

Date: October 12, 2017  
Sent: Via Email  
[zoning@pinellascounty.org](mailto:zoning@pinellascounty.org)

Pinellas County Planning & Development  
Development Review Services Department  
Attn: Mr. Glenn Bailey  
440 Court St.  
Clearwater, FL 22756

Ref: Case No.: Q/LU-03-03-17 (Clay & Pam, LLC)

Mr. Bailey;

Regarding the "Conditional Overlay Request" meeting reference the applicant, Clay and Pam, LLC ( Daly Collision ) on October 12, 2017, I would like to go on the record as to not have been given the opportunity to rebut the applicants attorney comments prior to board vote and after he had his allotted time to present his case.

**My understanding:**

1. We had a 3 to 2 approval. Assume this means this area for parking cars is now no longer employee parking?
2. Applicant was obviously in violation of a Code Enforcement issue to have brought this mess to the attention of the Board. (Storing abandoned cars in an R-4 Zoned Area.).....?
3. Assume R-4,.8 Acre parcel within the applicant's property was established by the County years earlier to provide a buffer between the two adjoining zoning areas, currently and specifically to the South.
4. The unsure possibility that 9<sup>th</sup> Street being improved and connected to Nebraska Ave. to West creates another issue with the applicant's east property line in that the existing buffer is now diminished by the road improvement and added clearing to improve same, thus requiring a masonry screen wall typical of the applicants north property line wall.
5. The area in question (R-4.8 Acres) is a junk yard, currently.
  - a. I have personally purchased and removed parts from these cars when in fact there was no security to prevent me from finding the part I needed.
6. There are numerous on site storage areas for revenue producing income at the sake of the community giving up required separation between adjoining and different zoning parcels. This make no sense when applicant is cannibalizing his own "Impervious" space and yet needs this .8 Acres for what?.....

**My concerns:**

- Buffers
  - There is no south buffer other than the R4, .8 Acres 135 Feet South the applicants south property line.
    - At the applicant's south property line, there is a 6'-0" Tall Wooden Fence that is in need of repair. The 10'0" Rear Set Back required for R-4 Residential is the only "Buffer"?
  - Conclusion:
    - Install masonry 8'-0" Tall Wall along this property line similar to the north property line separating the Town Homes.

- The understanding here is that this conditional overlay is temporary and may possibly need a time line and or condition if any portion of the applicants property is sold, the R-4 Zoning designation remains.
- Verbiage on the September 18, 2017 Meeting Notice Letter
  - **“What this proposal means to you”**
    - “processing of vehicles and other uses related to the auto restoration business located to the north building”
      - This is not clear to me. Any work that is currently completed in the building to the north should not be included in this use definition
        - As it is written what is to prevent the applicant from restoring vehicles as is the scope in the North Building on this R-4 Conditional Overlay, especially since there is already a building in this R-4 Area
    - Assume you aware there is currently a building on this R-4 .8 Acre Parcel? See attached snap shot of Google Earth include in this email.
      - Was there a permit issued to erect this building and for what reason. I assume it was not for storing junk cars.
      - More the reason for the verbiage concern, above.
- Existing On-Site Storage
  - Thought this applicant would agree to Employee Parking in this R-4.8 Acre Area
    - There are at least three areas where the applicant is currently storing Campers, Boats and Motorized Homes
    - Are you aware the there is a Tree Service Company storing their heavy trucks on the applicants M-1 Property?
    - Assume that all these areas are generating additional revenue at the sake of the community giving up the R-4 .8 Acre zoned portion of the applicants property that we assume was designated initially as a buffer for the south property line residences
- Applicants position with “56-Letters of Acceptance”
  - Assume you are aware that the majority of these acceptances are from retail owners to the east of Alt. 19. Attorney mentioned one of them as the “Barber Shop” across the street?

Enclosures:

Email

Email attachments:

Existing Photos

Regards,

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John and Christine Marrone  
 572 Ryan’s Woods Lane  
 Palm Harbor, FL. 34683  
 602 918 1119



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