

January 5, 2019
Pinellas Board of County Commissioners
315 Court Street, 5th floor
Clearwater, Florida 33756

Re: Case No Z/LU-22-09-18
Public Hearing January 22, 2019 at 6PM
Property Address: 12909 Park Boulevard North

Dear Pinellas County Commissioner,

I am writing this letter to oppose the change in zoning for the above referenced case. Unfortunately I will be out of State on this hearing date. I have however attended both hearings and spoke at each of the planning and zoning division meetings, September 13, 2018, and again December 13, 2018. Each time the Planning Agency has voted to oppose this change from R-2, single family residential to C-2. There is no need for any commercial to infringe onto this beautiful property. Storage facilities are abundant and spaces are available within a five mile area. Homes continue to be built along this area of Park Boulevard. Therefore I am hopeful you will give this opposition much consideration.

I live at 7626 128th Street, unincorporated Pinellas County. This is the south side of Park Blvd. This is as well within the legal notice hearing communication area. I have received two letters each time stating "this is an important notice about an upcoming public hearing". I am a part of this neighborhood, quite a unique area, and especially a residential corridor to the beach. We are a neighborhood having purchased our properties and homesteaded. The property at 12909 Park Boulevard North has never been homesteaded nor lived in by its current owners since their purchase December, 2012, now over six years prior. In order that they might reinvent this property, it now seems to fall onto the neighborhood as our problem. This has become an encroachment into our daily lives. I can honestly say that as I sit here writing this letter on a nice January afternoon and have spent hours researching since early September, 2018.

Recently I collected information on this property as well as the commercial property that sits immediately to the west. Written by author, James A. Schnur about the history of Pinellas County, he wrote of the original Spotos

Stockyard Inn, 12999 78th Avenue North, now known as Park Boulevard. "Bob Spoto moved in 1972 from the Chicago area" and purchased the Fox and Hound Restaurant. He "transformed" it into a landmark steak house. The "stockyard" was so named because livestock actually lived around the restaurant on the property. This unincorporated area was still very agricultural during this time period. Meanwhile the Spoto family built their home at now addressed 12909 Park Blvd. Also a banquet facility was added. Someone surely remembers driving "out" to this beautiful tree lined property complete with animals to have dinner, attend a wedding reception or banquet. In April 1990, the restaurant closed. July, 1993, it was believed arsonist burned the restaurant structure. In 1996, Winn Dixie began to build their grocery store that opened a little over a year later. Thus is the history of how Winn Dixie came to be, a commercial property. One cannot forget to add the Park Boulevard Bridge was opened in the fall of 1981. Up until that time, 78th Avenue dead ended at about 137th Street or just past the horse farm that today houses the iStorage big box facility, less than a mile west.

Having researched a five mile area surrounding the address 12909 Park Boulevard North, I can further explain why a storage facility is not needed. The area is saturated with these types of facilities. Furthermore availability is plentiful. Less than .3 tenths of a mile away is Oakhurst Self Storage, 13144 Park Boulevard North. It consists of 155 units, air conditioned, non air and 53 garage roll ups. The owner met with me and stated it stays busy, but never full. I-Storage at 13799 Park Boulevard North is .8 tenths of a mile away. This box structure is 45,000 square feet, 536 units and has uncovered secure storage for RV's, boats, trailers, and other vehicles. Always availability according to the manager and restated recently. Please find a copy of a self made map of all other known name facilities I drove to and recently again called to gain availability. Within less than three miles along Seminole Boulevard, three facilities exist. Less than four miles away five large facilities sit and within a final five miles or less perimeter an additional four more storage facilities are taking customers. It was at U-Haul Moving and Storage at 5200 Park Street, near the Tyrone Target/ Kohls area, the manager told me they have cameras everywhere. Gates open 5am- 10pm and yet "people get creative, you wouldn't believe how many people actually attempt to live in a unit." That was a true eye opener. To think of adding yet another additional structure is incomprehensible.

In conclusion the property I refer to as the Spoto property sitting at 12909 Park Boulevard North, is a beautiful residential property. To change its zoning only would create a domino effect in the future to us surrounding it. Somewhere something must end, boundaries have been drawn. We live in a most unique area in Pinellas County. Please help us to preserve and continue to have our corridor of homes to the beach. I oppose this zoning request.

Sincerely,


Barbara S. Krall

7626 128th Street
Seminole, Florida 33776
flbarbk@aol.com

Map copy included with names of facilities and distance

Letters copied to Board of County Commissioners:

Dave Eggers

Pat Gerard

Charlie Justice

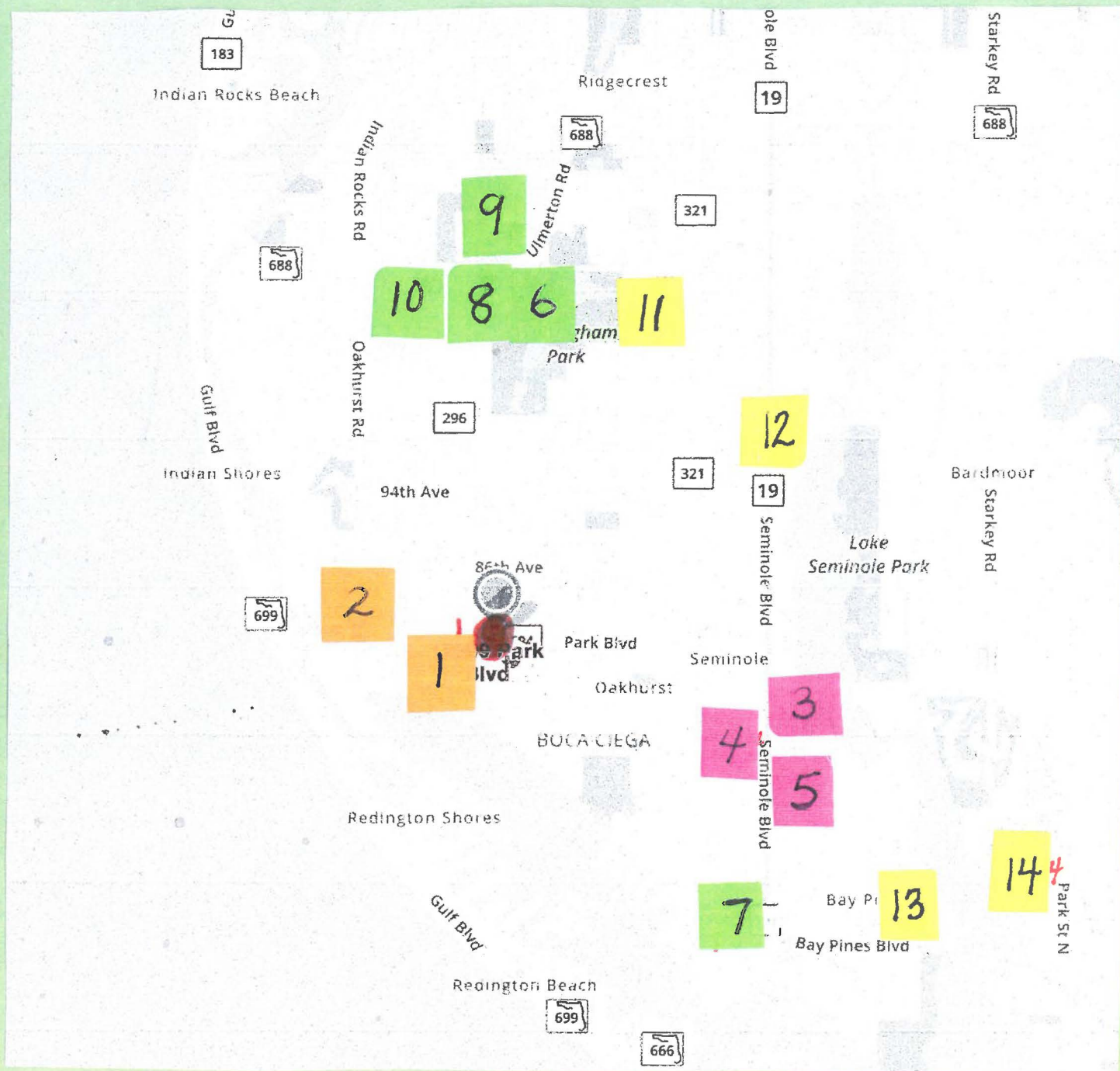
Janet C. Long

Kathleen Peters

Karen Williams Seel

Kenneth T. Welch

Case No Z/LU-22-09-18



key following page

1. OAKHURST SELF STORAGE
13443 PARK BLVD (0.3 mile)* 1
2. i STORAGE
5120 W 10TH AVE (0.8 mile)* 2
3. PUBLIC STORAGE
1400 W 10TH AVE (2.3 miles)* 3
4. EXTRA SPACE STORAGE
1400 W 10TH AVE (2.6 miles)* 4
5. U-HAUL MOVING & STORAGE
8700 W 10TH AVE (2.8 miles)* 5
6. J & P OUTDOOR STORAGE
1400 W 10TH AVE (3.1 miles)* 6
7. EXTRA SPACE STORAGE
1400 W 10TH AVE (3.4 miles)* 7
8. PUBLIC STORAGE
1400 W 10TH AVE (3.4 miles)* 8
9. INDIAN ROCKS STORAGE
1700 W 10TH AVE (3.6 miles)* 9
10. EXTRA STORAGE SPACE
1400 W 10TH AVE (3.7 miles)* 10
11. GULFSIDE STORAGE
1400 W 10TH AVE (4.0 miles)* 11
12. UNCLE BOB'S SELF STORAGE
1400 W 10TH AVE (4.1 miles)* 12
13. BAY PINES GULF BEACHES STORAGE
4798-10TH AVE (4.8 miles)* 13
14. U-HAUL MOVING & STORAGE
4798-10TH AVE (4.9 miles)* 14

* INDICATES MILES FROM 12909 PARK BLVD