

From: H. Bird  
To: Zoning Planning  
Subject: Re: Case No ZON-22-07, Joey K's, LLC Applicant  
Date: Thursday, August 25, 2022 9:03:58 PM

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**Re: Case No ZON-22-07**  
**Joey K's, LLC Applicant**  
**Michael R. Costello, P.E., Representative**  
**Colliers Engineering & Design**

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Zoning Division  
Pinellas County Housing And Community Development:

Dear Z.D. —

We at 544 11th St. ask that you please reject the request for a change of zoning from C-1, Neighborhood Commercial to C-2, General Commercial & Services.

The block that contains 530 US 19 Alternate N. backs up to the only solidly residential block of 11th St. south of Delaware and Columbia Avenues, almost a mile north.

The vast majority of 11th is already a mix or a solidly commercial corridor. We occupy a one-block residential oasis at the very southern end, far from the downtown core and across US Alt. 19 from the larger C-2 and E-1,2 commercial

**businesses on the west side of the business thoroughfare.**

**Changing the zoning of this business in the middle of this block will make 530 a C-2 island in the midst of the smaller, quieter businesses on the east side of US Alt. 19 North, all zoned C-1 and GO. These businesses, some of them long-established, have been more compatible with the back yards of the homeowners of 11th St., also long-established. This arrangement has mostly proved pretty compatible over the decades, as we built our own home here in 1994 on the old Leah Walker family grove site.**

**One particularly nice home directly across from ours, built well over a decade ago, shares a property line with 530 US19 Alt. North, and as you know; those residents have fought hard for some peace and quiet just a few feet from the previous C-1 business at 530 US 19. That business operated loudly and well into the evenings and weekends. A new home is being built just to their south; a family with young children. We were all hoping to finally turn a new page with 530, existing peacefully with the new owner just over the fence to the west after that battle. A residential block co-existing side-by-side with C-1 Neighborhood Commercial is just that. It's a neighborhood. The adjacent GO businesses on that side area are also entirely compatible with us.**

**But, on the other hand; a C-2 General Commercial and Services comprised of "Retail, offices, auto repair, personal/business services, restaurants, hotels, wholesale/distribution, research/development, multi-family residential, recreation, etc." just a few feet from our good neighbors' pool**

**cage will be entirely inappropriate, placed right in the middle of the other Neighborhood Commercial and General Office businesses.**

**The scale and mix on this block as they stand work well now. Please reject this request and please keep larger, busier C-2s away from the 11th St. block and grouped with other, similar businesses north and west of Alt. 19 in the more commercial core of Palm Harbor. We all just want to get along. And we all just want to be allowed to have this one small block of quiet residential mixed with smaller-scale C-1 and GO businesses on the southern end of Palm Harbor's gateway as the younger families we'd always hoped for finally move into our block.**

**Sincerely,**

**Holly Bird  
544 11th St,  
Palm Harbor, FL 34683**

ZON-22-07

Ruggiero, Renee M

**From:** Heidi Mackenzie <hvmackenzie@gmail.com>  
**Sent:** Sunday, August 28, 2022 1:16 PM  
**To:** Zoning, Planning  
**Subject:** ~~RF Case No. ZON-22-07, Applicant: Joey K's LLC~~

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Dear Zoning Board Members,

We are writing in opposition to the proposed zoning change for 530 US Alternate 19 in Palm Harbor from C-1 Neighborhood Commercial to C-2 General Commercial and Services. The property in question shares a border directly with an R-3 Residential property (our home at 531 11<sup>th</sup> Street), indicating that C-1 is clearly the appropriate designation as intended to protect the interests of the surrounding Residential and Neighborhood Commercial properties.

There are no other C-2 properties in the corridor within Virginia, Ohio, Alternate 19 and 11<sup>th</sup> streets. The C-2 designation allows for a wide range of property usage that is entirely inconsistent with the intent of a commercial zone adjacent to residential properties – permitting usage such as auto repair, restaurants, hotels, wholesale/distribution, etc., which would then be directly behind the backyard fence of our family home.

My wife and I have made a substantial investment in our home, as have our residential neighbors, with the expectation that our homes and back yards will remain protected by the appropriate commercial zoning designations. We appreciate the Board's consideration and respectfully ask that you reject the requested zoning change and uphold the protections afforded to neighboring homeowners as intended by the current C-1 designation.

Sincerely,

Mark and Heidi Mackenzie  
531 11th St.  
Palm Harbor, FL 34683

Ruggiero, Renee M

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**From:** Zoning, Planning  
**Subject:** FW: Case No. ZON-22-07

**From:** Damian Bramer <damebramer@gmail.com>  
**Sent:** Sunday, August 28, 2022 2:51 PM  
**To:** Zoning, Planning <zoning@co.pinellas.fl.us>  
**Subject:** Case No. ZON-22-07

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Dear Zoning Board Members,

My family and I own a home on 11th and Virginia Avenue in Palm Harbor. I was recently made aware that there is a proposed zoning change for 530 US Alternate 19 from a C-1 Neighborhood Commercial to a C-2 General Commercial and Services.

We respectfully write to you in opposition of this change. There are no other C-2 properties along the corridor and rightfully so as it is adjacent to residential properties. We appreciate your consideration for this matter and hope you reject this change and protect the integrity and safety of our neighborhood.

Sincerely,

The Bramer Family  
1105 Virginia Avenue  
Palm Harbor, FL 34683

**Ruggiero, Renee M**

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**From:** David Westbrook <davidwestbrook1@gmail.com>  
**Sent:** Sunday, August 28, 2022 5:08 PM  
**To:** Zoning, Planning  
**Subject:** Case No. ZON-22-07 530 US Alt 19. Palm Harbor

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Dear Zoning Board,

We're writing in opposition to the proposed zoning change for 530 US Alt 19 in my home town of Palm Harbor. The proposed change would update the property from a C-1 Neighborhood Commercial to C-2 General Commercial and Services.

The property in question (530 US Alt 19) shares a border with my next door neighbor. My home and my neighbors home are zoned R-3. The C-1 zone was created for these exact situations where businesses and neighborhoods intersect. The C-1 Neighborhood Commercial zone is the proper designation for any business that touches a residential properties as is the case with 530 US Alt 19.

My family and I are investing in the future of Palm Harbor by building a new home and working to open a business ourselves. We're raising our 2 daughters ages 11 and 7 and looking forward to their future here. We have the expectation that our property will remain protected by the appropriate commercial zoning designations which will help keep our neighborhood for families as well as appropriate businesses.

Our issue isn't with Joey K's, LLC as I don't know the type of business going in, but it's the potential future businesses and/or the precedent will set for the neighboring properties in my neighborhood.

We thank the board for their time and consideration in this matter and respectfully request that you reject the requested zoning change to 530 US Alt 19.

Sincerely,  
David and Elizabeth Westbrook  
527 11th St.  
Palm Harbor FL, 34683

## Ruggiero, Renee M

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**From:** Wilson, Danna <dannafwilson@aol.com>  
**Sent:** Sunday, August 28, 2022 7:38 PM  
**To:** Zoning, Planning  
**Subject:** Case No. ZON-22-07

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**To:** The Pinellas County Commission, Zoning Division  
**From:** Danna Wilson  
**Re:** Case NO. ZON-22-07  
530 US 19 Alternate, Palm Harbor

Dear Pinellas County Commissioners,

I am writing to request that you decline the application to change the zoning of the referenced property from C-1 to C-2. This parcel is immediately adjacent to a residential neighborhood, and was zoned as C-1 Neighborhood Commercial for a reason. That reason has not changed.

This particular parcel has been problematic for years. The prior owner(s) skirted zoning and alcohol sale rules for quite a while and it took many complaints by the neighbors to get them to comply. Now new owners want to put in some undisclosed business and expects you to grant the zoning request with no regard to the neighborhood.

If the C2 zoning is approved, many different kinds of businesses can go in there, which would be a detriment to the neighborhood. Being so close to a significant commercial establishment would cause both a reduction in our property values and a reduction in the enjoyment of our homes.

More and more businesses are trying to encroach into the residential areas of Palm Harbor. **This must stop.** There is a reason we have a special downtown district. If a commercial business wants to come to the area, then they should locate themselves in the business area.

Please do not put the applicant's quest for profits ahead our neighborhood. He knew the zoning when he bought the parcel. Please preserve our homes and decline the zoning change.

Sincerely,  
Danna Wilson  
498 11<sup>th</sup> St  
Palm Harbor, FL 34683  
727-787-8740

**Ruggiero, Renee M**

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**From:** Robert Carr <Robert@brandonconstruction.com>  
**Sent:** Monday, August 29, 2022 11:01 AM  
**To:** Zoning, Planning  
**Subject:** Case No. ZON-22-07

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Zoning Division  
Pinellas County

Re: 530 US Alternate 19 North, Palm Harbor

Applicant's parcel directly abuts R-3 parcels to the rear, that have occupied single family residences.

C-2 and the potential uses that the county would be allowing in the future, are clearly inappropriate abutting homes.

Opposed to proposed zoning change from C-1 to C-2 for this parcel.

Robert J. Carr, Vice President  
Brandon Construction Company  
555 Palm Harbor Blvd (Alt 19)  
Palm Harbor, Florida 34683-4432  
(727) 784-6378 office  
(727) 789-3498 fax



**From:** [Karen Drapeau](#)  
**To:** [Zoning Planning](#)  
**Subject:** Case No. ZON-22-07  
**Date:** Wednesday, August 31, 2022 1:06:20 PM

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Dear Zoning Board Members,

I am writing to you regarding the notice I received in the mail for an upcoming proposed zoning change for the address 530 US Alternate 19 from a C-1 Neighborhood Commercial to a C-2 General Commercial and Services. My family and I own a home on 11th and Virginia Avenue in Palm Harbor and would like to express our opposition to this change. While I support growing businesses in downtown Palm Harbor I feel like the location would jeopardize the direct private family oriented residences it borders and would impact both the integrity and safety of our neighborhood.

Sincerely,

The Drapeau family  
405 11th street  
Palm Harbor, FL 34683

**McLaughlin, Karen**

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**From:** Mark Mackenzie <markmack999@gmail.com>  
**Sent:** Saturday, October 29, 2022 9:25 AM  
**To:** Zoning, Planning  
**Cc:** Mark Mackenzie; Heidi Mackenzie  
**Subject:** Case No: ZON-22-07, Joey K's, LLC Applicant

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Good Morning,

We are in receipt of the notification relating to the zoning change request for 530 US Alternate 19 in Palm Harbor. Our home is immediately behind the property, to the east. The business owner has been well-engaged with the neighboring homeowners, and his efforts to find a positive solution are greatly appreciated. We are in support of the proposed change from C-1 to C-2-CO, with the conditional overlay allowing for motor vehicle sales as described in the letter. We greatly appreciate the consideration the board has shown for all parties throughout this process.

Mark and Heidi Mackenzie  
531 11th St.  
Palm Harbor, 34683  
[markmack999@gmail.com](mailto:markmack999@gmail.com)  
727-421-1625

Received      OCT 31 2022

**McLaughlin, Karen**

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**From:** H. Bird <hbird@tampabay.rr.com>  
**Sent:** Monday, October 31, 2022 2:20 PM  
**To:** Zoning, Planning  
**Subject:** Case No ZON-22-07, Joey K's, LLC Applicant

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**Re: Case No ZON-22-07**  
Joey K's, LLC Applicant  
Michael R. Costello, P.E., Representative  
Colliers Engineering & Design

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Zoning Division  
Pinellas County Housing And Community Development:

Received

**OCT 31 2022**

Dear Z.D. —

Regarding the October 19th, 2022 notice of request to changing zoning from C-1, Neighborhood Commercial to C-2-CO with the Conditional Overlay limiting the uses on the property to motor vehicle sales and all uses allowed within the C-1, Neighborhood Commercial District:

We at 544 11th St. approve this latest request and revision with the Conditional Overlay. We look forward to having Michael R. Costello as our neighbor and wish him and his business every success.

We also very much appreciate the thoughtful way in which the board listened to the concerns of both the residents and of Mr. Costello's to locate his business here — and then found a way forward that we could all live with, now and in the future of our block.

Thank you!

Sincerely,

Holly Bird & Robert J. Carr  
544 11th St.  
Palm Harbor, FL 34683