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June 12, 2018

Via Email Only To:

zoning@pinellascounty.org; g.bailey@pinellascounty.org; chardy@co.pinellas.fl.us

Local Planning Agency
c/o Pinellas County Planning Department
315 Court Street
Clearwater, FL 33756

Re: Case No. Z/LU-12-06-18
Opposition to Bayou Development, Inc. Application for Zoning and Land Change
Parcel ID Nos. 02/28/15/82278/000/0300 and 01/28/15/88560/011/0001
Motion for Continuance and Preliminary Objection to Application

Dear Members of the Local Planning Agency,

Earlier today my firm was retained by five (5) local and long-term residents who live in the *immediate area* of the proposed zoning and land use change and are strongly opposed. This includes myself who has lived in Historic Palm Harbor for nearly 21 years.

Motion for Continuance

This correspondence shall serve as a request for a continuance of the Local Planning Agency's hearing on June 13, 2018 at 9:00 am consistent with my email earlier today to George Bailey in the Planning Department and Chelsea Hardy, Esq. in the County Attorney's Office.

Due to a scheduling conflict, I will be unable to attend the hearing. The request for a continuance is based on the requirements of due process where most of the area residents only learned of the proposed land use and zoning change last week and have not had adequate time to prepare for the hearing. This is magnified by the enormity of the proposed 39,680 square foot warehouse, its negative impact on the community, and the massive community opposition to which County Staff advised it received over 100 letters in opposition.

For these reasons, the public hearing should be continued for a minimum of thirty (30) days, and if the Local Planning Agency holds meetings in the evening, be rescheduled to an evening meeting to provide the local residents with a greater opportunity to participate in the process.

Preliminary Objections to Application

Although neither my clients nor myself have had adequate time to review the application and prepare for the public hearing, my preliminary analysis is that the application is not consistent with the Pinellas County Comprehensive Plan as follows:

Section 134-82(b)(1)

“The Pinellas County Comprehensive Plan, and those elements thereto are also established with specific objectives and policies to achieve the following ... to preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement, fire prevention, and general welfare.” (Underline added)

The proposed land use and zoning change is sought to permit the development of a 39,680 square foot warehouse measuring 40 feet tall which is vastly larger than all buildings in the immediate area and local community, with the exception of Palm Harbor University High School.

The enormity of the proposed warehouse is further exacerbated by its location along one of the most scenic sections of the Pinellas Trail, for which Pinellas County has made a substantial investment to construct and maintain. This section of “the trail” is heavily traveled by both local residents and tourists who would not find the proposed warehouse complimentary to the scenery. A warehouse of this size could not be hidden or even obscured with tree cover or landscaping.

There are many high-value and high-tax single family residences on Sutherland Drive to the immediate west of the subject property. These residents would literally live in the shadow of the proposed warehouse, which may materially and adversely affect the value of their homes.

In short, the appearance of the proposed warehouse would be a monstrous and unprecedented eyesore in the local community contrary to the purpose and intent of the Comprehensive Plan.

Section 134-82(a)(3)

“The goals, objectives, policies and strategies of the Comprehensive Plan shall enable staff and policy-makers to ... Facilitate a strong local economy that supports sustainable, healthy communities and enhances employment opportunities and the quality of life for its citizens.” (Underline added)

Section 134-82(a)(1)

“Consider long-term impacts and evaluate policy decisions to ensure that they support a sustainable future.” (Underline added)

Upon information and belief, the proposed warehouse will **only employ five (5) full-time employees**. Accordingly, it does not facilitate a strong local economy or employment opportunities proportionate to its five (4) acres, or provide the volume of employment which could be achieved through virtually every other type of development.

It is important to highlight the subject property’s proximity to Historic Palm Harbor roughly one-quarter (1/4) mile away. As we hope everyone knows, for the past ten (10) years its has enjoyed an unprecedented revitalization which includes restaurants, microbreweries, and a host of other

businesses. At this time, it now rivals the Sponge Docks and downtown Tarpon Springs to the north, and downtown Dunedin to the south. It is a wonderful place to live and visit.

A large part of this success has been the guiding force of Pinellas County which has invested substantial money into street-scaping projects on Florida Avenue, the restoration of the White Chapel on Georgia Avenue, and most recently, the pedestrian crosswalk on Alternate 19 just north of Florida Avenue. Further, of all the "micro-markets" in Pinellas County which include the Sponge Docks and the "main streets" in Tarpon Springs, Dunedin, and Safety Harbor, only downtown Palm Harbor is governed by the County and not a municipality.

However, and respectfully, the County Staff Report does not recognize the proximity of the subject property to Historic Palm Harbor, and otherwise fails to consider what effect, whether short-term or long-term, it would have on downtown consistent with Section 134.82(a)(1 & 3). We contend it offers nothing to further the revitalization, and the physical appearance of the proposed warehouse and lack of any meaningful employment would only detract from the developing mosaic which is Historic Palm Harbor.

Due to the time constraints associated with the public hearing, the undersigned has not had adequate time to review the Downtown Historic Palm Harbor Master Plan that was adopted by the Board of County Commissioners in 2001, but does not believe the proposed warehouse would be consistent with the County's "vision" for the area. That Plan speaks of limiting the area to small commercial land uses in the existing area, with a small town and community feel in both Historic Palm Harbor and Ozona.

Section 134-82(a)(6)

"Protect the diverse ecosystem that makes up the county's natural resources and contributes to the county's public health, quality of life and local economy."

Lastly, the County Staff Report articulates that the subject property contains two (2) wetland areas, and that the proposed warehouse would add 293.51 tons per year of solid waste in contrast to residential use.

Due to the universal objections of the local residents, the foregoing reasons, and other anticipated reasons with additional time to prepare for the public hearing, we respectfully request that the proposed zoning and land use change be denied by the Local Planning Agency. Thank you for your consideration of the foregoing.

Sincerely,



EDWARD B. COLE, ESQUIRE

For the Firm

cc: Clients

Whisennant, Denise A

From: stan@freewolf.com
Sent: Sunday, June 10, 2018 10:31 PM
To: Zoning
Subject: Zoning Case No Z/LU-12-06-18

I would like to voice my opposition to the rezoning request for Case No Z/LU-12-06-18. Most of us who live in this area are here because of the unique atmosphere that it provides us. Alternate 19 is not SR 19 and was not intended to be. The true flavor of Florida is fast disappearing in many areas because of development such as that requested for this rezoning. Once gone, it is gone forever and further such development invariably follows on its footsteps. Let us continue to enjoy and appreciate what little land is left to give us some flavor of the wonderful old Florida that we moved here for.

Thank you,

Stan Allen

508 Ulelah Avenue
Palm Harbor, FL 34683

Whisennant, Denise A

From: Peter Altmeyer <paltmeyer@tampabay.rr.com>
Sent: Tuesday, June 12, 2018 10:37 AM
To: Zoning
Subject: Case No Z/LU-12-06-18

Dear Sirs:

I am writing as a resident of Palm Harbor to object to the proposed Zoning change from residential (multifamily) to Light Manufacturing and Industrial for pending case Z/LU-12-06-18. Such a change will significantly alter the character of the community from small town waterside to highly congested industrial park. The proposed building will significantly raise the build elevations for the neighborhood.

There is no need for such a facility in the area in that there are at least four self storage facilities within four miles of the proposed site.

Peter J Altmeyer

827 Park Court

Palm Harbor

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Whisennant, Denise A

From: James Angle <phfd100@aol.com>
Sent: Friday, June 08, 2018 3:04 PM
To: Zoning
Subject: Case No Z/LU-12-06-18

As a resident of Hidden Lake I am opposed to the rezoning request for the above case.

Thank you

James Angle

Whisennant, Denise A

From: Kathy <zigg595431@aol.com>
Sent: Thursday, June 21, 2018 9:38 AM
To: Zoning
Subject: Rezoning Ozona case Z/LU-12-06-18
Attachments: Rezoning Ozona.docx

Please do not rezone the parcel of land by the Sutherland Bayou boat dock.

Sent from my iPhone

*Duplicate
Name
zigg595431
@aol.com*

June 21, 2018

Re-zoning for Ozona

ZONING@PINELLASCOUNTY.ORG

Case No Z/LU-12-06-18

To whom it may concern,

I am writing in regard to the rezoning of property in Ozona on Alt 19. I do not believe this is a viable opportunity because it will change the residential feel of the community. This change would allow other developers to seek zoning to add manufacturing buildings which will be an eye sore to those who travel on Alt 19 and who enjoy the Pinellas trails for recreation.

As a resident of Pinellas the income or jobs created by this storage facility is worth the decrease of tourists or the intrusion of wildlife to the area. I believe this land should be used as a residential environment and not to pad the pockets of an investor. We already have a storage facility in Tarpon and the addition of another facility would not add to the beauty of the area.

I do not want my children and their children to grow up and in 10 or 15 years, see the trails loaded with industrial buildings and the lack of wildlife as we bike or walk along .

Thank you

Kathleen Becker, resident

Palm Harbor Florida

Zigg595431@aol.com

Whisennant, Denise A

From: Gary Banlowe <garybanlowe@broadlinecomponents.com>
Sent: Thursday, June 07, 2018 8:05 AM
To: Zoning
Subject: Opposition to Case No Z/LU-12-06-18

I want to let it be known that as a resident of palm harbor, I oppose the storage facility proposed for the parcel of land located at: Z/LU-12-06-18.

Regards,
Gary Banlowe
Palm Harbor, Florida
813-389-2112

Dear Community, IMPORTANT NOTICE !!!!

The County is having a Zoning Meeting next Wednesday at 9am (In the Assembly Room, 315 Court Street, 5th floor, Clearwater) to determine if the parcel of land : Z/LU-12-06-18 between Sutherland Marina and Missouri Ave. can change it current zoning from Residential which allow for up to 25 homes on the parcel to Light Manufacturing and Industrial which would allow for the building of a large Storage Facility.

Bayou Development Inc. is going to build a 3 story 40 foot. high 125,000 S.F. Self Storage facility there .

If your not familiar with the parcel, It is the undeveloped land just south of Alt. 19 on the west side next to where the boats are stored .

This gigantic building would for ever change the small town community feel of Old Palm Harbor, Crystal Beach and Ozona

There are no other 3 story Industrial Building along the Pinellas Trail in this Neighborhood. If this is passed and built it will set a precedence for all type of industrial properties to be built on residential properties for the future .

Only residents within 600 feet received a mailed, written notification of these proposed changes. (The County did post it in the paper and does have small signage on the parcel.)

I believe that the larger community should be made aware of this pending change since it could have a detrimental impact on our community .

The community is encouraged to attend the meeting.
The community is encouraged to email letters and comments
to ZONING@PINELLASCOUNTY.ORG
or fax letters to 727-453-3256

You must Reference : Case No Z/LU-12-06-18

Contact the Planning Analyst office at 727-464-3583, if you have any question.

Please have all correspondence sent in for this meeting prior to the end of day on Monday 6/18/2018, to ensure it is presented to the board and not missed.

As a member of this community I would like to request everyone to review the photos and if you opposed to this either please attend the meeting, email or fax a response .

Thanks

Gary Banlowe
Broadline Components
813.333.2312 ofc
813.389.2113 cell

Whisennant, Denise A

From: Barb <bboozona@aol.com>
Sent: Wednesday, June 06, 2018 10:30 PM
To: Zoning
Subject: Zoning change for storage center....HELL NO!!! Case # Z/LU-12-06-18

NO NO NO!!!! To zoning change case #Z/LU-12-06-18...This is a "old Florida residential area period!! A 3 story storage unit. NO! Ozona will be there inforce Wednesday at 9 am taking names..elections are coming up! Robert Owens, 135 Harbor Dr, Ozona..22 year resident and very politically active. Put the storage unit in your back yard!
Sent from my iPad

Whisennant, Denise A

From: Begin, Chantale <cbegin@usf.edu>
Sent: Tuesday, June 12, 2018 6:46 PM
To: Zoning
Subject: Ref: Z/LU-12-06-18

Hello,

We are emailing to strongly oppose the rezoning of this parcel of land to Light Manufacturing and Industrial. As residents of the neighborhood directly south of the land, we oppose the proposed project due to the aesthetics and diminished property value and quality of life for the surrounding neighborhood. The neighbors who live south of the property on Missouri Ave., and everyone who regularly enters/exits the neighborhood via Missouri Ave. will feel like they are in an industrial park, not a beautiful neighborhood. Additionally, all users of the Pinellas Trail will experience the diminished aesthetics.

This land is a better fit to remain residential. It is located in a highly desirable school district (Palm Harbor University, Palm Harbor Middle, and Ozona Elementary) and near the historical downtown Palm Harbor area that is booming with new restaurants, shops, and breweries. It is also a golf-cart friendly neighborhood, and is immediately adjacent to the Pinellas trail. These factors guarantee success of any residential development that would be built there.

Alternatively, this could be a target for the county to purchase—an idea that we strongly support. The county could use the northern edge of the property to get the alternate entrance to Sutherland Bayou boat ramp that it has long desired and re-purpose the remaining land as additional boat trailer parking, dog park, Pinellas Trail watering/rest station, etc...

Sincerely,

Chantale Bégin and Brendon Baumeister

841 Delaware Ave

Palm Harbor, FL 34683

727-687-9701

cbegin@usf.edu

captbaumeister@gmail.com

Sent from my iPhone

Whisennant, Denise A

From: Tamara Black <tamtamblack@gmail.com>
Sent: Wednesday, June 20, 2018 10:32 AM
To: Zoning
Subject: Ref: Re: Z/LU-12-06-18

Ref: Re: Z/LU-12-06-18

Good Morning.

I am emailing to oppose the rezoning of this parcel of land to Light Manufacturing and Industrial. As a resident of a neighborhood close to the land, I oppose the proposed project due to the aesthetics, diminished property value, and quality of life for the surrounding neighborhood. The neighbors who live south of the property on Missouri Avenue and everyone who regularly visits the neighborhood via Missouri Avenue will feel like they are in an industrial park instead of a residential neighborhood. Additionally, all users of the Pinellas Trail will experience the diminished aesthetics due to this proposed project.

The land is a better fit to remain residential. It is located in a highly desirable school district (Palm Harbor University, Palm Harbor Middle, and Ozona Elementary) and near the historical downtown Palm Harbor area that is booming with new restaurants, shops, and breweries. It is also a golf-cart friendly neighborhood. These factors guarantee success of any residential development that would be built there.

Thank you for your consideration of this request.

Robert and Tamara Black
963 Canino Court (Future address: 1425 8th Street)
Palm Harbor, FL 34683

Whisennant, Denise A

From: Suzanne Bloom <sgbloom1@gmail.com>
Sent: Tuesday, June 12, 2018 1:34 PM
To: Zoning
Subject: Rezoning Case No. Z/LU-12-06-18

To Pinellas County Zoning
June 12, 2018

RE: Case No. Z/LU-12-06-18 Zoning from RPD-5 Residential Planned Development to M-1-CO Light Manufacturing and Industry Conditional Overlay

I have an OBJECTION to this proposed rezoning. This rezoning will create an unsightly building that is too big and too tall and will affect the environmental nature, and the character and atmosphere of our small Palm Harbor district.

Thank You

Suzanne Bloom
3628 Woodridge Place
Palm Harbor, FL 34684
Home Phone 727-786-7689

From: Linda Bock <2labock@gmail.com>
Sent: Tuesday, June 05, 2018 3:38 PM
To: Zoning
Subject: public hearing June 13, 2018 opposition submissions

To whom it may concern,
My Neighbors and I on Missouri Avenue and the adjacent streets are in opposition to the county granting a change in of zoning from Residential low to M -1 -CO, Light Manufacturing and Industrial for parcel Z/LU-12-06-18.

We have been notified by mail a week ago about the upcoming Public Hearing by the Local Planning Agency on June 13, 2018.

Do we need to have our hard copy written comment submitted 7 day prior to that hearing for them to presented and consider before the agency?

Please respond A.S.A.P. , I have left a voice message regarding this on phone # 727-453-3256 which was provide in your letter.

Thank you for prompt attention to this matter.

Sinsereely ,Linda Bock

800 Missouri ave., Palm Harbor Fl.

34683

Dear County and Zoning officials ,

For the past 16 years, I have lived at 800 Missouri Avenue. 16 years I've walked my dogs and rode my bike past a small pocket of wilderness - a home to gopher tortoises, eagles, countless native flora and fauna. My driveway even looks out at it – this beautiful gem in our neighborhood that you want to convert from Residential to Light Industrial.

In this letter, I will outline the ways that this change adversely affects our property value, creates a potential flooding crisis, and overwhelmingly does not reflect the preferences or values of the Palm Harbor community.

Were you to take your bike out on the Pinellas Trail, from Dunedin to Tarpon Springs, what would you see? An elementary school, tree-lined pathways, a trail-side barbeque spot...someone gardening in their backyard. You might notice that **nowhere** along that stretch of land would you see a 3-story industrial warehouse building. That's because buildings like that aren't really welcome in this part of town. This quiet, historic neighborhood – sandwiched between Ozona and Crystal Beach – is a family area. Where people ride their bikes, try out their rollerblades, walk their dogs, and take their kids to baseball practice.

Take a look at those letters I know you've received from many concerned locals. What do they say?

This zoning change creates a precedent, There are no other 3 story Industrial warehouse Building along the Pinellas Trail and Alt 19 from Dunedin to Tarpon Springs . This decision would be transforming our quaint pocket of Pinellas into just another U.S. 19. Seriously -this warehouse belongs on a 8 lane highway. Not on a 2 lane residential street. There are no 3 story We have 100's of school children and about 1000 people a day that ride their bikes daily and cross the street right where the trucks will be pulling in and out of We moved to this neighborhood to raise our children, to live close to nature parks, and walk to the Pinellas Trail. Not to live alongside a multi-level warehouse – a change that decimates the natural beauty of our neighborhood entrance into a concrete eyesore, irrevocably slashing our property values and making our neighborhood less safe. Additionally, there is the flooding concern. We are constantly affected by flooding on our block. In fact, we've had to have the county come out 3 times (on the counties dime) to remediate the drainage ditches on the easement of our property.

During the 4 months of summer the current flooding conditions on Missouri Ave and Sutherland Drive are dismal . The small saving grace to minimize property damage and coastal erosion has always been the 5 acre lot full of mature trees and plants and the pond across the street on the southside of Missouri Avenue. That pond, by the way, covers around 2/3rd of the land -- which spans about size of 5 ball fields . You do not need to be a geologist to understand that the pond is holding as much water as is absorbed by the 5 acres of mature trees. Stripping the land back filling the ground 8 feet then erecting this 125,000.Sq foot Mega Structure on this Zone A is simply STUPID. And it's a disaster that we residents and you County would have to deal with.

To put it in perspective: when my neighbor just leveled the ground 1 foot at his home, it created flooding in all of the 3 lawns adjacent to his property.

Listen – I've asked around and there's a common theme I've noticed in the attitudes of my neighbors regarding this construction. One is of outrage, and the other, perhaps just as prevalent, is one of resignation. "I don't want it either, but the county doesn't care. If they don't build that, they'll just build something else, a road maybe. I don't want that either" – this what one dejected neighbor told me. What does this attitude speak of the impression our county leaves on its residents? That it isn't worth speaking up? That regardless of our voices, the county will do whatever the developer wants – signing the land away, against the will of the very people it affects most?

County officials – there will always be companies and people with large pockets who care more about cashing in, than maintaining the integrity of a community.. But what do you care about? Who do you answer to? The will of the people would have you buy this land, and transform into something that truly GIVES back to the community.

And We Have Ideas!!

Downtown Palm Harbor's increasing success and popularity are obvious. We now rival our friends in downtown Dunedin and the Sponge Docks / downtown Tarpon Springs.

Now it is time to invest in Palm Harbors Parks.

Dunedin and Tarpon have both recently invested in their community by adding modern new clean dog parks. Tarpon springs has Tarpon Dog Park. Dunedin has Weaver Dog Park .

Where is ours ? Palm Harbor needs a Dog park that address the needs of Ozona , Crystal Beach, Downtown Palm Harbor ,Old Palm Harbor and Indian Bluff Island .

The county should turn this land in to a dog park for the following reasons:

- 1 Has minimal cost to develop.
- 2 No building need to be erected
- 3 There be no excessive construction equipment playing havoc on traffic for a year as would be if you allowed the Building of the storage facility
- 4 We are not stripping the land of most of trees which will attribute to flooding
- 5 we do not need to backfill the property
- 6 We have the excavation and maintenance vehicles 900 feet away at Pop Stansell ball park maintenance garage '
- 7 The county can expand on the entrance for the boat ramp
- 8 It would be an extension to the Pinellas trail
- 10 The ballpark has 100s parking spots across the street that go unused everyday that can be finally utilized
- 11 The wildlife living on that land won't be displaced or end up migrating into the neighbors' homes
- 12 It solves the Crystal Beach dog leash issues.
- 13 It enhance the quality of service our community receives
- 14 It solidify our commitment to community
- 15 The land will remain a buffer to prevent flooding

The property is a very affordable option to solve all of the issues I have mentioned It can easily be paid for using Penny for Pinellas dollars and or BP Settlement Money and or Funds for Pinellas Trail. Development.

Palm Harbor is considered the "cash cow " of the county yet it does not receive it's fair share of revenue for development and maintenance. We have been asking for CRA for years and haven't received it. It is about time You put the residents need first.

It is my sincerest hope that the Board of County Commissioners listen to the many voices in our community and DENY the request for rezoning or Postpone the decision so that We can pursue further serious discussion on having the county purchase this property for all the above reasons.

Sincerely , Linda Bock
800 Missouri Ave. Palm Harbor 34683
2labock@gmail.com

Duplicate Name

Whisennant, Denise A

From: Dana Brendel <danawhite10@yahoo.com>
Sent: Wednesday, June 06, 2018 11:01 PM
To: Zoning
Subject: [BULK] Letter regarding case: Z/LU-12-06-18
Attachments: Rezoning letter.docx

Importance: Low

Unfortunately, I am unable to attend the June 13th meeting regarding the Rezoning of land in my area. I wanted to make certain my voice is heard. Here is my letter for review.

Thank you.

Dana Brendel

To The Board of Pinellas County Commissioners,

This is in regards to case no Z/LU-12-06-18-

First off, I would like to thank you for the notice and for our neighbor to voice our opinion. My name is Trent Brendel and I live at 1785 9th St Palm Harbor. My property is caddy corner from this property. We finished building our house in 2014 knowing there will eventually be condos/homes on that property. We were aware, and ok if and when that occurs. After all, they would probably be nice homes and it won't decrease my property value. Everyone who lives in our neighborhood loves the charm it has and we would like to keep it that way! Adding a gigantic self-storage or anything commercial on that piece of property will take away part of this "charm". The real issue will be the financial impact it will have for the homes surrounding it. Let's be honest, who wants to walk out on their front porch (2nd level) and stare at a 3 story (over 39,000 SF foot print) self-storage building? Well, that person will be me and my adjacent neighbors. This worry's me when we ever decide to sell our house in the future. Between my neighbors and my family, we have spent lots of time working on our houses to maintain the value they currently are priced. We should be very cautious rezoning this area commercial, as this could be come contagious. What we light blue house on the left".

I know I am not the only one who has great concern on the zoning change, so thank you for reading our letters, emails, and listening to voices. After all, this is a company (not local) coming into our beautiful community putting up a gigantic warehouse that gives absolutely no value to our community. As a person who lives across the street from this piece of land, I will be sad to see the day it gets cleared for construction. There is multiple wildlife that relies on this small patch of woods, including: hawks, rabbits, squirrels, eagles, and yes even the otter's use it has a thoroughfare to get from pond to pond.

Thanks for reading

Trent Brendel

727-503-9723

Whisennant, Denise A

From: thedrake944 <thedrake944@yahoo.com>
Sent: Sunday, June 10, 2018 8:32 PM
To: Zoning
Subject: Z/lu-12-6-18

I am a life long resident of palm harbor and have seen some bad and great changes. Allowing this change in zoning would be a mistake and I hope you deny it. Thank you.

Sent from my T-Mobile 4G LTE Device

Dana Brendel
duplicate name

Development Review Services Department
440 Court Street
4th Floor
Clearwater FL 33756
zoning@pinellascounty.org

RE: Case NO Z/LU-12-06-18

To the Pinellas County Planning Department and Board of County Commissioners:

I am writing this letter as a concerned resident of Palm Harbor regarding the rezoning of the unused land at ALT 19 and Missouri Ave. This request is for a change of zoning from RPD-5 to self-storage and office.

My husband and I recently built our beautiful home that resides on the corner of Missouri and 9th Street. (Refer to the diagram attached). Our front porch, our living room, and master bedroom all look out over the land that is in question. Quite frankly, we are one of the homes that will be most impacted by this potential change. I wish so much that I could attend the June 13th meeting to verbalize my issues in person. Unfortunately affording a nice home requires me to put in long hours, and as of now I am unable to get my shift covered. Therefore, I will attempt to express my thoughts via letter.

My husband and I did our due diligence and looked into the zoning of that land prior to building our home. We were relieved to find out that one day this land could be used to build other beautiful homes to grow and develop our area. Needless to say, I was distraught to read the "Notice of Land use" sign that was posted regarding allowing for a self-storage unit of over 100,000 sq ft. to be built there. I have numerous concerns regarding this change. This is prime residential land less than a block from the water! I cannot see how this change brings any value to our area. The self-storage industry is a business that does not generate revenue for our community. It does not give back or work to make the community stronger or better. It does not generate jobs for our community (A few people at most according to the developer). This is not a business that prides themselves on being attractive, well-maintained or works to conserve the land around it. This is a business that the bigger the building they have, the more money they make. Every square foot is a dollar sign to them. They will bulldoze and squeeze every sq. ft. they can from that beautiful land just so they can make one more unit to store people's junk. A storage facility will not attract people to Downtown Palm Harbor to help local small businesses. It will not attract people to wanting to buy a house in our neighborhood. Its going to be a deterrent. Who wants to give directions to their house by saying "turn right by the giant storage unit?" Who will say "oh what a cute town with that nice industrial storage unit"? NO ONE. This will strip our neighborhood of the family oriented, waterfront community it is. There are plenty of industrial areas in Palm Harbor, especially off US 19. There is no reason this plot of land needs to be turn industrial. It should stay the residential land it is intended to be. As a side note, I did contact several local storage facilities. I was told by the manager at Cube Smart that he is aware of roughly 15 permits actively pulled/being pulled for storage units in our region. Unfortunately I am medically trained, not a builder,

and have been unable to get ahold of the proper person to be able to verify this information. But if this is true, it further supports the ridiculous nature of this zoning change.

Our area has its share of problems too. Traffic is a on going issue. The left-hand turn from Alt 19 on to Missouri is dangerous due to oncoming traffic coming around a bend. We have speeding problems on Missouri due to lack of stop signs and traffic that is generated by the Sunderman ball fields. Me and my children were nearly hit while taking a walk, by a vehicle coming down Missouri Avenue making a left on to 9th street, speeding because there is a large stretch of road without a stop sign to cause drivers to pause so they don't make a quick and wide turn. Not to mention we have many young teenagers behind wheels going to hang out at the skate complex and are making poor decisions. The city has put us through meetings upon meetings regarding the possibility of adding to the problem by spending a lot of money to extend 9th street from Missouri all the way to the public boat ramp. This road would extend the entire western boarder of the property in question. This change would unleash large amounts of truck /trailer/boat traffic (some intoxicated) onto our neighborhood street to enter/exit the ramp. This is an awful idea that will undoubtedly lead to someone getting injured or killed. Not to mention will lead to worsened traffic backups in our neighborhood and unsafe crossing at the Pinellas trail. Missouri is a small road where the Pinellas trail crosses only a few feet from Alt 19. Large trucks with trailers and moving trucks will have to stop across the Pinellas trail, blocking users of the trail from safely crossing. There is no room for anyone turning left into the neighborhood to stop safely out of Alt 19 to allow a biker to cross before proceeding beyond the trail. This is a dangerous area that has gone ignored by the city and police/DOT despite local complaints. I clearly do not want to see any type of road being built behind this land. This change would also be catastrophic to our community. With that being said, the developers of this storage facility have worked hard to make this the selling point of their project. They claim they will bring a low volume of traffic to our neighborhood and will work to stop the road from the boat ramp from ever being built. However, with their plan, they still bring an entry/exit onto Missouri. This definitely will inadvertently become a "short cut" to the boat ramp since it also has the potential to connect to the public boat ramp. There is no way an entry/exit on to Missouri should be considered, it will only add to the hazards and confusion to an already troubled area. The city needs to listen to residents that live by this traffic every day. Safety should be your #1 concern and you should be doing everything in your power to protect us from added traffic to our residential streets. Despite their "best intentions", building this storage facility does not solve that problem for us.

The development company held an information seminar for us the other day and really emphasized how much they did to create an "extra-large bumper" between the houses that will back up to the western side of their building. However, they did NOTHING to protect our neighborhood to the southern side of their building. They plan to knock down the trees and begin their building 35 feet from the street. This street is the entry to our Neighborhood (please refer to the pictures below B&C depicts this road). There is no buffer to hide the monstrosity of the building behind mature trees or the trees that exist. They are going to obliterate the beautiful greenery to put a concrete box of a building there. This is going to be a huge eye sore. It will surely take away from the Pinellas trail experience and depreciate our homes values. On a personal note, by allowing this to occur, you are sentencing my family to have to look at this building from the most important rooms of our house, our porch, patio, and EVERY TIME we drive into or out of our neighborhood. This will affect my hard earned investment. I would much rather look at homes that that people care for and maintain. This development company did not think about the community when they came up with their plans. They thought about what they could do to get over the

100,000 sq ft of building space they need to make this building worth it to them. They have plans to push their building as far south as possible toward our neighborhood. There was no attempt to conserve native greenery or land. They have no landscaping or screening plans to protect the values of our homes and shield us from their abomination of a building. They have no idea what our community represents; they aren't even a local company (not even a Florida company for that matter). They created an architecture that has a modern industrial feel and does not fit in the coastal community we have. Furthermore, there are plans for retention ponds that will attract mosquitos, possibly alligators/snakes, and may even pose drowning risks to our youth. I posed the question to the developer at this meeting of "what value does this bring to our community?", and the only answer that was provided was, "We are a low traffic business". I'm sorry. But that doesn't cut it for me and it shouldn't for anyone who lives in this area. We are on the brink of exciting times in our area of Palm Harbor. We have seen our neighborhood blossom and change for the better over the past few years. Old homes are being torn down and new expensive homes are being built. People have been working hard on improving their homes, and because of that our property values have increased. We now even have 2 new streets of homes with price tags of over 1 million dollars being built just around the corner from this land. Downtown Palm Harbor is getting a much-needed face lift, and from what I have read online, is focusing on creating a family oriented small-town atmosphere. We love where we live. We have great schools, amazing neighbors, and a real sense of pride for our community. I can't help but feel this building of this enormous size will completely ruin the attraction to our neighborhood and surrounding community. Let this land stay the residential land it should be. I hope that you can realize that and have better vision for this land than an industrial area. My other concern would be, if you allow this industrial rezoning change to this land, what stops you from allowing it to happen to other land in the area? Pretty soon you will deplete everything that makes our area special. Let this land be homes for people who will enrich our community by spending money in local businesses, planting trees and landscaping on their properties, and taking pride in the homes they have purchased. If Palm Harbor truly wanted to make an investment to the area and solve their boat ramp issues without affecting the surrounding neighborhoods, they should consider doing what Dunedin has done in the past. Buy the land and turn it into a (dog) park. Conserve the natural beauty of the native trees while creating an area for residents to enjoy, people to visit, trail users stop, all while solving their boat ramp issues. Obviously, this is just an alternative idea, but hopefully gives spark to other ideas that will actually benefit, beautify, and grow our community. The only rezoning that should ever be considered is for conservation and recreation of this gorgeous land. Let's keep this area the safe and family friendly area it is intended to be. Not an industrial zone for junk storage and boat traffic.

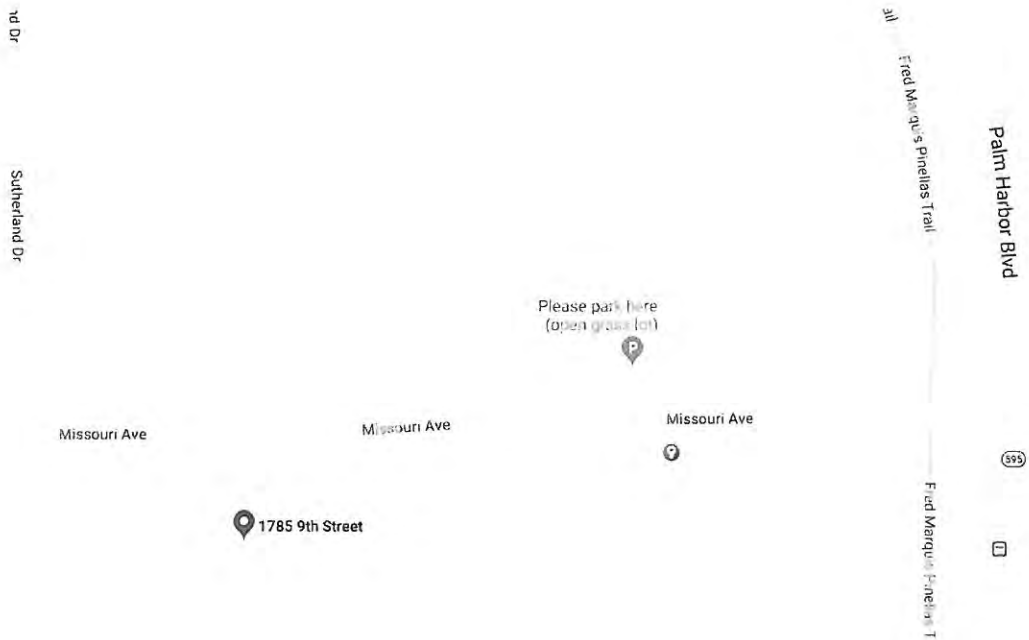
Please keep us in mind as you listen to the developer and make your decision. I urge you to drive this property before you do so and take a look at the land. My pictures don't do it justice. See what atmosphere you will destroy with your decision. Picture your house and your neighborhood and how you would feel with a building like this being forced upon you. If this change cannot be avoided, I BEG of you to think about the residents of our community. Force the developer to have large property bumpers on the west AND southern borders. Have appropriate size limits on the building. Require them to leave the native greenery and add other mature landscaping so the building is not visible in our neighborhood. Make the height 2 stories like the other buildings in the area, not a staggering three stories. Require them to tuck their building far away from our homes so we don't have to see it, hear it, or know it's there. Do not allow a Missouri Entry or any new roads from entering on to Missouri. Make them make

our area better. Keep our families, kids, and trail users safe. Please do everything in your power to allow us to maintain our home values and keep this area of Palm Harbor the special place it is.

Thank you for your time.

Dana Brendel, PA-C

Resident and Owner of 1785 9th Street Palm Harbor, FL 34683



My home is marked with Red marker for reference purposes.



B) This is the view of the southern boarder of the property from my driveway. Along Missouri.



- C) This is the current view of the property pulling into our neighborhood. The Southern border of the property



- D) This is a 98,000 sq ft Cube Smart Storage on US19 in Palm Harbor. This building is SMALLER than the proposed building. My camera barely fits the building in its screen from distance.



- E) This is a panorama view of the side and back of the same facility. This is similar to the proposed building that will be exposed to the Western and Southern borders of our neighborhood. This will replace the greenery above. Is this what you would want to see when you pull in your neighborhood or look out your window? This will be my new view looking out of my property at the corner of 9th and Missouri.



- F) This is the back side of cube smart storage and the truth about what air conditioned self-storage really looks like. I'd rather see homes with people's landscaping and kids playing... not a great wall of concrete with ac units and lights that will be running at all hours

Whisennant, Denise A

From: deborah brown <docdebbrown@verizon.net>
Sent: Friday, June 15, 2018 12:55 PM
To: Zoning
Subject: Storage Facilities

Dear Zoning Committee Members,

My family has chosen to live in the Palm Harbor Area for over twenty years because of the old town feel and community. The proposed zoning for storage facilities to be built within established communities affecting Ozona, Crystal Beach and Palm Harbor will be detrimental to the esthetics and small town charm that this community has strived for. Industrial type large facilities is not in line with the vision the people of this area, who work so hard to maintain our community and quaint post office and local shops and stores. Please do not allow these zoning changes and destroy what makes our homes and community so special!

Thank You,

Deborah Brown MD, DMD

Andrew Maser DO

Whisennant, Denise A

From: Daniel Brzycki <daniel@realnetbroker.com>
Sent: Tuesday, June 12, 2018 6:03 PM
To: Zoning
Subject: Case No: Z/LU-12-06-18

Our Names are Daniel & Deborah Brzycki
We Own & Reside at:
795 New York Ave
Palm Harbor, FL 34683

We have bought our home just over a year ago and did so because of the lack of Commercial Noise and Construction like on US 19. Deborah & Myself are completely 100% apposed to any type of storage facility or large commercial structure that would then allow additional or similar types of commercial entities to turn our "Old Palm Harbor" Community into another US 19!!

Please understand that this is the consent & wishes of most all of the Community at large!

--

Oh, by the way.....

I'm never too busy for any of your referrals!

Service-Support-Solutions

Daniel Brzycki, GRI
Real Estate Sale Associate
daniel@realnetbrokerage.com
www.realnetbroker.com
262.416.8316

Whisennant, Denise A

From: Tim Burkhardt <tigerteam41@hotmail.com>
Sent: Thursday, June 07, 2018 12:31 PM
To: Zoning
Subject: Case # z/LU-12-06-18

To Whom it concerns,

I just got word today that a Development company wants to build a 3 story commercial storage building at the corner of Alt. 19 and Missouri Ave. I have lived in that neighborhood for 26 years at 748 Prior Place.

Every day I enter in and out of that location and it is ALREADY a DANGEROUS area due to traffic coming over the hill from the South and traffic coming around the bend from the North. By adding a storage building it will only create more of a situation from people storing boats, trailers and RV'S. I'm totally against this idea and will be at the meeting on Wednesday the 13th at 9am.

Tim and Lori Burkhardt
748 Prior Place.

Whisennant, Denise A

From: Jennifer Clemans <jenclemans@hotmail.com>
Sent: Friday, June 15, 2018 8:51 AM
To: Zoning
Subject: Rezoning of land near the trail

Ref: Re: Z/LU-12-06-18

Good Morning.

I am emailing to oppose the rezoning of this parcel of land to Light Manufacturing and Industrial. As a resident of the neighborhood directly behind the land, I oppose the proposed project due to the aesthetics and diminished property value and quality of life for the surrounding neighborhood. The neighbors who live south of the property on Missouri Ave., and everyone who regularly enters/exits the neighborhood via Missouri Ave. will feel like they are in an industrial park, not a beautiful neighborhood. Additionally, all users of the Pinellas Trail will experience the diminished aesthetics.

If the proposed rezoning overlay would keep the western buffer, establish an additional southern buffer of tall trees at least 100' wide, and **not** allow an egress to the property from Missouri Ave., I would withdraw my opposition.

Regardless, the land is a better fit to remain residential. It is located in a highly desirable school district (Palm Harbor University, Palm Harbor Middle, and Ozona Elementary) and near the historical downtown Palm Harbor area that is booming with new restaurants, shops, and breweries. It is also a golf-cart friendly neighborhood. These factors guarantee success of any residential development that would be built there.

Alternatively, it could be a target for the county to purchase. The county could use the northern edge of the property to get the alternate entrance to Sutherland Bayou boat ramp that it has long desired and re-purpose the remaining land as additional boat trailer parking, dog park, Pinellas Trail watering/rest station, etc.

Thanks,

Jennifer Clemans

571 Bay Street

Palm Harbor, FL 34683

Whisennant, Denise A

From: colelaw@tampabay.rr.com
Sent: Tuesday, June 12, 2018 9:46 PM
To: g.bailey@pinellascounty.org; Hardy, Chelsea D; Zoning
Cc: lesleyaklein@gmail.com; 2labock@gmail.com; sonia@gulfcoastreporting.com; davecollom@gmail.com
Subject: Re: *** Urgent *** Request for Continuance & Preliminary Objections to Application /// Case No. Z/LU-12-06-18
Attachments: LPA 01.pdf
Importance: High

Evening Mr. Bailey, Ms. Hardy & Zoning Department,

Further to my email earlier today to Mr. Bailey and Ms. Hardy, attached please find a formal written motion for continuance of the public hearing tomorrow morning in the above-referenced matter, and my preliminary objections to the application.

I will not be able to attend the hearing due to a scheduling conflict, and I would request it be read into the record and considered evidence in opposition to the application.

Thank you for your assistance with this very important matter.

Edward B. Cole, Esq.
Cole Law Firm, P.A.
Post Office Box 1451
Palm Harbor, FL 34682
(727) 564-9690 (Telephone)
(888) 705-0910 (Facsimile)
colelaw@tampabay.rr.com

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---- colelaw@tampabay.rr.com wrote:

>
> Afternoon Mr. Bailey & Ms. Hardy,
>

> I am a local attorney and resident in downtown Palm Harbor who was just retained by a number of local residents in opposition to the above referenced land use and zoning change petition.

>

> Most of us just found out about this last week, and despite our efforts to get prepared for the hearing, we required more time and respectfully request a continuance of the LPA hearing tomorrow morning, which I am unable to attend due to a scheduling conflict.

>

> The request for a continuance is based on the requirements of due process of law, the magnitude of the proposed 125,000 s.f. development and its perceived impact on the community, and the level of opposition to which your staff advised has received over 100 letters in opposition.

>

> Thank you in advance for your consideration of this request.

>

> Edward B. Cole, Esq.

> Cole Law Firm, P.A.

> 844 Wisconsin Ave.

> Palm Harbor, FL 34683

> (727) 564-9690 (Telephone)

> (888) 705-0910 (Facsimile)

> colelaw@tampabay.rr.com

>

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Whisennant, Denise A

From: colelaw@tampabay.rr.com
Sent: Friday, June 08, 2018 2:10 PM
To: Zoning
Cc: 2labock@gmail.com; lesleyaklein@gmail.com
Subject: Objection to Rezoning /// Case No. Z/LU-12-06-18 /// Bayou Development, Inc

Dear Madam or Sir,

Please consider this my formal objection to the proposed rezoning and construction of a 125,000 sf storage building.

For the past 20 years, I have lived at 844 Wisconsin Avenue which is about 1/2 mile from the site. It is a wonderful place to live, and gets better every year.

The rezoning and proposed development are simply appalling and approval would do permanent harm to the area. The building is enormous in height and square footage. It is vastly larger than anything in the area with the exception of Palm Harbor University High School. It would be an eyesore of monstrous proportion. Making matters even worse, it is located on an beautiful and well traveled section of the Pinellas Trail.

The County has invested a lot of time and money in downtown Palm Harbor, and done an excellent job guiding and fostering its revitalization. Downtown's increasing success and popularity are obvious. We now rival our friends in downtown Dunedin and the Sponge Docks / downtown Tarpon Springs.

At the end of the day, our towns are like mosaics where every piece is important. And some pieces - such as this - are particularly important. I have spoken with at least ten (10) of my neighbors and there is universal opposition to the proposal. Not one person thinks it is a good idea, and many are genuinely upset by the potential development.

It is my sincerest hope that the Board of County Commissioners listen to the many voices in our community and DENY the request for rezoning.

Please protect our mosaic.

Edward B. Cole, Esq.
844 Wisconsin Ave.
Palm Harbor, FL 34683
colelaw@tampabay.rr.com

Duplicate Name

Whisennant, Denise A

From: Jaime L. Collins <jaime@carlsonmeissner.com>
Sent: Monday, June 11, 2018 2:12 PM
To: Zoning
Subject: Case No Z/LU-12-06-18

Hi,

My name is Jaime Collins. My husband, Greg Collins and I have been a homeowner in Ozona Area for over 18 years. We are strongly **AGAINST** the zoning change and we do not want our small town to be overrun with large buildings. The proposed change Z/LU-12-06-18 between Sutherland Bayou Boat Ramp and Missouri Ave. which will change its current zoning from Residential, to Light Manufacturing and Industrial, would allow for the building of a large Storage Facility and my family and I don't believe this would be a positive thing for our community. As you drive up and down ALT 19, we don't have tall buildings. We do not want our community to become similar to Oldsmar and I believe if this zoning change passes it will change our community forever and not for the better.

Thank you for taking the time to consider our thoughts on this matter.

Jaime L. Collins, Paralegal

for Antonio Viera, Esq.

LAW OFFICES OF CARLSON & MEISSNER

250 N. Belcher Rd. Ste. 102

Clearwater, FL 33765

phone: 727-462-2445

fax: 727-462-2495

www.carlsonmeissner.com

Whisennant, Denise A

From: Dave Collom <davecollom@gmail.com>
Sent: Friday, June 08, 2018 2:57 PM
To: Zoning
Subject: Re: case number Z/LU-12-06-18

The Storage facility project being considered for the corner of Missouri Ave. and Alt. 19 would be a sad mark on our community. My family moved into this neighborhood because of the family friendly, nature centered community that it is with local parks, water views, ball fields, Pinellas Trail and historic downtown area. Looking at a large Industrial / warehouse building from our home on Missouri Avenue would be a great disappointment besides devaluing my property and likely increase the flooding problems to the area. The retention ponds may not be enough and only increase the breeding ground for disease carrying mosquitos.

My neighbors and I are horrified at the thought of our community changing in this way, we wish it to remain residential with its present zoning. I am tired of people with large amounts of money thinking they are above the community wants. I worked very hard to go from being a construction worker to a doctor so that my family could afford to live in such a nice residential neighborhood with a nice home with beautiful views.

David S. Collom
800 Missouri Avenue, Palm Harbor
davecollom@gmail.com

Whisennant, Denise A

From: Sheryl Conrad <sheryl@goliathcc.com>
Sent: Friday, June 08, 2018 11:01 AM
To: Zoning; Eggers, Dave; Gerard, Pat
Subject: Committee Hearing on Wed, June 13 re: Case No Z/LU-12-06-18

To Whom It May Concern:

As a concerned resident of Palm Harbor, I am opposed to the rezoning of the property (Case No Z/LU-12-06-18) up for Committee hearing on Wednesday, June 13, 2018.

I respectfully ask for a no zoning change on this parcel not because I am anti-growth but because I am worried about the ongoing development around the trail and the precedent this type of proposed industrial development would set. The proposed building would forever change the "small town community" feel of Old Palm Harbor, Crystal Beach, and Ozona.

The Pinellas Trail through Palm Harbor is a big draw for residents and visitors alike. I bike the trail almost daily – I enjoy seeing people of all ages enjoy the trail. The backdrop of the trees, wildlife and small residential neighborhoods make it beautiful. Over the past few years, traffic along the trail has grown substantially. I strongly believe the unique outdoor recreational feel of Old Palm Harbor along the coast is great for our local economy and healthy for our community. If that is removed, we won't be able to get it back. We lose something that makes the trail a desirable place to get out, get active, and be social – something that urban and suburban areas desperately need.

The neighborhood does not support this project. For the reasons I have mentioned in this email, I urge you to vote against this proposed rezoning.

Thank you for your consideration,

Sheryl Conrad
Resident and Business Owner – Palm Harbor, Florida



Sheryl Conrad
Direct: 727-474-3754
sheryl@goliathcc.com
www.goliathcc.com

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Whisennant, Denise A

From: Tyson Conrad <tyson@goliathcc.com>
Sent: Thursday, June 07, 2018 8:23 PM
To: Zoning
Subject: Case No Z/LU-12-06-18

Good Evening,

I am writing to share my thoughts on the potential rezoning of this parcel. My family and several of my neighbors are adamantly against the rezoning to allow a large storage facility. I understand progress is inevitable however a project like this with its proximity to the trail in this area will set a new precedent in future builds. This is an opportunity to keep something special in highly desirable area of Pinellas County. No one around here wants to see more concrete and a 40 foot high building. We trust you will make the right choice and say no to rezoning this parcel.

Thank you for your service,

The Conrad Family



Tyson Conrad – President

Direct: 727.437.7159

Cell: 727.235.9183

tyson@goliathcc.com

www.goliathcc.com



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Whisennant, Denise A

From: Jennifer cook <jencook@hotmail.com>
Sent: Sunday, June 10, 2018 9:02 PM
To: Zoning
Subject: Case No. Z/LU-12-06-18

My name is Jennifer Cook and I am a resident at 802 Michigan Ave. Palm Harbor, FL 34683. I am writing to let Pinellas County know that we disapprove the building of a storage facility on Missouri and 9th street. As a homeowner in Ozona, our main reason for purchasing was because of the small town feel and we do not want more businesses coming into our community.

Thank you,
Jennifer Cook
(813) 477-7452

SONIA A. COOK

773 PRIOR PLACE, PALM HARBOR, FLORIDA 34683

Phone: 727.643.1477

Email: sonia@gulfcoastreporting.com

June 7, 2018

Pinellas County Planning & Development Department
Zoning Division
Development Review Services Department
440 Court Street, 4th Floor
Clearwater, Florida 33756
727.453.3256 / zoning@pinellascounty.org

RE: Letter in Opposition to Change in Zoning from RPD-5
and Opposition to Changing "Residential Low" to "Employment"
Case No. Z/LU-12-06-18
Bayou Development, Inc., Applicant
J.J. Jenkins, Northpoint Development, Representative
Alex Schaler, Kimley-Horn & Associates, Inc., Representative

To Whom It May Concern:

I built my home on land that I purchased in 1999, within very close proximity to the above-referenced subject property. I've seen many undesirable buildings go up in the 20 years that I've lived here but this recent request for putting an industrial, steel, 40-foot storage unit near where we enter/exit our homes must be opposed. This building will be an eyesore as I pass by it every day. I adamantly oppose the change of zoning from RPD-5, Residential Planned Development, to M-1-CO, Light Manufacturing and Industry-Conditional Overlay (self-storage facility and office), in addition to changing "residential low" to "employment."

An industrial storage unit facility, zoned for commercial use, has no business being in a residential area within feet of a coastal, residential community. A 40-foot tall building with bright security lights would be a monstrosity to this area. I pay over \$7,000 a year in property taxes, flood and homeowner's insurance to live in this area. Many people pay even more to live in this area and when we built, or others moved here, we didn't expect to have up for consideration a building of this height and size near our homes. If I want a storage unit next to my home I'll move up to Pasco County and pay lower property taxes, insurances and live in a residence where I am not required by the State of Florida to carry mandated flood insurance.

This proposed storage facility will be approximately 105,000 sq. ft. to 125,000 sq. ft. There is no building with this great height and size anywhere in our vicinity. Palm Harbor High School is only 56,500 sq. ft., and that's big. This area is a family-oriented, coastal, residential neighborhood community. Homes in our area range from \$250,000 up to millions of dollars. We pay exorbitant property taxes and high home and flood insurances to live where we do. This proposed storage facility will not only be an eyesore, a monstrosity to the area, but will greatly affect our home values and greatly increase the current issues we have with traffic at this location. This particular stop on Alternate US 19 is considered deficient, and will lead to mobility mitigation requirements. When I turn onto Missouri off of Alternate 19, I find it is a blind

spot for many people on the Pinellas Trail. This building will create more traffic with the possibility of more dangerous conditions for people and drivers. In addition, it is going to increase the current issue we have with wastewater/solid waste/potable water being in short supply. There's already points during the summer this area of Pinellas is cut off from reclaimed water usage. A storage facility being placed within a block of the Gulf of Mexico in a residential neighborhood will not, as "Goal One" states within the agenda, in any way "effectively serve the community and environmental needs of the population," that being our neighborhood. It will be a detriment to the neighborhood, especially diminishing our property values.

As our neighborhood is a Coastal Storm Area, flooding occurs and there will be greater potential for flooding to occur at the proposed storage facility in which people's "things" are stored. I, personally, would not place my belongings at a storage in an "A" flood zone, but rather someplace away from the coast and from possible water intrusion.

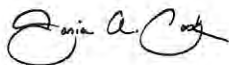
Unfortunately, in 2007ish Pinellas County allowed a 34-foot, 6-inch skating rink to be built at the Sunderman Complex. The storage building being proposed is much taller. There was so much opposition by us, the residential community, concerning the skating rink, and the height of the building, that the Pinellas County Commission voted to reduce the building, only by 9 feet though. Our community was disappointed in that decision but there was nothing we could do to prevent the presence of it. Every single day we have to look at that steel monstrosity from our front and back yards and when we pull away from our homes. I cringe every time I leave and unfortunately it will never go away.

This storage facility will create an even greater unsightliness and it will create more nuisances such as light pollution to light the facility up for security reasons.

Our community, this area of Palm Harbor/Ozona, is a small, coastal golf cart community and we want to keep it just that, without mammoth, intrusive buildings taking over our peaceful, beautiful, quaint, residential area. A three-story, 40-foot high commercial building is just that, commercial, and too large of a building to place near residential homes. This type of a building belongs in an industrial area, a commercial area where the Pinellas County isn't charging us exorbitant taxes to live near a building such as this. We pay exorbitant taxes, property insurance and flood insurance to live in this particular area and as such, consideration towards our homes, and the value of them, should be placed first over a commercial property in which "things" are stored and no human being will be inhabiting the structure. This type of building will truly affect every living person living near and enjoying the area surrounding it.

Again, I strongly urge for this land use to be kept as RPD-5, Residential Planned Development, and "residential low," and to deny the proposed change to commercial use, M-1-CO, and "employment."

Sincerely,



Sonia A. Cook

Whisennant, Denise A

From: Louise <lweezie63@gmail.com>
Sent: Friday, June 15, 2018 9:43 AM
To: Zoning
Subject: parcel # 01-28-15-88560-011-0001 and 02-28-15-82278-000-03000

RE: Case No Z/LU-12-06-18

To whom it may concern:

I am a resident at 1000 8th Street, Palm Harbor, FL 34683. I am writing with my concerns regarding building the gigantic storage unit on parcel # 01-28-15-88560-011-0001 and 02-28-15-82278-000-03000.

I am opposing that this be done, it is in the best interest of the residence that this is denied, it will be an eyesore.

This gigantic building on Alt 19 crossing the trail would forever change the small town community feel of Old Palm Harbor, Crystal Beach and Ozona.

There are no other 3 story Industrial Building along the Pinellas Trail and Alt 19 from Dunedin to Tarpon Springs. If this is passed it will set a precedence for all types of industrial properties to be built on residential properties for the future

Thank you for your consideration,

Gregg and Louise Corder

Thank you,
Louise Corder
727-224-9817
Skype: lweezie63@gmail.com
Email: lweezie63@gmail.com



Virus-free. www.avast.com

Whisennant, Denise A

From: maryadana11@gmail.com
Sent: Tuesday, June 12, 2018 9:09 PM
To: Zoning
Subject: Case No. : Z/LU-12-6-18

To Whom It May Concern:

At this time I would like to voice my opinion regarding Case No. : Z/LU-12-6-18.

I am against an Industrial Building to be built in Pinellas County. Pinellas County has more people than any county in FL. Why keep building ? Please put a stop to all new construction, especially business. Save what little space we have.

A concerned citizen,

Mary Ann Dana
Crystal Beach Resident

Sent from my iPad

Whisennant, Denise A

From: Bailey, Glenn
Sent: Monday, June 11, 2018 3:10 PM
To: Swinton, Tammy M; Whisennant, Denise A
Subject: FW: Case No Z/LU-12-06-18

Glenn Bailey, AICP
Pinellas County Planning Department
(727) 464-5640
gbailey@pinellascounty.org
All government correspondence is subject to the public records law.

From: Greenleaf, Kim
Sent: Monday, June 11, 2018 2:32 PM
To: Bailey, Glenn <gbailey@co.pinellas.fl.us>; BoardRecords, <BoardRecords@co.pinellas.fl.us>
Subject: Case No Z/LU-12-06-18


Kimberly H. Greenleaf

Executive Aide to Commissioner Dave Eggers
Pinellas Board of County Commissioners, District 4
315 Court Street, Clearwater, FL 33756
727-464-3276 office
727-464-3022 fax
kgreenleaf@pinellascounty.org
www.pinellascounty.org

All government correspondence is subject to the public records law.

From: Darla Darlin [<mailto:darladarlin@skils.com>]
Sent: Monday, June 11, 2018 2:22 PM
To: Eggers, Dave <deggers@co.pinellas.fl.us>
Subject: Fwd: Case No Z/LU-12-06-18

----- Forwarded message -----

 **From:** **Darla Darlin** <darladarlin@skils.com>
Date: Mon, Jun 11, 2018 at 2:20 PM
Subject: Case No Z/LU-12-06-18
To: ZONING@pinellascounty.org, deggers@pinellascounty.org

Dear Zoning Committee,

I recently heard about the plans to build a storage facility on the corner of Missouri Ave and Alternate 19 in Palm Harbor. (Case no. Z/LU-12-06-18)

I am upset that only certain residents were sent letters and notifications of this change. The entire community should have been told of the proposal and the meetings. This change in zoning would be a travesty.

Bayou Development Inc. would like to build a 3 story 40 foot. high 125,000 square foot self storage facility in an area that is currently zoned as Residential. Switching this zoning to Light Manufacturing and Industrial would change the whole feel of the area. I was at a Pinellas County meeting, not too long ago, where I heard our commissioner and county members discuss ideas on how we could bring tourism to downtown Palm Harbor. I am telling you this is NOT HOW! We want visitors to come and enjoy our beaches, the trail, the restaurants, entertainment, but especially our views. A 40 foot high storage unit would change this.

The Palm Harbor/Crystal Beach area is a step back in time to the salt life of yesterday. Although new houses are being built continuously, the area hasn't lost its old nature and charm. A bit of a sleepy town where neighbors gather at the local beach and marinas. Kids learn to fish barefoot in the seaweed. And residents and visitors alike exercise on the trail as they travel from sleepy beach town to sleepy beach town. There are no other 3 story Industrial Building along the Pinellas Trail in this neighborhood of Crystal Beach/Palm Harbor/Ozona and this would definitely change the feel.

As the zoning committee, I would assume that your job is to keep our beach communities visually pleasing and welcoming to the current and new residents as well as the people passing through.

This area should remain residential. What precedent does it set to change an area from residential to Industrial in a way that changes the landscape? If the zoning stays as is, it is possible for up to 25 homes to be built on this parcel of land, which would that keep the essence of the community alive.

Thank you for listening.

--

Darla Darlin

Error! Filename not specified.

--

Darla Darlin

Skils, Inc

PO Box 39

Palm Harbor, FL 34682

Accounting Manager

(P) 727-460-1019

Whisennant, Denise A

From: Darla Darlin <darladarlin@skils.com>
Sent: Monday, June 11, 2018 2:21 PM
To: Zoning; deggers@pinellascounty.orp
Subject: Case No Z/LU-12-06-18

Dear Zoning Committee,

I recently heard about the plans to build a storage facility on the corner of Missouri Ave and Alternate 19 in Palm Harbor. (Case no. Z/LU-12-06-18)

I am upset that only certain residents were sent letters and notifications of this change. The entire community should have been told of the proposal and the meetings. This change in zoning would be a travesty.

Bayou Development Inc. would like to build a 3 story 40 foot. high 125,000 square foot self storage facility in an area that is currently zoned as Residential. Switching this zoning to Light Manufacturing and Industrial would change the whole feel of the area. I was at a Pinellas County meeting, not too long ago, where I heard our commissioner and county members discuss ideas on how we could bring tourism to downtown Palm Harbor. I am telling you this is NOT HOW! We want visitors to come and enjoy our beaches, the trail, the restaurants, entertainment, but especially our views. A 40 foot high storage unit would change this.

The Palm Harbor/Crystal Beach area is a step back in time to the salt life of yesterday. Although new houses are being built continuously, the area hasn't lost its old nature and charm. A bit of a sleepy town where neighbors gather at the local beach and marinas. Kids learn to fish barefoot in the seaweed. And residents and visitors alike exercise on the trail as they travel from sleepy beach town to sleepy beach town. There are no other 3 story Industrial Building along the Pinellas Trail in this neighborhood of Crystal Beach/Palm Harbor/Ozona and this would definitely change the feel.

As the zoning committee, I would assume that your job is to keep our beach communities visually pleasing and welcoming to the current and new residents as well as the people passing through.

This area should remain residential. What precedent does it set to change an area from residential to Industrial in a way that changes the landscape? If the zoning stays as is, it is possible for up to 25 homes to be built on this parcel of land, which would that keep the essence of the community alive.

Thank you for listening.

--
Darla Darlin

Duplicate Name

June 7, 2018

Via email: zoning@pinellascounty.org

Pinellas County Planning & Department, Zoning Division
Development Review Services Department
440 Court Street, 4th Floor
Clearwater, FL 33756

RE: Case No. Z/LU-12-06-18 Bayou Development

I wish to express our opposition to the proposed zoning change for the referenced property

After many years of vacationing in Florida, we finally made the decision to relocate. In the years leading up to that decision, most of our visits consisted of staying in towns on the east coast. However, when it came to seriously choosing the right location we soon realized it was not the place we wanted to put down roots and raise our family. Instead we decided to explore the west coast of Florida spending a few days in Dunedin and Tarpon Springs. It was in between these two towns we discovered the right place. Having lived in a very rural county in Pennsylvania, we knew it would take some adjusting to get used to the increased population but it was this place, "old" Palm Harbor, that was reminiscent of that small town feel. This past May we celebrated 25 years in our new old town.

One of the reasons we lived in the same square mile since moving here was because the surrounding areas were largely residential. We did our due diligence surveying the area and vetting schools so we were fully aware of the footprint of the community, including the current and future development plans. Commercial properties were not as prevalent on Alt 19 as it was with neighborhoods around US19.

I understand change is inevitable, but the anticipated changes we expected only included the possibility that this small patch of greenery, on Missouri Avenue and 9th Street as described in your letter, would become just another neighborhood. Hidden Lake subdivision, Crystal Cove villas, not to mention the individually constructed homes on Missouri, 8th and 9th are examples of the very few communities with virtually no barrier to the roadway and are open to direct access from surrounding properties. To construct an industrial building in the middle of an established residential area would not be conducive to those who purchased a home here with a certain expectation it would remain residential. I don't understand the planning process for Pinellas county and why housing is so randomly interspersed with commercial/industrial buildings. Aesthetically, an industrial building does not fit with the current footprint. Buildings such as what has been proposed should really be left to areas more suited to this type of traffic and pedestrian activity. I am not excited of the possibility of having a property across the street from me that is open to the public 24 hours a day, 7 days a week.

There are several storage units between Tarpon Avenue and Main Street. I inquired with the following storage companies nearest this area regarding their availability of open units on June 7, 2018 between 10am and 11am. All vendors reported several units available for immediate occupancy. Given this feedback, it doesn't appear this area as any unmet needs that will require another storage facility.

U-Haul Moving & Storage	30750 US Hwy 19 N	(727) 771-8058	spoke to Alecia
United Self Storage	30772 US Hwy 19 N	(727) 314-7667	spoke to Linda
Cardinal Mini Storage	3010 US Alt 19	(727) 787-3473	spoke to Marsha

In general, I don't believe most homeowners want to live next to this type of property and that it should be thrust upon us. Having an industrial building in direct line of our property will have a detrimental effect on the value of our home.

I appreciate your consideration for our concerns regarding this proposed change. I am available should you have any questions.

Sincerely,



Joan Dzedzy
1978 Hidden Lake Drive
Palm Harbor, FL 34683

Whisennant, Denise A

From: Dianne Fecteau <dianne@kendiacorp.com>
Sent: Monday, June 11, 2018 8:24 PM
To: Zoning
Cc: Dianne Fecteau
Subject: Z/LU-12-06-18 Bayou Development

This zoning change should not be allowed for many reasons.

First, erecting a 125,000 square foot structure in what is a currently zoned residential area will result in an eyesore that is completely out of character with its surroundings. Residential property values in the immediate area will most likely decline.

Second, Alternate 19 N currently has significant traffic problems. A huge storage facility will only increase the traffic. In addition to automobiles, rental trucks and 18-wheeler moving trucks will need access to a storage facility. A dramatic increase in traffic, in an already heavily congested area, will lead to more accidents, injuries, and fatalities.

Third, environmentally it will result in increased light and noise pollution, in an already fragile area. The building of it will also have a negative impact.

Fourth, with the 24-hour access that storage facilities offer, there is the potential for more crime as people go in and out all hours of the day.

Pinellas County has many areas already zoned for this type of structure. Please do not destroy this site by re-zoning it from residential to commercial.

Dianne L. Fecteau
PO Box 942
Crystal Beach, FL 34681

Whisennant, Denise A

From: Fernandez, Alison <Alison.Fernandez@PERKINELMER.COM>
Sent: Friday, June 08, 2018 10:45 AM
To: Zoning
Subject: Opposition: Case Z-LU-12-06-18
Attachments: Case No. Z-LU-12-06-18 (2018-06-13 LPA Agenda).pdf

Importance: High

To whom it may concern,

I am a home owner in the community of Ozona. I am writing to express my strong objection to the proposed plan to build a large storage facility within the community of Ozona. First, I believe that it is unethical to place a public storage facility within a known flood zone. Unlike homeowners in this community who carry flood insurance, renters are not educated of the risks of property loss. It is the duty of the community to ensure that businesses do not rely on the ignorance of our fellow neighbors for a short term financial gain.

Second, I strongly oppose the re-zoning of this land for commercial use. This land is part of the Ozona community and it is intended for residential use only based on the initial plans. This structure would be an eyesore for the entire Palm Harbor community that would likely degrade surrounding property value. This structure just does not fit in the small town feel of the surrounding community. It is not for Ozona.

Thank you for your consideration.

Alison Fernandez
Home owner in Ozona
725 Prior Place
Palm Harbor, FL 34683
407.394.9846

Whisennant, Denise A

From: chrissy.m.fisher <chrissy.m.fisher@gmail.com>
Sent: Tuesday, June 12, 2018 2:27 PM
To: Zoning
Subject: Case No Z/LU -12-06-18

Dear Pinellas County Planning Commission & Board of Commissioners:

I am a homeowner in the Hidden Lake neighborhood across Alt 19 from the proposed development project. Our household would like to express our non-support for the proposed self storage facility. I am writing not only as an urban planner with 20-plus years experience and AICP certification, but as a concerned citizen whose neighborhood will be negatively impacted by this development.

After reviewing the proposal, I feel that it is inappropriate for that intensity of development in that location along Alt 19 and the Pinellas Trail. For this site to be rezoned from Residential Planned Development -5 to Light Manufacturing -Industry Conditional Overlay and land use from Residential Low to Employment, would be in conflict with the adjacent low density residential uses. Furthermore, rezoning this property to something incompatible with the adjacent zoning would be considered spot zoning, and as I am sure you are aware, case law shows that spot zoning is not legally defensible in court.

In addition, uses along the Pinellas Trail should encourage pedestrian and bicycle friendly activity. A self storage facility that brings in regional traffic and large moving vans is not consistent with the vision along the Alt 19 Corridor and Pinellas Trail. Uses should be active and neighborhood friendly, not passive and auto dependent.

Although I cannot attend the meeting tomorrow morning because of work obligations, I ask that you please consider denying the applicant's request to rezone and change the land use of this subject site in order to develop a self storage facility. That particular zoning in that location is not by right and is in conflict with the future land use plan and vision for the corridor.

Thank you for your consideration,
Christine Fisher, AICP
2501 Winding Way, Palm Harbor

Sent from my T-Mobile 4G LTE Device

Whisennant, Denise A

From: Rives Foster <rivesf@yahoo.com>
Sent: Thursday, June 21, 2018 10:57 AM
To: Zoning
Subject: Reference: Case No Z/LU-12-06-18

To: Zoning Dept

As a resident and home owner in Ozona Pinellas county I wish to express my opposition to rezoning of a parcel of land on Alt 19 between Ozona and Crystal Beach. I believe the rezoning would change the small town community feel of Old Palm Harbor, Crystal Beach and Ozona. Please make sure my voice is heard in this matter.

Arthur Rives Foster voter id # 113928315
854 Illinois Ave
Palm Harbor Fl
34683

Whisennant, Denise A

From: Dawn <dawnfulghum@aol.com>
Sent: Saturday, June 16, 2018 12:24 PM
To: Zoning
Subject: Case No Z/LU-12-06-18

No storage facility. Vote no.

Joe and Dawn Fulghum- Palm Harbor FL

Swinton, Tammy M

From: Rene Fuhrer <renefuhrer21@gmail.com>
Sent: Monday, June 11, 2018 11:36 AM
To: Zoning
Subject: Case no. Z/LU-12-06-18

Good day,

Please note that I STRONGLY oppose the plans to build a 3 story Storage facility between Sutherland Bayou Boat ramp and Missouri ave. And I oppose the change of this land from residential to Light Manufacturing and Industrial. This ruins the look and feel of our community. THERE IS NO MORE NATURAL LAND LEFT. Keep the land as it is.

René Fuhrer.

Sent from my iPhone

Whisennant, Denise A

From: Jan Gibson <janlgibson@hotmail.com>
Sent: Monday, June 11, 2018 12:00 PM
To: Zoning
Subject: Fwd: case # Z/LU-12-06-18

Subject: case # Z/LU-12-06-18

I was on the overlay committee working with the county to preserve the character and history of Crystal Beach. Our Crystal Beach residents overwhelmingly approved that overlay. Residents of Ozona and other nearby neighborhoods also worked hard on overlays to conserve the uniqueness of their neighborhoods.

People feel passionately about the unique, small town character of this small part of Pinellas County and we believe that it needs to be protected. There is nothing like the proposed industrial building on Alt 19, and it does not belong here!

Our roads cannot accommodate the large trucks associated with such business. This would be a traffic hazard and particularly problematic considering the proximity of Palm Harbor High School, with children traveling to and from school.

I truly hope that you will not allow the proposed building which would be most unwelcome, endangering us and degrading the quality of life and character our area.

SEND To: zoning@pinellascounty.org

Whisennant, Denise A

From: Matty Green <matty@yourrealtyqueen.com>
Sent: Friday, June 08, 2018 3:11 PM
To: Zoning
Subject: Fw: Re-Zoning in Ozona/Palm Harbor / Reference: Case No Z/LU-12-06-18

I did not reference the Case Number in my previous email.

Sincerely,

Matty

Madeline "Matty" Green
727-224-1240 (Cell)

(*CONFIDENTIALITY NOTICE: This transmission (including ANY and ALL attachments) is privileged, confidential and intended only for the party for whom it is addressed; any other use is prohibited. If you have received it in error, please notify the sender and delete all copies.)

From: Matty Green
Sent: Friday, June 8, 2018 3:09 PM
To: ZONING@PINELLASCOUNTY.ORG
Subject: Re-Zoning in Ozona/Palm Harbor

Good Afternoon,

As a long-time resident in the area since 1975, I am completely disheartened that there is even any consideration being given to allow the re-zoning of the vacant parcel off Alt 19 from Residential to Light Industrial usage. The building of a storage facility (no matter how big) will destroy the Downtown Palm Harbor feel, and destroy what is finally becoming a thriving Downtown after all the years of trying. It will also add to the traffic issues along Alt 19 that still need to be addressed and solved. That area needs to be developed more like what was done in Dunedin vs just allowing ANY business come into the area... especially if re-zoning is required. Please don't allow this re-zoning to happen!!!

Sincerely,

Matty

Madeline "Matty" Green
727-224-1240 (Cell)

(*CONFIDENTIALITY NOTICE: This transmission (including ANY and ALL attachments) is privileged, confidential and intended only for the party for whom it is addressed; any other use is prohibited. If you have received it in error, please notify the sender and delete all copies.)

Harvey Greenberg
Susan Greenberg
108 Ozona Dr.
Palm Harbor, FL 34683
813-431-5070
Susanzimmer08@gmail.com

June 10, 2018

Local Planning Agency
Board of Commissioners
315 Court Street, 5th FL
Clearwater, FL 33756

RE: Case No Z/LU-12-06-18

To Whom It May Concern:

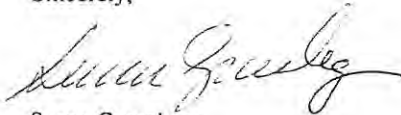
I am a long-time resident of Palm Harbor and I am writing to express my concern about recent hearings set to consider the above-mentioned case, the request to rezone the northeast corner of Missouri from Residential to Industrial to allow for a self-storage property. I believe this could be a detrimental development to our community.

A redevelopment of an area like this will diminish the residential qualities of the area and will lead to increased traffic. Also, the development of a large, three-story industrial building does not blend with the rest of the residential area around it. This will create an eyesore along Alternate 19 and the Pinellas Trail and damage home values in the surrounding area.

I request that the Local Planning Agency and Board of Commissioners vote against the rezoning of this site. This land should be developed into more residential to bring additional families into our neighborhood, not industrial storage.

I appreciate your time and consideration in this matter.

Sincerely,



Susan Greenberg

Whisennant, Denise A

From: M Gross <mfgross1966@aol.com>
Sent: Wednesday, June 20, 2018 11:03 AM
To: Zoning
Subject: OBJECTION to Case # Z/LU-12-06-18

RE: Case # Z/LU-12-06-18

Dear Sir or Madam,

I am writing to state my **Strong Objection** to the building of a 128,000 sq foot storage facility in our neighborhood.

My wife and I, our family, and many of our neighbors moved here because of the small town, "old Florida" feel of the Palm Harbor downtown and Crystal Beach area.

Allowing a large, ugly metal storage facility to go up in our neighborhood is a TRAVESTY. As our county government, **you are SUPPOSED to be looking out for us** - not DESTROYING our community.

My wife, myself and our (large) family enthusiastically request that you **REJECT** this zoning change and leave our quiet community (and property values) alone.

If it is approved, we are organizing to mount a legal challenge.

Please don't take what little small town charm we have left to satisfy yet ANOTHER developer - as you did with the nightmare that is "Turtle Beach."

Thank you.

Sincerely,
Michael Gross
Crystal Beach

Whisennant, Denise A

From: AnnMarie Gunn <gunn@mail.usf.edu>
Sent: Tuesday, June 12, 2018 10:06 AM
To: Zoning
Subject: Z/LU-12-06-18

RE Re: Z/LU-12-06-18

Good Morning.

I am emailing to oppose the rezoning of

land
from residential
to Light Manufacturing and Industrial
on ALt.19/Missouri Ave
. As a resident of the neighborhood
on the water

, I oppose the proposed project due to the quality of life for the surrounding neighborhood. The neighbors who live south of the property on Missouri Ave., and everyone who regularly enters/exits the neighborhood via Missouri Ave. will feel like they are in an industrial park, not a beautiful neighborhood. Additionally, there are **children** all over this neighborhood playing, riding bikes, Feeling safe is a upmost priority and having more traffic that is not people living in this neighborhood, using the parks or fields has the potential to set up a dangerous situation via traffic and with potential "stranger danger." The use of that land in a different way will ultimately ruin the family feel of this neighborhood. Not to mention the Pinellas Trail will experience the diminished aesthetics.

On a different note, I **URGE THE COUNTY**

to repurpose
the remaining land as additional boat trailer parking, dog park, Pinellas Trail watering/rest station, etc.

Thank
you

Dr AnnMarie Alberton Gunn
727-741-4242

--
AnnMarie Alberton Gunn, Ph.D
Literacy & Reading Education
[://works.bepress.com/annmarie-gunn/](http://works.bepress.com/annmarie-gunn/)

Whisennant, Denise A

From: Scott Gunn <scott@thegunns.com>
Sent: Tuesday, June 12, 2018 8:25 AM
To: Zoning
Subject: Rezoning case # Z/LU-12-06-18

Re: Z/LU-12-06-18

Hi, I am emailing to oppose the rezoning of this parcel of land to Light Manufacturing and Industrial. As a resident of the neighborhood directly behind the land, I oppose the proposed project due to the aesthetics and diminished property value and quality of life for the surrounding neighborhood. The neighbors who live south of the property on Missouri Ave., and everyone who regularly enters/exits the neighborhood via Missouri Ave. will feel like they are in an industrial park, not a beautiful neighborhood. Additionally, all users of the Pinellas Trail will experience the diminished aesthetics.

If the proposed rezoning overlay would keep the western buffer, establish an additional southern buffer of tall trees at least 100' wide, and *not* allow an egress to the property from Missouri Ave., I would withdraw my opposition.

Regardless, the land is a better fit to remain residential. It is located in a highly desirable school district (Palm Harbor University, Palm Harbor Middle, and Ozona Elementary) and near the historical downtown Palm Harbor area that is booming with new restaurants, shops, and breweries. It is also a golf-cart friendly neighborhood. These factors guarantee success of any residential development that would be built there.

Alternatively, it could be a target for the county to purchase. The county could use the northern edge of the property to get the alternate entrance to Sutherland Bayou boat ramp that it has long desired and re-purpose the remaining land as additional boat trailer parking, dog park, Pinellas Trail watering/rest station, etc.

Thanks,

Scott Gunn

1711 8th St.

Palm Harbor, FL 34683

Todd Guarino
361 N. Carolina Ave
PH, FL 34683

6/8/2018

Local Planning Agency
Board of Commissioners
315 Court Street, 5th FL
Clearwater, FL 33756

RE: Case No Z/LU-12-06-18

To whom it may concern:

I am a long-time resident of Palm Harbor, and I am writing to express my concern about recent hearings set to consider the above-mentioned case, the request to rezone the northeast corner of Missouri from Residential to Industrial to allow for a self-storage property. I believe this could be a detrimental development to our community.

A redevelopment of an area like this will diminish the residential qualities of the area and will lead to increased traffic. Also, the development of a large 3 Story industrial building does not blend with the rest of the residential area around it. This will create an eyesore along Alternate 19 and the Pinellas Trail and damage home values in the surrounding area.

I request that the Local Planning Agency and Board of Commissioners vote against the rezoning of this site. This land should be developed into more residential to bring additional families into our neighborhood, not industrial storage.

I appreciate your time and consideration in this matter.

Sincerely,

Todd Guarino

Whisennant, Denise A

From: Chuck Hardy <chuck111hardy@gmail.com>
Sent: Saturday, June 09, 2018 1:28 PM
To: Zoning
Cc: 2labock@gmail.com; lesleyaklein@gmail.com
Subject: CASE Z/LU-12-06-18

REFERENCE CASE Z/LU-12-06-18

As a resident of Palm Harbor, Ozona and living along Alt 19 near the location of the proposed Self Storage Building my wife and I want to voice our opposition to this project. Our community, to the best of our knowledge, does not have any industrial buildings at three-stories or higher and that keeps the old-Florida feel alive. We live in this area because it has not been taken over by commercialization. My wife and I feel that the proposed building would deter from the culture of our community and could potentially lead to more commercialization. While we are not opposed to business and business owners, and we would probably not have an issue with a ground level facility for self storage, we feel that the height of the building is what is the issue and for that reason, my wife and I voice our strong opposition to this project.

Best Regards,

Chuck and Debbie Hardy
812 Ohio Ave
Palm Harbor, FL 34683
(585) 455-7911

Whisennant, Denise A

From: Jeffrey Herman <jeffherman.jh@gmail.com>
Sent: Thursday, June 21, 2018 3:44 PM
To: Zoning
Subject: Case Z/LU-12-06-18

Good afternoon,

Case Z/LU-12-06-18
Parcels:

01-28-15-88560-011-0001

02-28-15-82278-000-0300

I am writing this email due to my concern regarding the zoning request for a change from the current designation as a residential to a Light Manufacturing and Commercial.

My wife and I moved to Palm Harbor several years ago and one of the things which we fell in love with was the quaintness of the area. The proposed change to build a 3-story storage facility would kill the small town feel of the area. There are plenty of storage facilities in the area, but approving a zoning change and a 3-story storage facility to be built right next to the Pinellas Trail would be a mistake. When I think about this objectively, (which I ask for you to do) I ask would this be of a benefit for the community or a nuisance?

The land is in a close proximity to downtown Palm Harbor which we have noticed is experiencing a bit of a revival and increased flow of tourists to this particular area. Allowing this change of designation would not be beneficial.

The trucks pulling in and out of the storage facility would also cause additional traffic concerns. Due to the curve in the road, at which trucks would be entering slowly, which would likely increase possible traffic incidents which would be frustrating on a two lane road.

There are plenty of storage options currently in other areas for residents, and sufficient amounts of land already zoned as commercial in the area; changing a designation in this particular area, for this purpose, could negatively impact land values.

I have to imagine when the zoning was originally done, there was a reason for it being zoned as residential and the change to permit this would be a mistake.

I plan on attending the zoning meeting and look forward to hearing your thoughts as well as others. Please feel free to call me at (813) 465-1053 if you have any questions or comments about my concerns.

Respectfully,

Jeffrey and Elizabeth Herman
981 Chatham Way
Palm Harbor, FL 34683
(813) 465-1053

zoning@pinellascounty.org

Re: Case #Z/LU-12-06-18

Ref: Change of Zoning

It is not exactly clear how the Zoning Department can think about re-zoning a small family neighborhood into something that should be in an Industrial Park environment. Looking at the same kind of business located out on Hwy 19 it is obvious that the truck traffic will further add to the already bad traffic problems on Alt 19 and Missouri Ave.

The second problem is that this area already floods with most any rain storm and the water has no place to drain except in areas like this property.

I foresee many more traffic accidents and law suits for increased flooding problems and hardships to the tax payers of Pinellas County if the above problems cannot be addressed.

Regards,

James Holzhausen

1966 Sutherland Dr W

Palm Harbor, Fl 34683

Whisennant, Denise A

From: Leslie Hugh <leslie.mdi@verizon.net>
Sent: Monday, June 11, 2018 9:49 AM
To: Zoning
Subject: Oppose Case No: Z/LU-12-06-18 Zoning Change Hearing for Light Manufacturing/Industrial Storage Facility

Importance: High

Dear County officials,

It has been brought to my attention there is a upcoming hearing for proposed Case No: A/LU-12-06-19. I am opposed to any approval to change the zoning for any parcels in our Sutherland residential neighborhood to Light Manufacturing/Industrial.

This would forever change the lovely coastal residential ambiance we have cherished for years. We already incur commercial business bordering our neighborhood adjacent to Alternate 19/Palm Harbor Blvd. There is no need to for a commercial multi-story marine storage facility to be built within our neighborhood, thus impacting additional non-residential traffic. Additionally, the proposed building does not fit our neighborhood aesthetics.

Our residents already have ample room to store their watercrafts and would not need the use of this storage facility.

There are other convenient boat storage facilities and watercraft launch areas including Ozona and Dunedin Causeway marinas and the public boat launch by Crystal Beach.

If future zoning requests are to be considered that would impact our entire neighborhood, I strongly request the entire neighborhood be notified, not just the adjacent property owners. Thank you for considering my opposition for this zoning change request.

Leslie Hugh
Property Owner
762 8th Street
Palm Harbor (Sutherland Township)

Whisennant, Denise A

From: huffsandy@aol.com
Sent: Thursday, June 14, 2018 6:14 PM
To: Zoning
Cc: HuffSandy@aol.com
Subject: No Giant Storage building!

Geeze -- don't we have an industrial park where this could go? Why impose it on a residential area?

We already had to worry about the Scientologists taking over all the grassy bits around downtown, and now having a monster cube sitting right where everybody sees it (and it's an eyesore) is another step toward making Dunedin less liveable.

It's time to say NO!

Sandy Huff
3530 Fairview St.
Safety Harbor FL 34695
727-725-1015
cell 727-420-6184
huffsandy@aol.com

Whisennant, Denise A

From: amyhurst <amyhurst@hurstspecialties.com>
Sent: Tuesday, June 12, 2018 1:10 PM
To: Zoning
Subject: Case no Z/LU-12-06-18

I am writing in opposition to the proposed project referenced above which would result in a large self storage facility being built near a home that I and my husband own located on Delaware Ave in Palm Harbor.

Please reconsider this decision and the impacts it would have on our community.

Sincerely,
Amy Hurst
1320 Delaware Ave
Palm Harbor FL 34683

Whisennant, Denise A

From: Bailey, Glenn
Sent: Friday, June 08, 2018 1:10 PM
To: Swinton, Tammy M; Whisennant, Denise A
Subject: FW: Case Z/LU-12-06-18

For file and LPA review

Glenn Bailey, AICP
Pinellas County Planning Department
(727) 464-5640
gbailey@pinellascounty.org
All government correspondence is subject to the public records law.

From: Greenleaf, Kim
Sent: Friday, June 08, 2018 1:03 PM
To: BoardRecords, <BoardRecords@co.pinellas.fl.us>; Bailey, Glenn <gbailey@co.pinellas.fl.us>
Subject: Case Z/LU-12-06-18

Kimberly H. Greenleaf

Executive Aide to Commissioner Dave Eggers
Pinellas Board of County Commissioners, District 4
315 Court Street, Clearwater, FL 33756
727-464-3276 office
727-464-3022 fax
kgreenleaf@pinellascounty.org
www.pinellascounty.org

All government correspondence is subject to the public records law.

From: form_engine@fs30.formsite.com [mailto:form_engine@fs30.formsite.com]
Sent: Friday, June 08, 2018 9:51 AM
To: Eggers, Dave <deggers@co.pinellas.fl.us>
Subject: Online Customer Service Contact Us Form Submission Result #12824659

This information is the result of a Pinellas Online Customer Service form submission from the Pinellas County web site.

Direction of inquiry Commissioner Pat Gerard- District 2
Commissioner Dave Eggers- District 4

Subject Rezoning on Missouri ave and alt 19 palm harbor

Message



Herbert Jakomeit 6-7-18
PO BOX 924
Palm Harbor Fl 34682
Jakolars@tampabay.rr.com

This is in regard to Case No Z/LU-12-06-18 the property on alt 19 and Missouri Ave Palm Harbor

I am the owner of the property across the street at 908 810 912 Missouri Ave. May I remind everyone that this is a triplex on my property with 3 families and up to 12 people living there, I saw on the county's web site the plan of building a 3 story Self-storage unit . Guess that means no one is working there and people are free to go in and out 24-7

I myself am 100% against the rezoning of that property, this a residential neighborhood and so is Missouri Ave .when I bought my property I made sure the lot across the street was zoned residential

Same as the owner that bought that empty lot knew it was zoned residential, otherwise I would never had bought my property. And if it does get rezoned you might as well rezone my property as commercial residential too. Here are my concerns

1- Ever since the county installed the sidewalks every time it rains Missouri ave Floods in front of my property. if this Self-storage unit causes even more flooding of the street or there retention ponds overflow is Pinellas county going to take full responsibility and fix this

2- From my property what is the view going to look like from inside looking out the front living room windows of all 3 units a wooded buffer zone of trees hiding that 3 story high building or is it view of a 60 foot high shed with a chain-link fence and barbwire on it and a big sign at their entrance which should be on Alt 19 and of course a dumpster with rats and homeless people diving in it, or a view of well-kept homes with neighbors to talk to which it was zoned for to begin with

3- Are permits going to be pulled for the removal of the endangered gopher tortoise's living on the property or are they going to be killed? I have gopher tortoise living on my property and have seen them also across the street and on the Pinellas trail

4- What happens if this 3 story Self-storage unit goes out of business goes bankrupt or foreclosed on who's going to take care of it and for how long or if it goes up for sale then what another rezoning maybe a winery Or night club or some other scam.

5-What is the light at night , traffic, and noise pollution going to be are there AC units humming all night

What time is this 3 story Self-storage unit going to open and close. Or is it open 24 7 with people and there uhales in and out people screaming and radios blasting 1 am in the morning as there moving.

6-All I can say is if this rezoning and 3 story Self-storage unit causes me or my property any problems

With my tenants or finding renters You will be forcing me to rent to any one meaning, registered child molesters, Drug dealers, escorts etc the type of people that don't care what it likes like across the street

And as far as im concerned there money is just as green as the money the 3 story Self-storage unit is making at the cost of others.

Thank You
Herbert Jakomeit

Your Name	Herbert Jakomeit
Your Street Address	Po Box 924
City/Unincorporated County	Palm Harbor
Zip Code	34682
Your Email Address	jakolars@tampabay.rr.com

This email was sent to deggers@pinellascounty.org as a result of a form being completed.
[Click here](#) to report unwanted email.

Whisennant, Denise A

From: Herbert Jakomeit <jakolars@tampabay.rr.com>
Sent: Thursday, June 07, 2018 5:47 PM
To: Zoning
Subject: Case No Z/LU-12-06-18 the property on alt 19 and Missouri Ave Palm Harbor

Sent from Mail for Windows 10

Herbert Jakomeit

6-7-18

PO BOX 924

Palm Harbor Fl 34682

Jakolars@tampabay.rr.com

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Thank You

Herbert Jakomeit

Duplicate Name