

Call, Rosemarie

From: Marino Kolitsopoulos <marino@advancedrealtygroupinc.com>
Sent: Friday, January 12, 2018 5:17 PM
To: Matzke, Lauren; Kuligowski, Patricia; Call, Rosemarie
Subject: RE: 300 S. Duncan LUP-2017-10011 and REZ-2017-10012

Excellent, please add my letter to the record and present it to the Council when appropriate. Thank you.

From: Matzke, Lauren [mailto:Lauren.Matzke@MyClearwater.com]
Sent: Friday, January 12, 2018 9:12 AM
To: Marino Kolitsopoulos; Kuligowski, Patricia; Call, Rosemarie
Cc: Soto, Camilo
Subject: RE: 300 S. Duncan LUP-2017-10011 and REZ-2017-10012

Thank you for the email. Please note that the applicant has requested that these cases be continued to the April 4, 2018 City Council meeting.

From: Marino Kolitsopoulos [<mailto:marino@advancedrealtygroupinc.com>]
Sent: Thursday, January 11, 2018 4:58 PM
To: Kuligowski, Patricia <patty.kuligowski@myclearwater.com>; Call, Rosemarie <Rosemarie.Call@myClearwater.com>; Matzke, Lauren <Lauren.Matzke@MyClearwater.com>
Cc: Soto, Camilo <Camilo.Soto@MyClearwater.com>
Subject: 300 S. Duncan LUP-2017-10011 and REZ-2017-10012

To Whom It May Concern,

My name is Marino Kolitsopoulos and my company, 1250 Main LLC, owns the property located at 1712 Gulf to Bay Blvd.

Recently, I was sent notice from the City that a property in the neighborhood located at 300 S. Duncan has been attempting to rezone to a Commercial zoning. I believe that this rezoning request is quite logical and brings a level of symmetry to the zoning map that it is currently lacking. My block for instance is exactly east of the area in question and has commercial zoning from Gulf to Bay all the way to Rainbow. Why should their block be zoned and treated any differently?

Also, I believe that what Mr. Dorman and his group are doing will be a great improvement to the neighborhood. Currently 300 S. Duncan is an undesirable office structure that lacks the traffic and commercial frontage that is needed for a viable office complex today. Given the location of this property, it would seem that a use like storage would directly benefit the neighborhood more than an office complex; and may be the best use for this site.

As it is now the 21st Century and technology has forced the office into our homes, automobiles, and pockets, the need for office space for smaller businesses is almost non-existent. This is evidenced by the increasing number of office properties becoming run down and obsolete; just like this one. As technology continues to change our society, the need for local government to keep up and evolve to meet the municipal needs is paramount. Zoning will need to continue to evolve to serve the public properly and get beyond the idea of preserving a past that is no longer relevant.

Respectfully,

Marino Kolitsopoulos, CEO
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