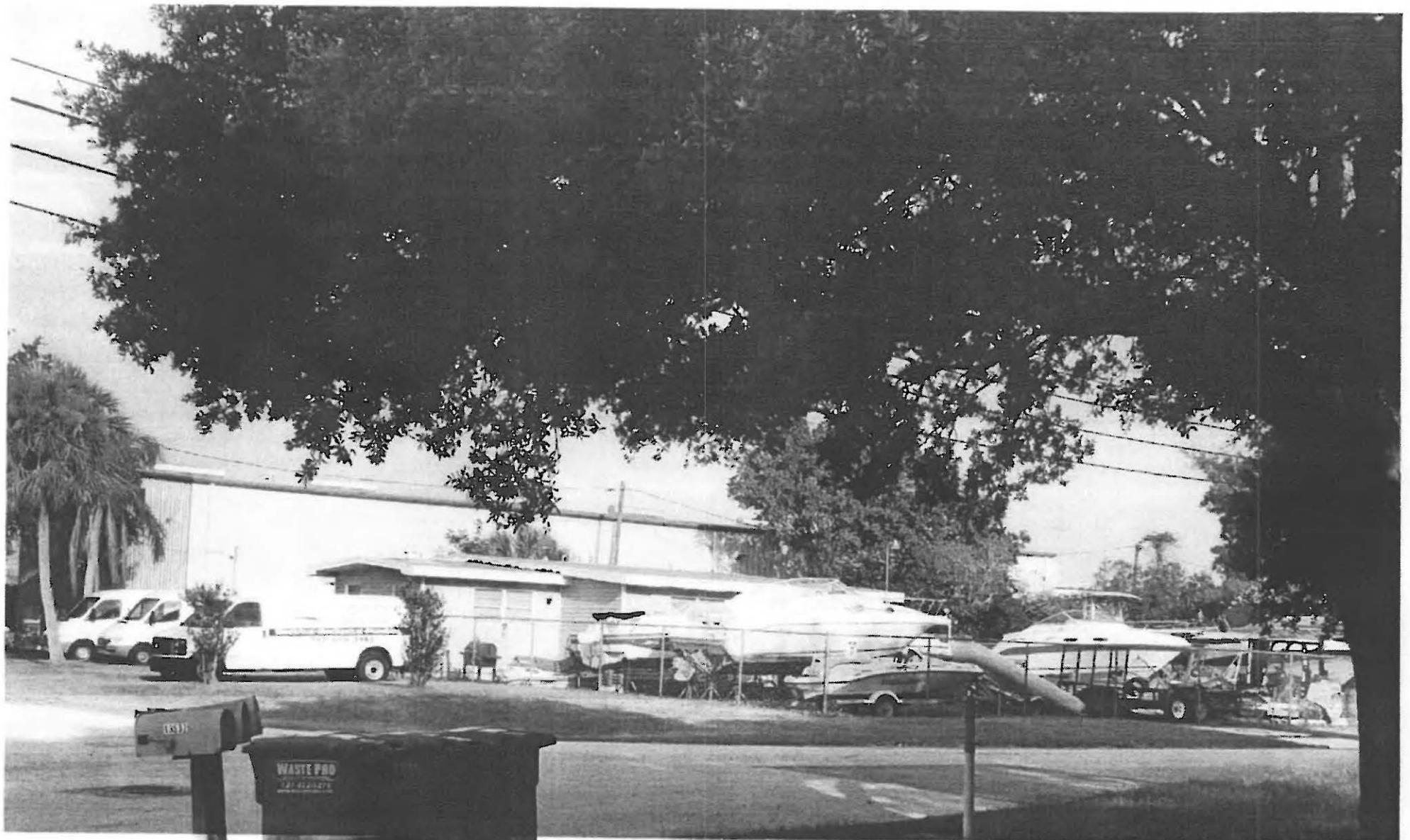


13500 W RENA DR. (4)  
"FRONT DOOR VIEW"

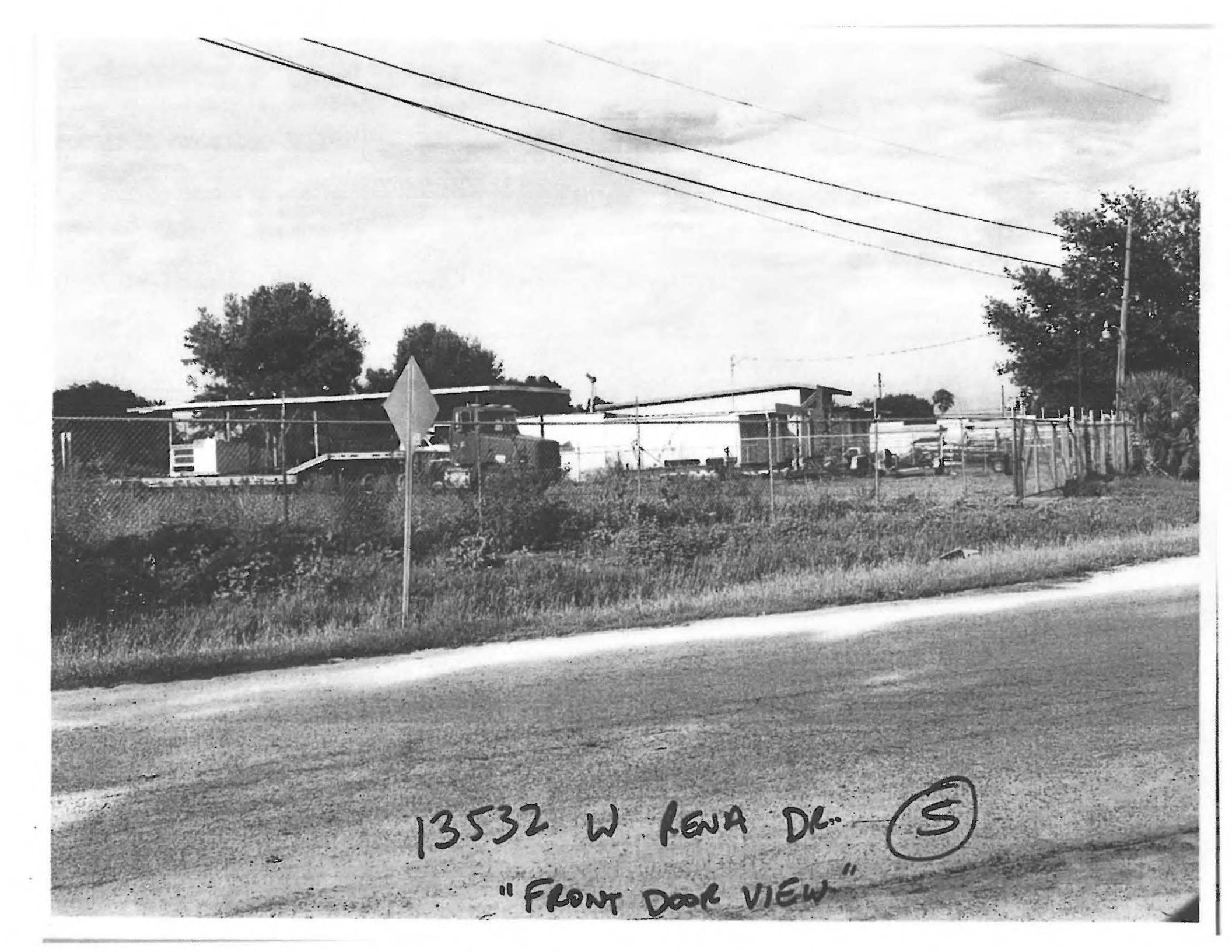


13532 W AENA DR.

⑤



13532 W REVA DR. (5)  
"FRONT DOOR VIEW"



13532 W. RENA DR. (S)  
"FRONT DOOR VIEW"





13584 W RENA DR

⑥



13584 W RENA DR ⑥





13584 W RENA DR ⑥



13525 AUDREY LANE ①



13525 AUDREY LN

①



BUDGET

13525 AUDREY LN ①

13525



13571 AUDREY LANE (2)

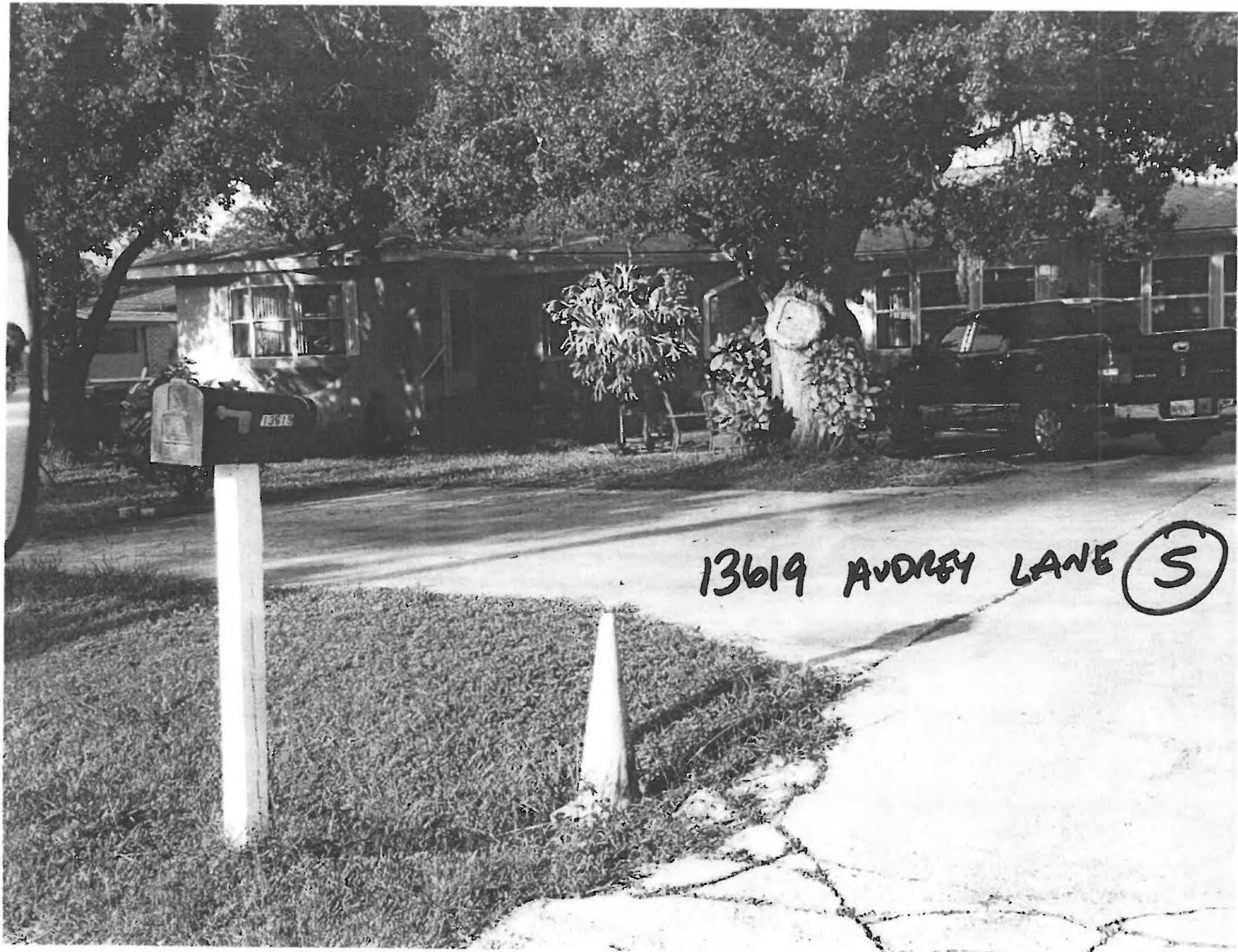


13597 AUDREY LANE ③



13601 AUDREY LANE

4



13619 AUDREY LANE (S)

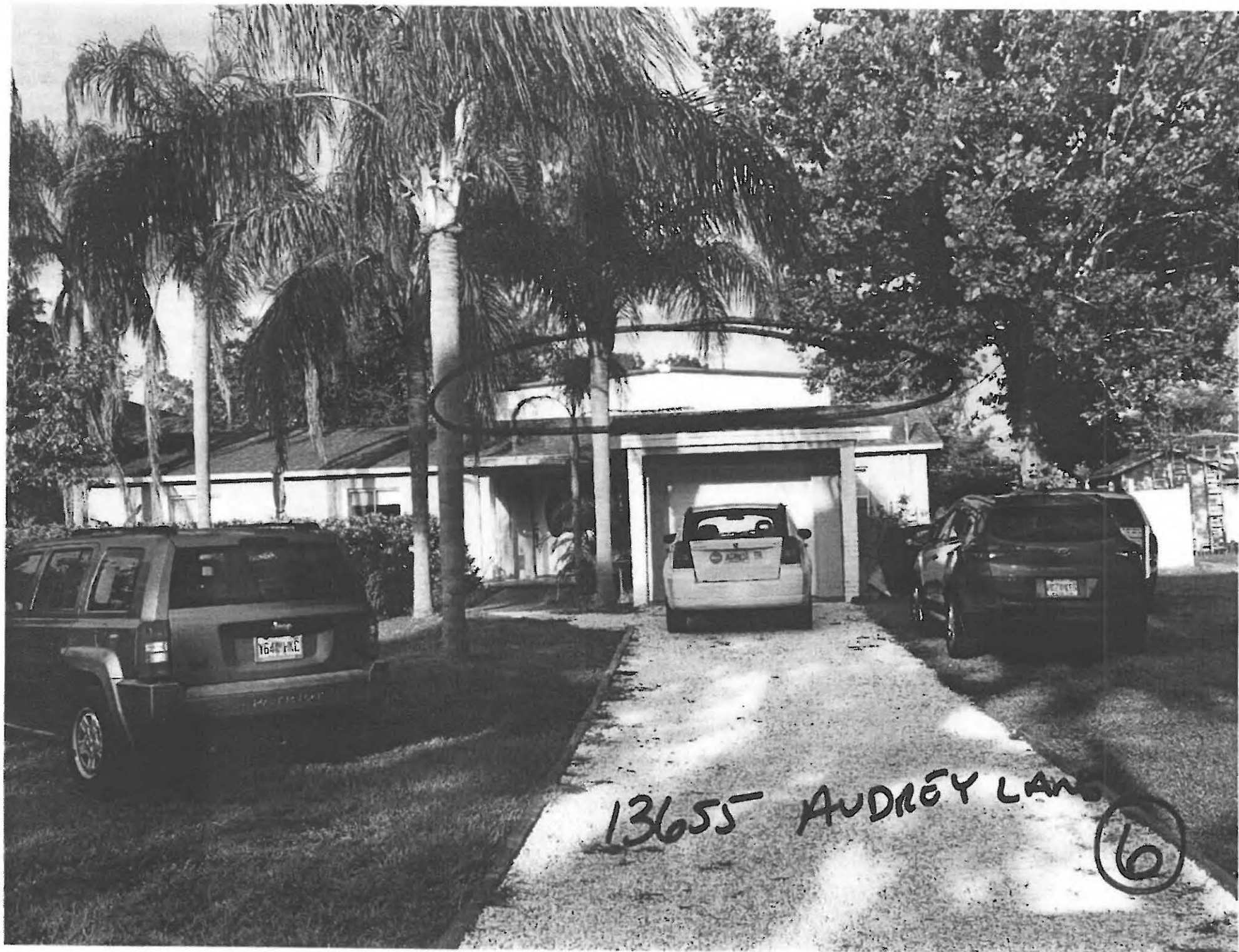


BACK YARD VIEW



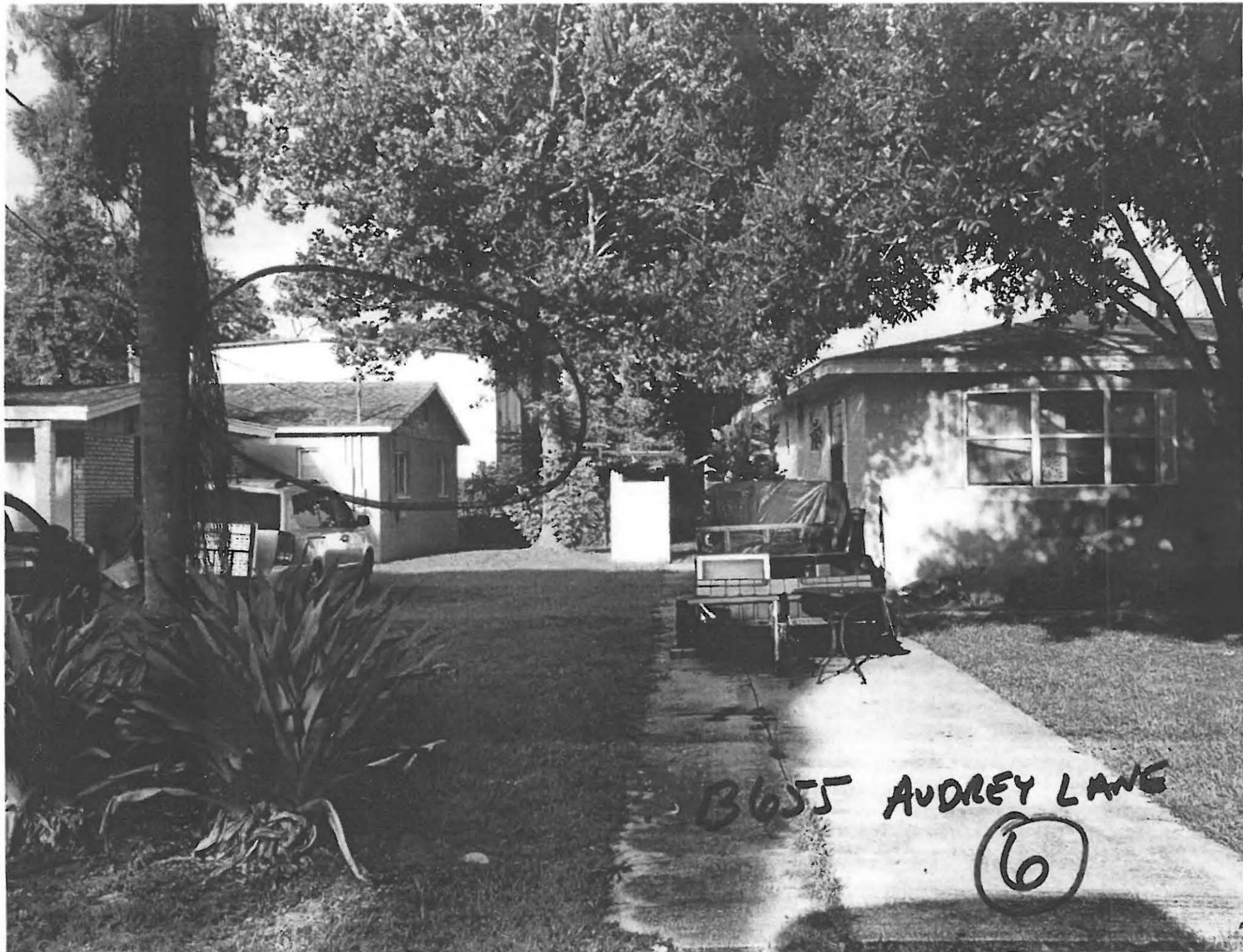
13619 ANDREY LANE

⑤



13655 AUDREY LANE

6



B655 AUDREY LANE

6



13673 ANDREY LANE



13673 ANDREY LAKE

7

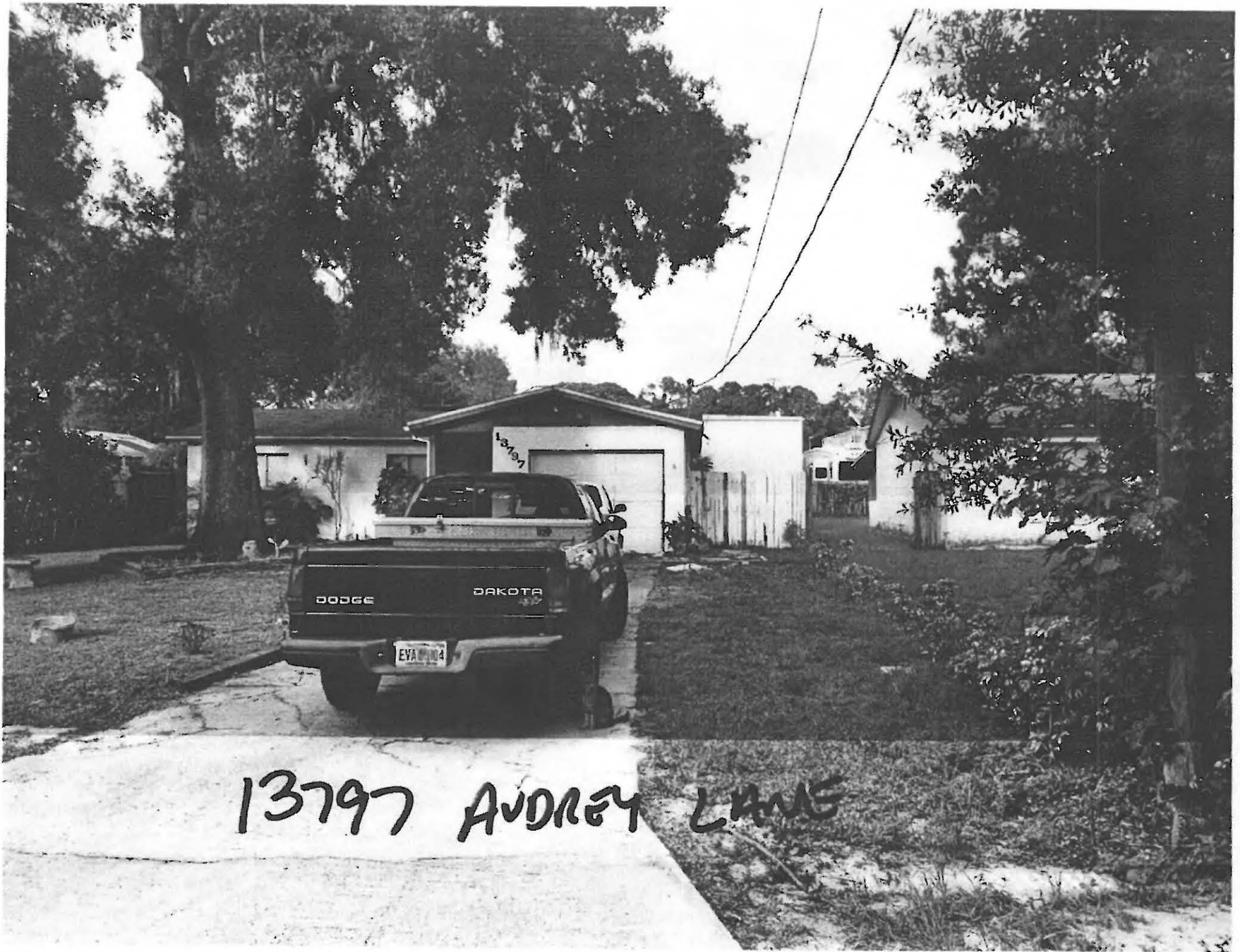


13773

13773 AUDREY LAKE



13773 AUDREY LANE



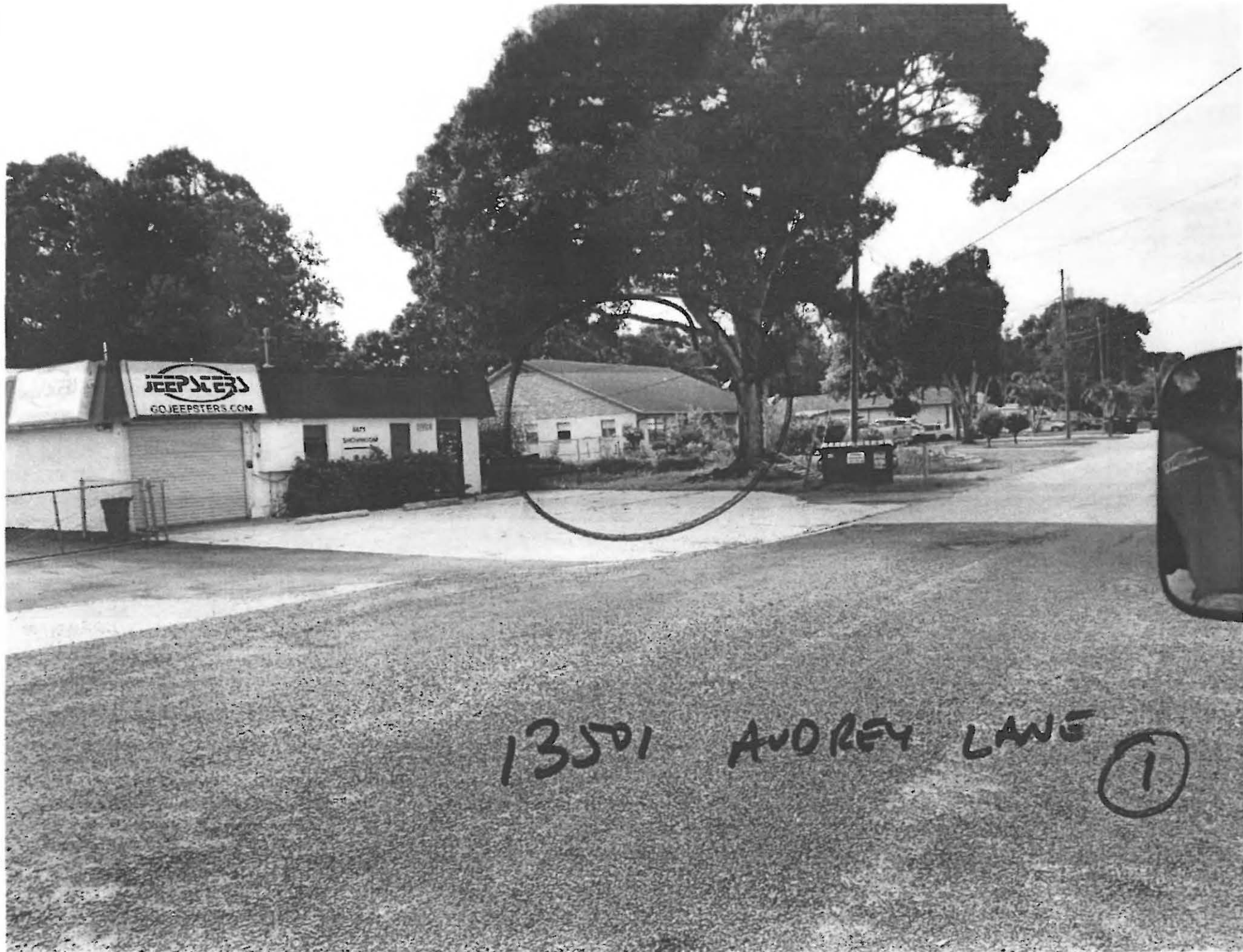
13797 ANDREY LANE



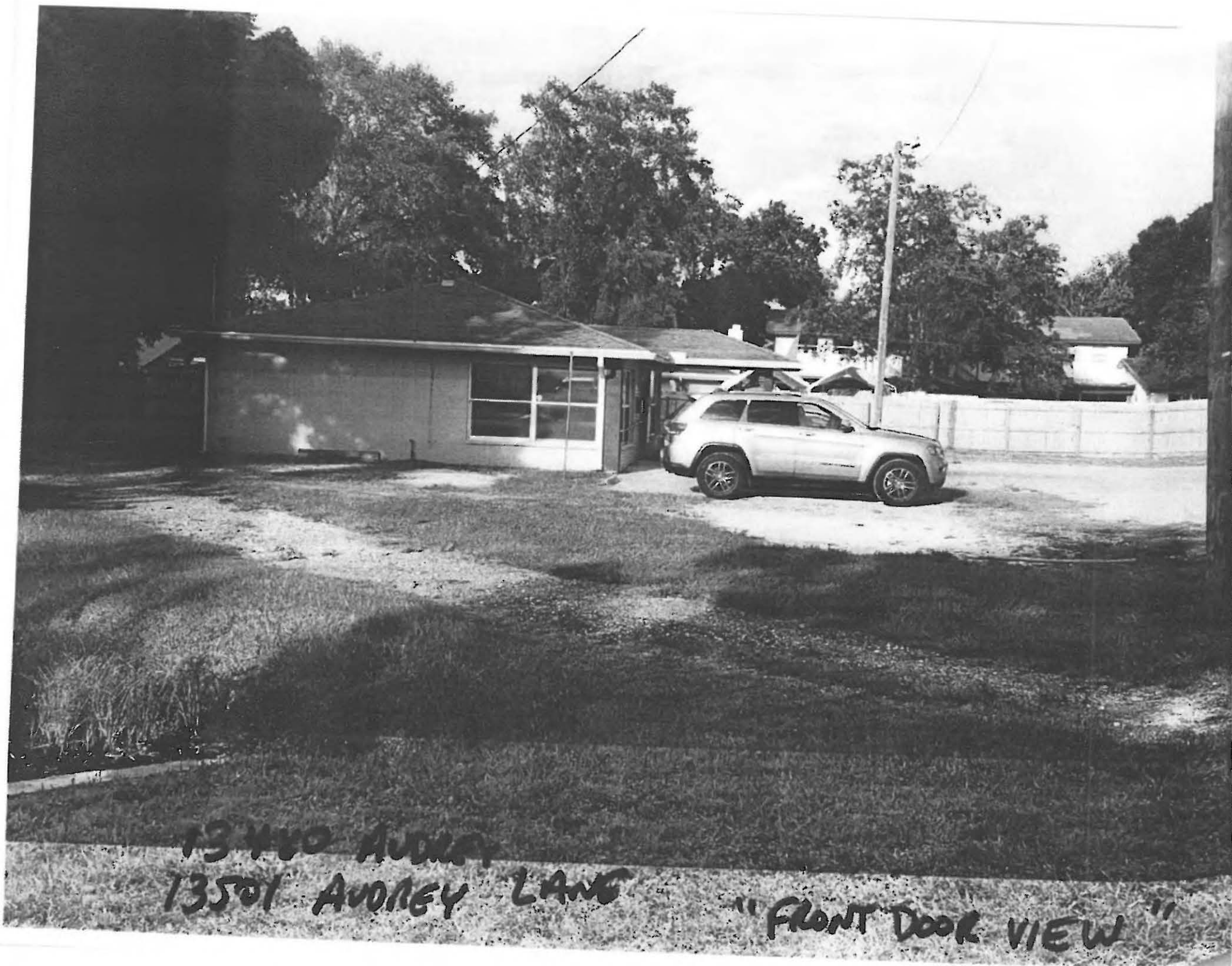


13797 AVORLEY LANE





13501 ANDREY LAWE ①



13440 AUDREY  
13501 AUDREY LANE

"FRONT DOOR VIEW"

August 14, 2018

Marilyn Myers

13597 Audrey Lane

Largo, Fl. 33771

**RE: Case # Z/LU-11-6-18** Pinellas Auto Sales' request for rezoning of **residential** property

I am opposed to this request because the property directly abuts my residential property and most certainly affect the value of my property, which my family has called home for thirty-eight years.

I wish to submit additional pictures to support the fact that the land continues to be non-compliant with zoning codes and that it is, as a matter of fact, gotten a more "junk yard" appearance.

These pictures were taken from my deck, facing east towards the property in contention, but primarily from a two-step step stool placed on my side of my fence. They were taken on June 3<sup>rd</sup>, June 15<sup>th</sup> and August 9, 2018, sometimes using a zoom lens to capture detail.

Starting at #25 A, B – These cars and box car trucks are what can be seen by my Audrey Lane neighbors to the south. There are pieces of concrete, limbs and ground debris in pick – up trucks, tree stumps, car bumpers, and miscellaneous items in the box car truck. The box trucks have since been repositioned. See #26 A & B,

#25 C – shows a "trailer" made for hauling away trash and to the left is yard debris and tree sections that have not be put in the trailer. This trailer has since been moved to another place on the lot. See #26 C.

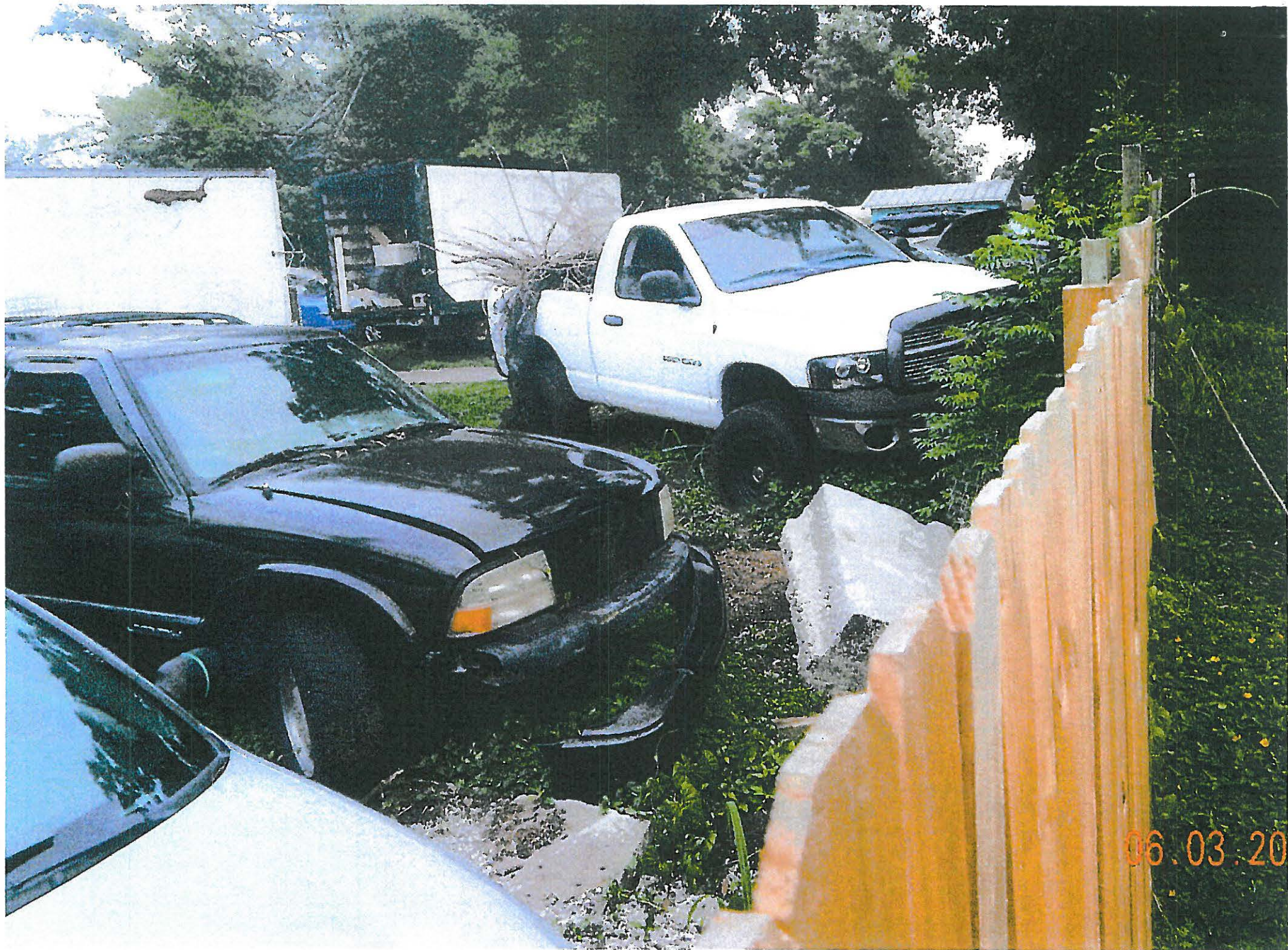
#27 A – G – show a refurbished or new garage being delivered. Neil removed sections of a neighbor's fence and posts to access his land. I have no knowledge of him having gotten prior approval. The fence posts and sections were later put back in place. See #28 G. The garage is on residential property.

#28 A – G – Show overgrown weeds, missing fence sections, open windows on the red truck, some items in the bed of the truck and a tree stump behind the truck. There is another red pick-up truck that is loaded with tree pieces that have not been hauled away. Weeds are high enough to be seen over my fence. See 28 G.

#29 – The tops of a red pick-up truck and the white van can be seen above my fence; as can the box trucks – see 26 A.

I respectfully request that you carefully consider the impact that the owner of this property is having on our residential properties. It seems to me that had fines been imposed regularly, that eventually, the owner would have realized that he could not disregard and violate laws as he has been doing. He must have known how the property was zoned when he purchased it. My investment is no less important than his is.

A handwritten signature in cursive script, appearing to read "Margie L. Hayes". The signature is written in dark ink on a white background.



06.03.20

25 A



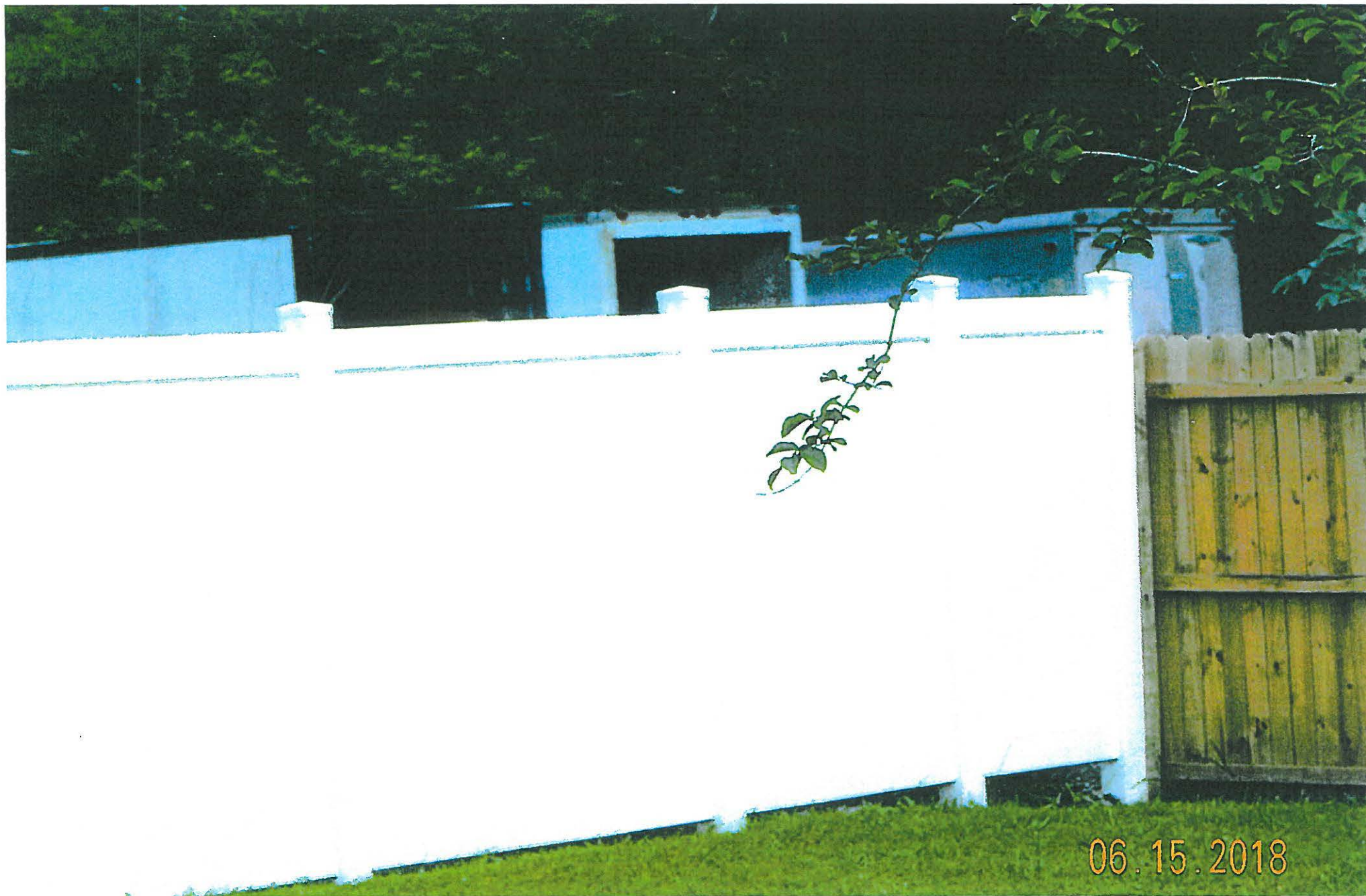
25 B / 0603201





06.03.20

25 c



26 A



24 B



06.15.2018

26 C



06.15.2018

27 A



27 B



06.15.2018

27 c



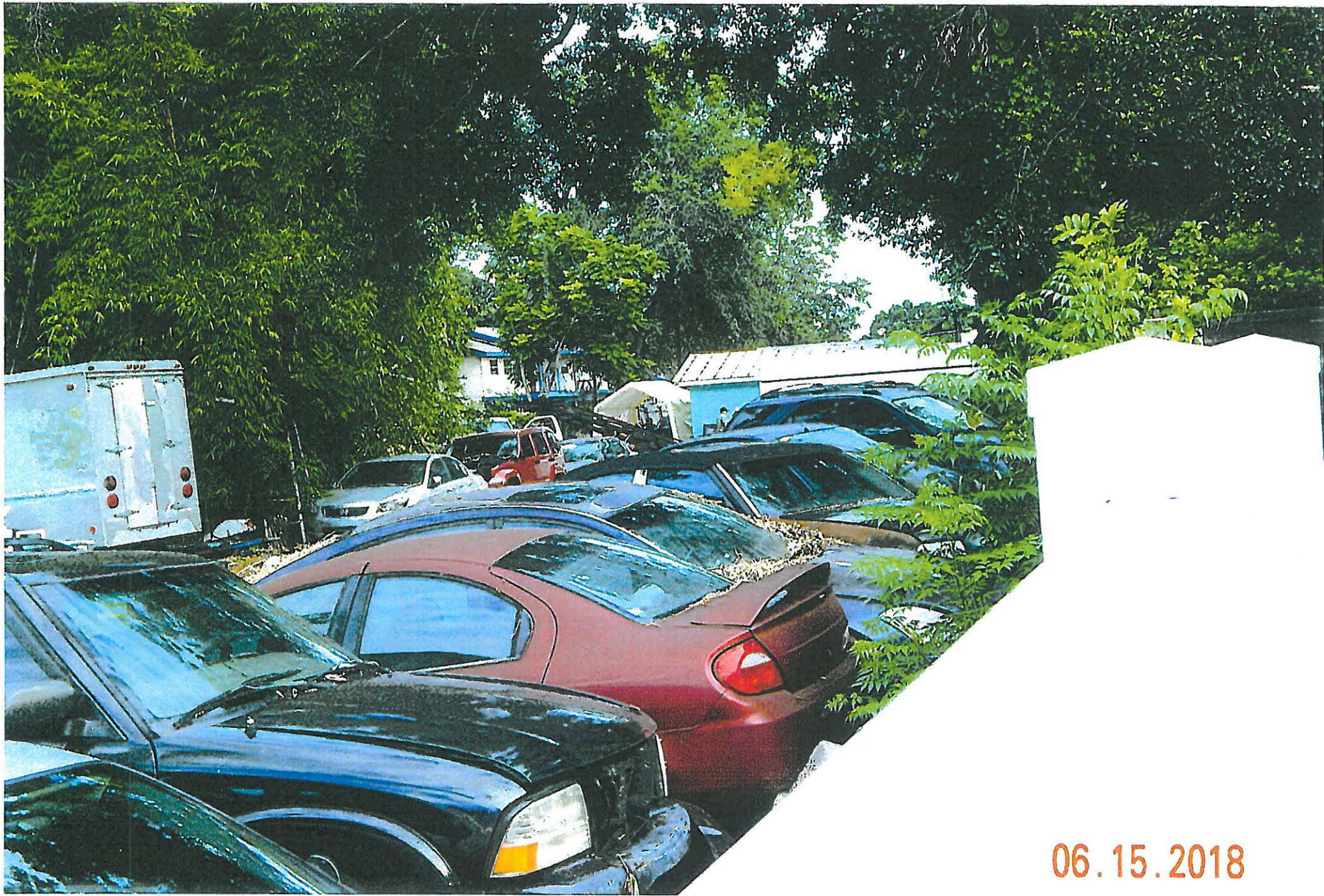
06.15.2018

27 D





27 E



06.15.2018

27 F



08.09.2018

27 9



28 A



28 b



28 c



28 D



28 E



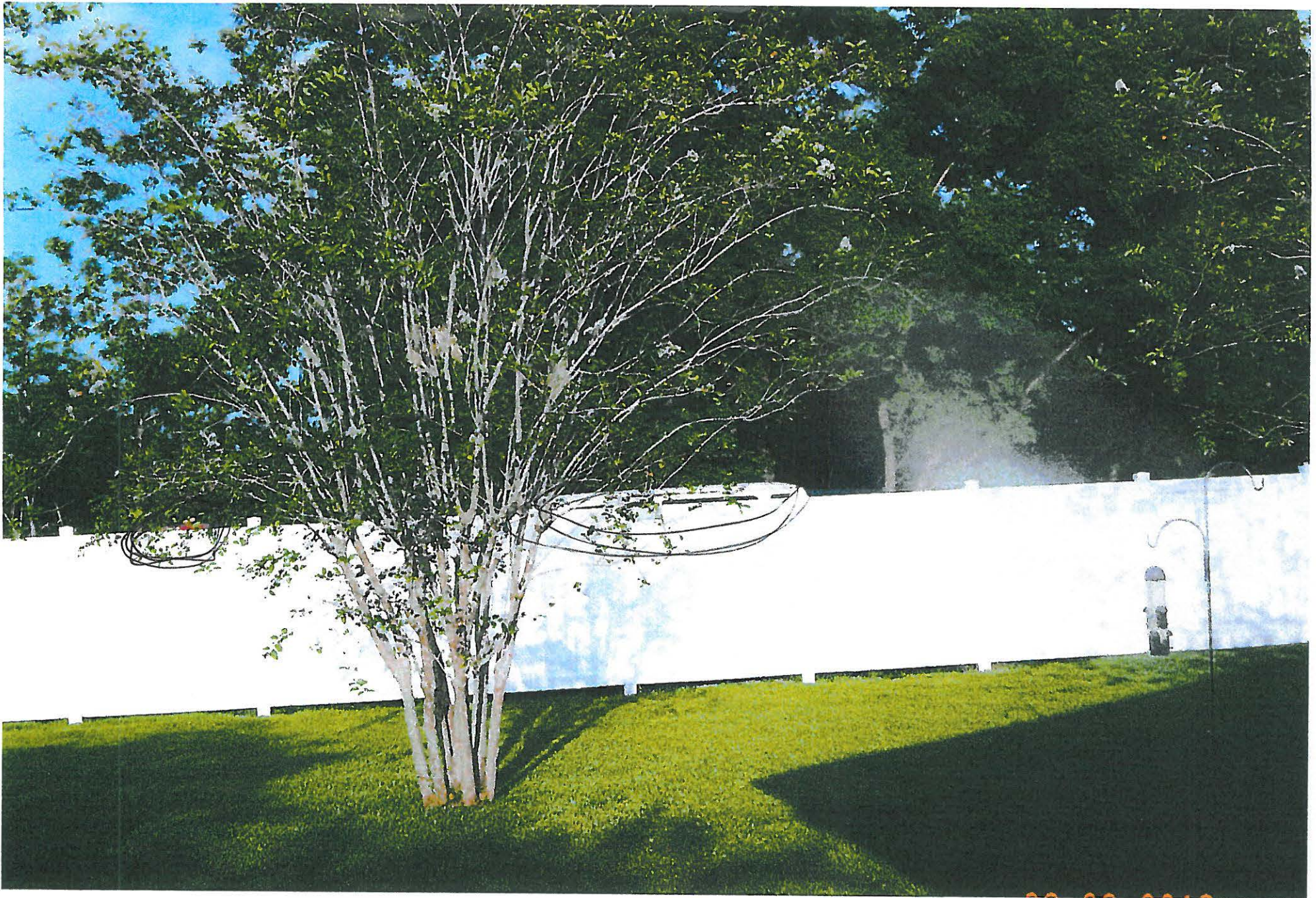


08 09 2018

28 F



28 G



88 29 2018

29