

Whisennant, Denise A

From: Lesley Klein <lesleyaklein@gmail.com>
Sent: Wednesday, June 06, 2018 10:41 PM
To: Zoning
Subject: Case No Z/LU-12-06-18

To Whom It May Concern:

I am not able to attend the public meeting on Wednesday as I will be out of town. But I did want to express my position AGAINST this development or change of zoning. I live at 793 Natalie Lane just south of Pop Stansell Park. My husband and I regularly bike past this property on the trail. A storage unit building would totally destroy the look and feel of that intersection and our neighborhood. A 4-story building is taller than what is allowed in the area... there is a reason 32-feet is the limit of buildings in our area. I would be very upset if I lived in the houses bordering this proposed development. The traffic created by a building like this would negatively impact the neighborhood which has a lot of bicyclists, pedestrians, golf carts and children, especially with the ball fields and skate park right around the corner.

I am FOR keeping the parcels zoned residential as they are now. Please DO NOT grant the zoning change or this development of this building... it just doesn't fit in our neighborhood!

Sincerely,

Lesley Klein
727-423-1224

Whisennant, Denise A

From: Lesley Klein <lesleyaklein@gmail.com>
Sent: Thursday, June 07, 2018 2:02 PM
To: Zoning
Subject: Case No Z/LU-12-06-18

To Whom It May Concern:

I've already written a letter, but thought of another reason why I am OPPOSED to the development of a 4-story storage building. And that is concern for all of the wildlife in that greenspace area. Is there any way the County can purchase that land and turn it into a park or an extension of the boat ramp to the North or it? Or even have the Rec Center use it to build more fields or something they need?

Thanks for considering the neighborhoods' opinions.

Lesley Klein
727-423-1224

*Duplicate
Name*

Whisennant, Denise A

From: Donna Lapcevic <d.lapcevic@yahoo.com>
Sent: Monday, June 11, 2018 3:52 PM
To: Zoning
Subject: Zoning changes along Alt. 19 RE Case Z/LU 12-06-18

Dear County Commissioners,

I am a 30 year Crystal Beach resident and do not want our quaint, unique are to be impacted by new zoning changes. So many neighbors are becoming very disturbed by this action from a developer.

Please help use preserve and keep our gorgeous, peaceful community as it is. If someone needs a larger building for a commercial property, there are plenty of one story buildings available all around the area. So many conservation oriented people live from Tarpon to Dunedin because this is a peaceful, quiet, not overdeveloped area. These developers who are always trying to change our community need to MOVE ON...or buy and restore an existing vacant commercial property in our area.

Thank you for listening and please help preserve our wonderful community and land by not allowing the current zoning to change.

Sincerely,
Donna Lapcevic, (aka, Theodora)

Whisennant, Denise A

From: Bob Larrivee <blarrivee@hotmail.com>
Sent: Friday, June 08, 2018 1:39 PM
To: Zoning
Subject: Case No Z/LU-12-06-18

Importance: High

To Whom It May Concern:

Regarding parcel of land : Z/LU-12-06-18 between Sutherland Bayou Boat Ramp and Missouri Ave. and the proposal to change its current zoning from Residential, which allows for up to 25 homes on the parcel, to Light Manufacturing and Industrial, which would allow for the building of a large Storage Facility.

I am opposed to this type of structure in this area as I feel it will detract from the feeling Palm Harbor offers. There are no other buildings of this nature in this area or along that stretch of Alt 19 and should not be the first of start of a trend to make Alt 19 resemble US 19.

It is zoned for residential and I believe that is the way it should remain. Build this type of structure on US 19 where there are other and it would blend. Put houses in this lot where people live, children can play and the community can grow as a family community.

If my sentiment counts for anything, and you want to hear the voice of the people. My vote is no, do not do make the change and do not allow this to be built.

Regards,
Robert Larrivee
1315 Eniswood Parkway
Palm Harbor, FL 34683
727.686.7380

Alec Liem
319 Ridge Rd.
Palm Harbor, FL 34683
727-599-7070
alecliem@yahoo.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,

Alec Liem

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

To Whom it May Concern:

I am reaching out to the BOCC in opposition of the rezoning case mentioned above from residential to Light Manufacturing and Industrial (for this case, to be rezoned to the benefit of the development of a large self-storage facility. While I understand the parcel in reference has been on the market for quite some time, given market demand and negotiation I believe this parcel to still be ripe for residential development as some point in the future (its intended use). All along Alternate 19 from Klosterman down to Curlew there are nodes that are more accommodating towards the developers intended use, and our preference would be to see them seek alternative locations for their project. Further, we've also been told there is another (similar) self-storage project that is either in for review (or is soon to be) within the same general area. While there may be a need for a self-storage project in the vicinity, I highly doubt there is enough demand to necessitate two. Given my understanding of the alternate development in question being on a parcel that is suited for this use (use by right), I would prefer to see the county work to approve that development and NOT grant the rezoning under the application before you (Z/LU-12-06-18).

This parcel is located in a highly desirable location for families and includes great recreational and residential nodes with arguably some of the best schools in Pinellas County. Given its proximity to the gulf, schools, recreation, and restaurants combined with the fact that it is pedestrian friendly (with the added bonus of being a golf cart community), this area should NOT be encumbered by having its northern entrance being encumbered with an eyesore such as this.

In speaking with some of the other residents, our preference would be to see the county deny the rezoning for this use and keep it residential OR purchase the parcel directly for the use of a public park.

Respectfully



Eric & Tina Lindsey

491 Pennsylvania Avenue

Palm Harbor, FL 34683

Whisennant, Denise A

From: skimatt1@tampabay.rr.com
Sent: Monday, June 11, 2018 4:06 PM
To: Zoning
Subject: Case No. Z/LU-12-06-18

Dear Pinellas County,

We are property owners at 503 Mayo Street, Crystal Beach, FL 34681. We wish to voice our strong opposition to the proposed re-zoning and land use changes of parcel Z/LU-12-06-18.

Thank you.

Matthew Lis
Cynthia Balikowski-Lis

Whisennant, Denise A

From: J Longen <jllongen@tampabay.rr.com>
Sent: Wednesday, June 06, 2018 7:11 PM
To: Zoning
Subject: proposed zoning change Z/LU-12-06-18

To whom it may concern-

I am absolutely 100% **against** approval of the change of land use for Bayou Development to build a 3 story self storage facility in Palm Harbor. This is land use case Z/LU-12-06-18 between Southerland Marina and Missouri Ave.

Thank you,
Julie Longen
204 Shore Drive
Palm Harbor

Whisennant, Denise A

From: G Masters <tenamaries@gmail.com>
Sent: Tuesday, June 12, 2018 12:22 PM
To: Zoning
Subject: Ref. # Z/LU-12-06-18

Against this. Do not do.

Whisennant, Denise A

From: Tom Marth <crystalbeacher375@gmail.com>
Sent: Sunday, June 10, 2018 2:20 PM
To: Zoning
Subject: Case Z/LU-12-06-18

Board Members, Case Z/LU-12-06-18

Please don't change the zoning and allow this gigantic commercial building in our residential area this is not why we moved to the area to have a gigantic storage building near our homes. Would you like that building in the middle of your neighborhood? I would think not! This will not enhance the look of our area or bring many jobs. So don't do it!

Thank you for your considerations.

Thomas & Pamela Marth
350 Sanctuary Dr.
Crystal Beach, FL 34681

Whisennant, Denise A

From: G. M <gmastria@gmail.com>
Sent: Tuesday, June 12, 2018 12:21 PM
To: Zoning
Subject: Ref. No. Z/LU-12-06-18

Totally against this. Thank you.

Whisennant, Denise A

From: alfred Mastriano <almastria@gmail.com>
Sent: Tuesday, June 12, 2018 4:32 PM
To: Zoning
Subject: Ref.no Z/LU-12-06-18

I do not want this project to be passed.

Whisennant, Denise A

From: tmarkwalder@wolfpackllc.net
Sent: Saturday, June 09, 2018 7:41 AM
To: Zoning
Subject: Case No Z/LU-12-06-18

Dear Sirs:

The proposed storage facility on Alt 19, south of Crystal Beach (Case No Z/LU-12-06-18) would be an absolute travesty and does not belong there.

The area has long been known of it's "Old Florida" charm and this structure would be a complete departure from that. The area is slowly grinding into a miniature copy of US 19, full of strip malls and dollar stores, and is an utter eyesore. And in all honesty, do we really need yet another storage facility? There are several in the general area now, ALL of which have units available.

Whatever goes into this space needs to keep to the Old Florida image in style and function. Something that serves the huge number of people passing by on the Pinellas Trail for instance. Who wants to cycle past a storage facility? Take a look at how Dunedin is capitalizing on the trail and hold out for something we can all be proud of and enjoy.

Sincerely,

Thomas Markwalder
Crystal Beach homeowner since 1994

Whisennant, Denise A

From: Betty Mayhall <bjm368@gmail.com>
Sent: Friday, June 08, 2018 6:05 AM
To: Zoning
Subject: Case No Z/LU-12-06-18

I am opposed to this zoning change.

--

But seek first the kingdom of God and His righteousness, and all these things will be provided for you. Matt. 6:33

Whisennant, Denise A

From: Denise Menendez <dez8961@gmail.com>
Sent: Monday, June 11, 2018 11:11 AM
To: Zoning
Cc: denise@palmharbordentist.com
Subject: Rezone case#Z/LU12-06-18

Denise Menendez
2682 West Lake Rd
Palm Harbor 34684
727-785-4461
727-481-0277
Dez8961@gmail.com

Local planning Agency
Board of Commissioners
315 Court St, 5th Fl
Clearwater 33756

To whom it may concern:

I am a resident & business owner in Palm Harbor for over 30 years. 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 and allow for a self storage on the property. This is a nice area near the waterfront, I think this would be detrimental to our community. I do not think we need more storage in that area. There is one south on alt 19 less then 3miles just past Tampa rd and another just north less then 2 miles, past Alderman rd, along with boat & RV storage near Klostermen Rd. The development of a large 3 story industrial building does not blend in with the rest of the residential area around it. This will be an eyesore on alt 19 & our beautiful Pinellas trail! This could hurt home values. I am asking that the local planning agency and Board of commissioners vote against the rezoning of this site. This land should be developed to homes to bring more families into our neighborhood, not industrial storage. I appreciate the work you do and your consideration.

Sincerely,
Denise Menendez

Sent from my iPad

Whisennant, Denise A

From: Oscar Menendez <dokmenendez@gmail.com>
Sent: Monday, June 11, 2018 8:10 AM
To: Zoning
Subject: Case # Z LU-12-06-18 Objection docx

Dear Sirs,

This is in response to the proposed zoning change of the piece of property at the corner of Missouri Ave and Alt 19 in Palm Harbor. The location is a residential area with homes immediately behind and in front. There is no other structure of that size in the area and it would be an eye sore and unacceptable for the surrounding homes. I also believe that the area doesn't warrant such a facility. There are quite a few already available in the area and I'm sure they are not at capacity. Please vote no on the zoning change and leave as residential.

Thank you

Oscar Menendez DDS

A resident of Palm Harbor area since 1984

Whisennant, Denise A

From: John Messina <john.messina625@gmail.com>
Sent: Thursday, June 07, 2018 9:35 AM
To: Zoning
Subject: Case No. Z/LU-12-06-18

Dear Sir or Madam,

I am writing this email in response to the proposed development of a 100,000 sf self storage facility in our community. This area is comprised only of residential and small business use, and that is a large part of the charm of our neighborhood. This large industrial facility has no business being located here, and the current zoning of this area confirms that. To change the zoning of this parcel to accommodate this business would be setting a bad precedent and will lead to further developments like this, and ultimately the degradation of our wonderful community. As both a resident of this area, and a registered Architect in the State of Florida, I strongly object to the development of this facility. There are plenty of locations along US-19 that would be much better suited for a facility of this type. Thank you for taking the time out of your busy day to read my email and consider the ramifications this development would impose on our community as a whole.

John A. Messina, NCARB, LEED Green Associate

Whisennant, Denise A

From: Nancy Mitchem <mnmitchem@gmail.com>
Sent: Monday, June 11, 2018 4:15 PM
To: Zoning
Subject: Case No. Z/LU-12-06-18

Pinellas County Zoning/Planning Department,

I am writing to you to implore you not to allow the building of the three story storage facility near the Sutherland Bayou boat ramp. This would cause a detrimental impact on the community and the wildlife. Alt. 19 is already congested. It is very important that the area remain residential. We need to preserve our resources and uniqueness. I urge you to not proceed with allowing this to be built.

Respectfully,
Nancy Mitchem

Whisennant, Denise A

From: Janice Lynn Montelaro <janm@tampabay.rr.com>
Sent: Monday, June 11, 2018 12:58 PM
To: Zoning
Cc: Janice Lynn Montelaro
Subject: Case No Z/LU-12-06-18

To: Pinellas County Zoning Board

Case No Z/LU-12-06-18

June 10, 2018

From Stephen and Janice Montelaro 120 Pennsylvania Avenue

Palm Harbor, FL 34683

Dear Zoning Board,

We are writing this letter to urge the **board to not allow the change in zoning** for the above referenced case. This little beachside community would change forever with such a monstrosity built on this property. Crystal Beach, Palm Harbor and Ozona and the Pinellas Trail thrive due to its small quaint community feel. There are many other vacant lots available for such a building but it is not wanted nor should it be allowed on this property. The current zoning is more to the feel of the community...building more homes in this already residential beachside community is more suited to this piece of property.

And to shame the Board of County Commissioners a little...this property should have been purchased years ago by the county to increase the boat ramp facilities at the Sutherland Boat Ramp. The disorganization of the boat parking, ramp access, multiple direction of boats trying to line up...harsh words are being exchanged daily...this is a fatality waiting to happen...Unincorporated Pinellas County residents are the largest money maker for the county...shame on the commissioners!!!!

Please do not consider the zoning change requested!!!

Thank you,

Steve and Janice Montelaro

Whisennant, Denise A

From: Michael Murphy <michael.murphy@acrgroup.com>
Sent: Wednesday, June 13, 2018 6:29 AM
To: Zoning
Cc: Michael Murphy
Subject: storage unit, industrial rezoning Z/LU-12-06-18

Board, after learning yesterday of this proposed land change for a mammoth storage facility in the middle of our beautiful north crystal beach/ozona villages makes me angry. I and many of my neighbors, whom are unaware of this proposed land change do not want this mid-rise building on this corridor to our picturesque village"s. It was not advertised to anyone outside 600 feet of property, this is wrong. I can throw a baseball that far. Nonsense... Let me ask you, what good is another huge square box, that holds a bunch of smaller boxes that people should donate to charity anyway. It is useless to anyone living in the area unless they want to store junk they will end up paying thousands of dollars for junk they will never use. There is nothing that this facility brings to the table to enhance the peoples lives in this community. ZERO!!!!!! It is simply a profit center for the owners. They Build a huge BOX, to hold boxes of junk that for one reason or another people feel compelled to hold on to> This is beautiful land hundreds of yards away from the GULF OF MEXICO people. Keep it zoned residential so that people can enjoy this beautiful area, not BOXES. Ask yourself would you like this in you neighborhood? People over profit, Put the Box that holds Boxes in a industrial area that exists, there are plenty sitting around looking for a place like this. The only reason for this site request is \$\$\$\$\$ for the owners, why? They feel eventually the residents will fall into the STUFF trap. Legally pay to store their JUNK. Better idea people call 1-800-GOT-JUNK save yourself a lot of \$\$\$ in the end>>> SAY NO TO THE LEGAL INDOOR LANDFILL PLEASE!!!!

Resident/property owner OZONA VILLAGE

M>L>M>

Whisennant, Denise A

From: Brian D. Myrback <brian@globaldsr.com>
Sent: Wednesday, June 13, 2018 1:58 PM
To: Zoning
Cc: Lori Myrback
Subject: Case No Z/LU-12-06-18

To Who It May Concern:

As a member of the Ozona community, my wife and I are NOT in favor of the proposed rezoning for the above mentioned parcel (Case No Z/LU-12-06-18). Part of the reason Ozona is so special, aside from schools and people, is the quaint small village feel, which also in turn continues to strengthen the desire to be part of our community. Allowing an industrial building of this magnitude, not only changes the community, but also sets a precedence for future projects, and most importantly, invites transient traffic into our neighborhood, and for this reason alone, this project should not be considered!

Again, as active members of the Ozona community, kindly vote against the residential rezoning of this land. Thank you for your support in this matter.

Brian D. Myrback & Lori Myrback
104 Harbor Drive
Ozona, FL 34683

Best regards,

BRIAN D. MYRBACK

305 Bear Ridge Circle Suite 101
Palm Harbor, FL 34683-5484
Toll Free: [855.295.2020](tel:855.295.2020)
Local: [727.785.9068](tel:727.785.9068)
Skype: bmyrback



www.GLOBALDSR.com

THE INFORMATION CONTAINED IN THIS MESSAGE IS LEGALLY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED FOR THE USE OF THE ADDRESSEE LISTED ABOVE. Further disclosure of medical information contained herein is prohibited. If you are neither the intended recipient nor the individual responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure of information is strictly prohibited. If you have received this email in error, immediately notify us by telephone or return email.



Virus-free. www.avast.com

Whisennant, Denise A

From: glitzylizard@aol.com
Sent: Thursday, June 07, 2018 8:27 PM
To: Zoning
Subject: Case # Z/LU-12-06-18

Dear Zoning Committee,

Not sure we really want to drive past a huge storage building while riding along the Pinellas trail. You need to think this over because once you destroy the feel of this neighborhood, there is no turning back.

Most neighbors don't even know about this proposal to change the zoning.

Thank you for your consideration,

Liza Naumann

P.O. Box 725

Crystal Beach, FL 34681

801 Museum Ave
Palm Harbor Fl 34683
June 5, 2018

Re: Case No Z/LU-12-06-18
Bayou Development, Inc. Applicant
J.J. JENKIN'S, North Point Development, Representative
Alex Schaler, Kimley-Horn & Associates Inc. Representative

I, Tracy Neville, am the owner of the property behind the proposed "SHED" on Museum Ave and ALT #19 Palm Harbor, FL 34683

I am totally against a shed built in the view of my back yard. I bought it as a residential neighborhood and I want it to stay that way. We love this area and want it to stay this way. That's why I moved here.

I'd rather see homes built, children playing in their yards, swinging in their swings. We don't need "manufacturing" in our neighborhood. It will not be a contributing factor for this area.

Please do not let them do this.
I do not want this - It's not Right!

Always,
Tracy Neville

(727) 743-2494

Patricia Oldfield
1908 Sutherland Dr W
Palm Harbor, FL 34683
727-409-0290
patcpc@msn.com
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 grave 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 an extremely 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 in an already dense traffic area. Also, the development of a large 3 Story industrial building does not blend with the rest of the residential area around it. Palm Harbor has a small town feel that has many small businesses and the magnitude of this project will alter the feel of the community that was a deciding factor for many of us who have moved here. 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. If this land is developed it should be more in keeping with the existing neighborhood and so residential, to bring additional families into our neighborhood, not industrial storage.

I appreciate your time and consideration in this matter.

Sincerely,

Patricia Oldfield

Whisennant, Denise A

From: Patty Orgera <orgerafamily@hotmail.com>
Sent: Monday, June 11, 2018 12:00 PM
To: Zoning
Subject: Refine case # Z/LU12-06-18

Local planning Agency
Board of Commissioners
315 Court St, 5th Fl
Clearwater, Fl 33765

To whom it may Concern,

I have been a resident in Palm Harbor for 11 years. I am writing to express my concern for the zoning change to allow the proposed development of a 3 story storage facility on the corner Alt 19 & Missouri. This is a beautiful area near the water and next to the Pinellas trail. The property is also near a recreation area that's used for many different activities. There are already at least three storage places in this area on this particular road and to add another especially a 3 story building would ruin home values and the beauty of the area.

I am asking that the board of commissioners vote against this rezoning. Please keep it residential, this is not an industrial area and it shouldn't become one.

Thank you for your time and consideration a concerned local.

Sincerely,
Patricia Orgera

Sent from my iPhone



*Ozona Village
Improvement Society
O.V.I.S.*

P.O. Box 81 • Ozona, Florida 34660

County Commissioner Kenneth Welch, Chairman
and Members of the County Commission
310 Court St., Clearwater, Florida, 33756

Hon. Chairman and Members,

June 18, 2018

The people in our community have become aware of a proposal to change the zoning at the northwest corner of Missouri and Alternate 19 from low-density residential to commercial/industrial zoning and the related plan designation. The Ozona Village Improvement Society (OVIS) is opposed to this change because it would not only be incompatible with the surrounding communities but would not fit the community-oriented corridor of Alternate 19.

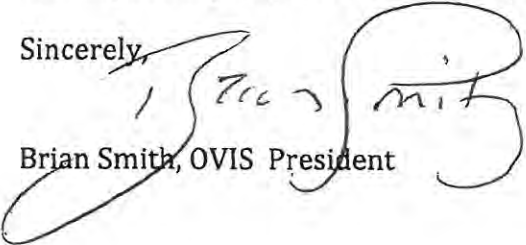
For many years the communities of Ozona, Crystal Beach, and old Palm Harbor have worked hard with respect to maintaining their communities based upon not only our heritage but also based upon good community planning. The proposal to install a large two or three-story storage facility in these communities and on this corridor would be completely incompatible with those efforts.

Another important point is that our communities have worked to provide a stable planning and zoning environment for not only our existing land uses but also for the proposed uses of the future. By making such a dramatic change in the planning and zoning with this proposal, that stability will be disrupted and people will not know what they can count on with respect to uses within the communities. It should be noted that we have had a very well-established community plan for this area for decades that people are counting on to be followed.

It is our understanding that this item was continued from the June LPA meeting due to the lack of a quorum and will be on the July 13 LPA agenda and then the County Commission agenda August 21.

We respectfully request that this proposal be denied.

Sincerely,


Brian Smith, OVIS President

Whisennant, Denise A

From: Jackie Pettay <indigo319@mail.com>
Sent: Monday, June 11, 2018 4:04 PM
To: Zoning
Subject: Case#Z/LU-12-06-18

I am a resident of Crystal Beach and I oppose the zoning change and building of huge storage facility on the bayou. Not only would it be a detractor of the natural beauty and skyline, it would create another dangerous Pinellas Trail crossing with a measurable increase in traffic to the area. As well as diminishing even more natural habitat to our indigenous wildlife.

And the zoning change will attract even more commercial traffic in the area.

Sincerely,

Jackelyn A Pettay

516 Avery Ave,

Crystal Beach 34681

Whisennant, Denise A

From: cookie remedios <cookie1rem@yahoo.com>
Sent: Tuesday, June 19, 2018 6:37 AM
To: Zoning
Subject: Case Number Z/LU/12-06-18

To Whom It May Concern:

I am writing in opposition of the zoning request that is being reviewed for a storage facility on ALT 19 between Sutherland Marine and Missouri Avenue. As a long time previous resident of that area - 16 years to be exact - and now residing still in Palm Harbor in a community close to that area - I am opposed to this as it is not in keeping with that area of Palm Harbor and nor does it represent the type of business that would enhance Palm Harbor. It would be an absolute eyesore to say the least.

As downtown Palm Harbor is slowly growing, the planning commission should consider that this prime piece of poerty should be used to expand recreational facilities or add small businesses that attract residents to down town. Not detract. How about building a proper Marina instead with a place for families to go to - similar to what Tarpon has done. Lots of ideas, but a storage unit is not one that should be considered.

Sincerely,
Maria D'Almada Remedios
740 Hickory Lane
PH, FL 34683

Formerly of 725 Prior Place, PH 34683 (16 years)

Whisennant, Denise A

From: Nan Robins <nan_robins@hotmail.com>
Sent: Sunday, June 10, 2018 6:34 AM
To: Zoning
Subject: : Case No Z/LU-12-06-18

I can not attend the meeting this Wednesday so I am emailing to vote NO on the proposed storage unit on this location. Palm Harbor and Ozona still have the old Florida feel and that's why people CHOOSE to live here. We DO NOT want to lose that and DO NOT want this over sized building in our community. Plenty of space on Hwy 19 for stuff like that.

Nan Robins
320 Lagoon Dr
Palm Harbor, FL

Whisennant, Denise A

From: micheleschrotter <micheleschrotter@gmail.com>
Sent: Monday, June 11, 2018 9:02 PM
To: Zoning
Subject: Case No Z/LU 12-06-18

Hello,

I live at 780 8th Street, just a few blocks from the lot at the northwest corner of Alt19 and Missouri. I strongly oppose the 3-story building proposed to be built there.

This building will change the feel of our neighborhood.

This lot has been vacant as long as I have lived here (since 1997) and I feel this is not how we should develop it.

I would like for us to wait for a better plan for this lot.

You may contact me at 727-642-3743 if you need more information from me.

Sincerely,

Michele Schrotter

Sent from my Verizon, Samsung Galaxy smartphone

Whisennant, Denise A

From: Theresa Schweiger <schweigerrbt@aol.com>
Sent: Friday, June 08, 2018 12:41 PM
To: Zoning
Subject: Fwd: IMPORTANT NOTICE: Rezoning of property along Alt 19!

Sent from my iPad

I am opposed to this zoning. No Z/LU-12-06-18 Theresa Schweiger 312 Limetta St. Ozona, Fl 34660
Begin forwarded message:

From: "Ozona Village News" <james.wiesner@netzero.net>
Date: June 7, 2018 at 8:09:09 PM EDT
To: "Robert & Theresa Schweiger" <schweigerrbt@aol.com>
Subject: IMPORTANT NOTICE: Rezoning of property along Alt 19!
Reply-To: james.wiesner@netzero.net

Can't See This Message? [View in a browser](#)

IMPORTANT NOTICE: Rezoning of property along Alt 19!



Ed and Sarah Sesi

796 Prior Place
Palm Harbor, FL 34683
727.272.9380
Liss3410@sbcglobal.net

June 19, 2018

Pinellas County Zoning Board

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

Dear Sir or Madam,

My family and I are submitting for the record our opposition to the proposed development and will elaborate below as to why the proposed development would have a negative impact on the community.

As you drive along Alt. 19 from Dunedin to Tarpon Spring you experience a very scenic and picturesque drive. At no time during your drive are subject to a building as large and vast as proposed by Bayou Development. If allowed to proceed others will follow and part of what makes living in the area great will forever be lost.

In comparison to other storage facilities the proposed facility is almost 44,000 square feet or 36% larger than a similar facility located on US 19. As you are aware the zoning of US 19 is drastically different then Alt 19. We firmly believe it is in the community's best interests to not open the door to such a dramatic change.

The proposed facility states that traffic will be minimal and that traffic will enter and exit off of Missouri Avenue. At times today it is very difficult to utilize Missouri Ave. to access Alt. 19. In particular making a left hand turn can take several minutes. Excess crowds coming and leaving Sunderman Park add to the challenge along with peak tourist season. Adding any additional traffic let alone commercial traffic or large trucks will only further add to the challenges of today.

We are fortunate to be located close to the Pinellas Trail and my family and I utilize the trail often. When accessing or existing the trail at Missouri Ave. it requires you to take extreme caution. Adding a commercial building of this scope and size will distract drivers and pedestrians and may lead to an unfortunate accident. The proposed building will also negatively impact the many thousands of users who enjoy this stretch of the trail for its scenic beauty.

In closing we are not opposed to the development of the property. Rather we are strongly opposed to adding a facility that will negatively impact one of the best places to live in Pinellas County.

We appreciate your time and consideration in advance.

Sincerely,
The Sesi Family

Whisennant, Denise A

From: Sherry Silliman <sls1234hair@yahoo.com>
Sent: Monday, June 11, 2018 5:43 PM
To: Zoning
Subject: [BULK] Case No Z/LU-12-06-18

Importance: Low

WE HARE IN PALM HARBOR AREA DO NOT WANT A BIG LARGE STORAGE FACILITY WE DONT HAVE THE ROADS FOR THIS AN WE DONT WANT A THREE STORY BULIDING ON ALT 19 WE LIVE IN OLD HISTORIC AREA AN WOULD LIKE TO KEEP IT THIS WAY WE HAVE STORAGE FACILITY ALREADY IN ARE AREA TAKE THIS BIG BUIDING OVER TO US 19 THANK YOU SHERRY SILLIMAN RESIDENT OF CRYSTAL BEACH FOR 31 YEARS

Whisennant, Denise A

From: Todd <todd@unbehagenadvisors.com>
Sent: Tuesday, June 12, 2018 8:32 AM
To: Zoning
Subject: RE: Case Z/LU-12-06-18 : FW: Online Customer Service Contact Us Form Result # 12846324

Dear Zoning:

RE: Case Z/LU-12-06-18 – Bayou Development, LLC

I am forwarding further input about the proposed zoning.

Thank you,
Todd Unbehagen

From: William Slusser <williamslusser@aol.com>
Sent: Monday, June 11, 2018 7:12 PM
To: todd@unbehagenadvisors.com
Subject: Fwd: Online Customer Service Contact Us Form Result #12846324

-----Original Message-----

From: Formsite <form_engine@fs30.formsite.com>
To: williamslusser <williamslusser@aol.com>
Sent: Mon, Jun 11, 2018 7:02 pm
Subject: Online Customer Service Contact Us Form Result #12846324

Thank you for contacting Pinellas County Government.

Direction of inquiry Commissioner Janet C. Long - District 1
 Commissioner Pat Gerard- District 2
 Commissioner Charlie Justice - District 3
 Commissioner Dave Eggers- District 4
 Commissioner Karen Williams Seel - District 5 (2018 Vice Chair)
 Commissioner Kenneth T. Welch - District 7 (2018 Chair)

Subject Rezoning of property at Alternate 19 and Missouri Ave in Palm Harbor

Message It would be a great injustice to the residential area abutting subject property if its residential zoning status was changed from residential to commercial. This is a great family neighborhood and as a Realtor I have assisted homeowners to purchase their homes in this area believing that the zoning of this property would create even more family homes that would enjoy the parks and ball fields of this area. In real estate terms, residential zoning in this area is the best and most economic use of this property. I urge you to reject the

proposed zoning change and encourage the residential development that is most suitable for this area.



Your Name William C. Slusser, Realtor, Heather Realty

Your Street Address 126 Forest Hills Dr.

City/Unincorporated County Redington Shores, FL

Zip Code 33708

Your Phone Number 727-258-7446

Your Email Address williamslusser@aol.com

This email was sent to williamslusser@aol.com as a result of a form being completed.
[Click here](#) to report unwanted email.

Whisennant, Denise A

From: GREGORY SMITH <gssmith71@gmail.com>
Sent: Thursday, June 07, 2018 9:30 PM
To: Zoning; James Wiesner
Subject: case # Z/LU-12-06-18

Pinellas County Planners,

Please come and spend a morning, afternoon or evening in the village of either Crystal Beach or Ozona to experience the local culture that is at risk of being scarred by a proposed rezoning by Bayou Development. This storage type of facility is hugely out of character with the local area. There must be other more appropriate uses for this land. Keeping it residential with a park would be much more in keeping with the current and historical essence of the area.

To rezone this area and allow such development is a horrible idea, is morally wrong and is inconsiderate of the local residents and the community as a whole. Ozonavillagefl.us is a great resource to familiarize yourself with the local area and historical significance of this quaint coastal gem. Please don't make the mistake of destroying the environment, marring this area, detracting from it's vibe and natural beauty with such an awful facility.

Sincerely,

Gregory, Amber, Camdyn and Emmery Smith

Whisennant, Denise A

From: Chris Spilker <bamboolady1063@gmail.com>
Sent: Tuesday, June 12, 2018 9:46 AM
To: Zoning
Subject: Case No Z/LU-12-06-18

To Whom It May Concern:

As a 20 year resident of Crystal Beach, I am writing to you as a concerned, tax paying citizen. I am vehemently opposed to the request to rezone the area on Alternate 19 between Missouri Ave and the Sutherland Marina, from residential to light manufacturing and industrial, for several salient reasons.

1. Consideration should be made for the property owners adjacent to this parcel and the potential for property devaluation. A commercial storage facility, especially one of such great size, in the backyards of current residents will destroy property values. This is a residential area and should remain as such with the possibility of a park plus residential homes. Let's preserve the integrity of our community and keep the area zoned residential.
2. Traffic on Alternate 19 is heavy and the area between Alderman and Tampa Rd. is very congested at various times during the day. The building of this monstrous facility will add dramatically to the current traffic problems. You will have large moving trucks, cars coming and going at all hours, not to mention an unsightly commercial facility polluting the beauty of the property. This commercial facility will definitely be the cause of increased traffic accidents.
3. A monstrous, 3 story building will greatly and negatively impact an environmentally sensitive area of Palm Harbor. To have a massive commercial building, with gas powered vehicles polluting the area, will have a destructive impact on the environment that is so close to the water. This haven for wildlife will be destroyed when you have no vegetation remaining, glaring lights 24/7, constant traffic and terrible noise pollution.
4. There is also the potential for an increase in crime with a facility that warehouses people's household items. Inviting more crime to our community is something I don't believe you want to be responsible for. I can only ask, would you want this monstrous, 3 story building in your backyard????

As taxpaying residents of Palm Harbor, Crystal Beach, we pride ourselves in maintaining the beauty and charm of our community...an "old Florida Charm". It would be devastating to have an eyesore like the proposed 125,000 sq.ft., 3 story storage facility in our community. Properties like this one should stay in areas currently zoned for commercial or light manufacturing, NOT in a residential area and NOT adjacent to waterfront homes and properties. I implore you to consider the negative impact of such a zoning change and please vote against destroying our beautiful community.

Sincerely,
Chris Spilker
1063 Point Seaside Dr.
Crystal Beach, FL 34681

Whisennant, Denise A

From: Tammy Spicer <twspicer@yahoo.com>
Sent: Monday, June 11, 2018 3:09 PM
To: Zoning
Subject: [BULK] Against rezoning Case Z/LU-12-06-18

Importance: Low

I'm a Pinellas County resident who lives near the parcels at Alt 19 and Missouri.
I understand you have been asked to consider a zoning change from current residential zoning.
I'm not able to attend the 9am meeting Wed, as I will be at work.
I oppose this rezoning change.
Thanks in advance for taking the time to listen to the voters.
Tammy Spicer
1740 Oyster Point Way
Palm Harbor, FL 34683
573-694-6165

Whisennant, Denise A

From: Robin <RSTARNE65@TAMPABAY.RR.COM>
Sent: Sunday, June 10, 2018 6:31 AM
To: Zoning
Subject: [BULK] Case No Z/LU-12-06-18 Bayou Developement,Inc.

Importance: Low

Good Day,

We have been living in Ozona since 1993. We moved to this community for it's beauty and it's history. When coming into this Village there was a peaceful feel that would come over you. It is very sad to see what has happened since that time. I will not elaborate as to the growth we have see as I'm sure you are all aware, it's disgusting and heartbreaking !!

We are writing this to voice our complete disapproval of the proposed zoning change to the property referenced in the above Case.

If you are interested in any additional information please feel free to reply to this e-mail or send correspondence to the address below.

Thank you,
Robin and Brian Starnes
P.O. Box 274
Ozona, FL 34660

P.S. You think someone could fix the roads in Ozona?? They are terrible !



Virus-free. www.avast.com

Whisennant, Denise A

From: Jeff Sterns <sterns@gmail.com>
Sent: Monday, June 11, 2018 3:33 PM
To: Zoning
Subject: Oppose Case No: Z/LU-12-06-18 Zoning Change Hearing for Light Manufacturing/Industrial Storage Facility

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.

I would be curious about results of any wildlife study.

Bad precedent.

- >
- >
- >
- >
- >Jeff Sterns
- >
- > Property Owner
- >
- > 1867 Sutherland Dr
- >
- > Palm Harbor Fl 34673
- > 727-638-0069
- >
- >
- >
- >
- >
- >
- >
- >
- >

--

Whisennant, Denise A

From: Paula Tierney <holla4paula@gmail.com>
Sent: Friday, June 08, 2018 3:37 PM
To: Zoning
Subject: Case # Z/LU-12-06-18

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

To whom it may concern:

I am a resident of Palm Harbor and homeowner in the Hidden Lake Subdivision. The purpose of my email is to express my **opposition** in changing the current zoning of the parcel land located on US Alt 19 between Sutherland Marina and Missouri Ave from Residential to Light Manufacturing and Industrial.

Thank you for your consideration,
Paula Tierney
2605 Winding Way
Palm Harbor, FL 34683

Whisennant, Denise A

From: breeze412 <breeze412@gmail.com>
Sent: Monday, June 11, 2018 8:54 PM
To: Zoning
Subject: Case#/lu-12-06-18

Please don't put anything on that corner. It would completely change the feel of our neighborhood town where we only have small businesses.

Jocelyn Thelen

Sent on my Boost Mobile Samsung Galaxy S® 6

Whisennant, Denise A

From: Kai Thelen <kai.thelen@ctc2.com>
Sent: Monday, June 11, 2018 9:17 AM
To: Zoning
Subject: Case No Z/LU-12-06-18

To Whom It May Concern:

I strongly oppose the re-zoning of this parcel to allow for a storage facility to be built. This type of business does not belong anywhere near our historic downtown. If we want to be attractive to visitors and residents, the charm of this community must be preserved and enhanced. There are plenty of storage facilities around, and this unneeded addition would be an eyesore for riders on the Pinellas Trail and others alike.

While I am not completely opposed to opening it up for business, an "attraction" like a trailside café would be a better option.

Best regards,

*Kai Thelen
2195 Salisbury CT
Palm Harbor, FL 34683
Phone 727-286-0550*

Whisennant, Denise A

From: Gerry Trammell <gerry@trammellclan.com>
Sent: Sunday, June 10, 2018 3:12 PM
To: Zoning
Subject: Case No. Z/LU-12-06-18

I strongly disapprove of this rezoning request. The community will not be well served by the construction of a facility in a residential area. It represents a diminishment of the neighborhood environment that makes our area so attractive.

Gerry Trammell

Homeowner, Ozona

Whisennant, Denise A

From: Zoning
Sent: Thursday, June 21, 2018 4:21 PM
To: Whisennant, Denise A
Subject: FW: CASE # Z/LU-12-06-18

From: Gerry Trammell [mailto:gerry@trammellclan.com]
Sent: Thursday, June 21, 2018 4:03 PM
To: Zoning <zoning@co.pinellas.fl.us>
Subject: CASE # Z/LU-12-06-18

DO NOT approve rezoning for this case. The community of residents in Ozona and Crystal Beach chose to live here because of the absence of over-commercialization. The developer can take his business elsewhere and not ruin the residential community.

Gerry Trammell
Resident of Ozona

Duplicate

Whisennant, Denise A

From: Lynne Troiano <ltroiano@outlook.com>
Sent: Friday, June 08, 2018 12:17 PM
To: Zoning
Subject: Case No Z/LU-12-06-18
Attachments: Scan_0015.pdf

To Whom it May Concern,

Please, PLEASE VOTE AGAINST the rezoning of the northeast corner of Missouri Avenue from Residential to Industrial.

I believe rezoning this property will greatly diminish the residential qualities of my neighborhood and will lead to increased traffic which is a big concern in this area.

Our community is already in discussions regarding the dangerous, heavy traffic in front of the Palm Harbor Post Office located on the corner of Pennsylvania Avenue and Alt. 19.

Additionally, there is no traffic signal leading out to Alt. 19 from Missouri Avenue.

Local residents understand that there are four existing specific times of GREAT CONCERN where Missouri Avenue can back up significantly; rush hour in the morning and evening, and those driving children before and after school. Missouri Avenue is so congested, drivers are backed up to 8th Street. As you know, just a few yards south of Missouri Avenue on Alt. 19 is the crosswalk to Palm Harbor University. Our children and those using the Pinellas Trail use that crosswalk every day, all day.

Currently, the storage facility is planning a 125,000 square foot THREE-STORY building! How incredibly and specifically unfair for those on Sutherland Drive. Instead of the beautiful small stream and trees that have been their view, they will now be witnessing, "They paved paradise and put up a parking lot." Unfortunately, their home values will significantly be impacted.

I'm pleading with you to VOTE AGAINST the rezoning of the northeast corner of Missouri from Residential to Industrial.

On so many levels, this storage facility is wrong for our community.

Kindest Regards,
Salvatore and Lynne Troiano

Sent from [Mail](#) for Windows 10

Whisennant, Denise A

From: ltdjt <ltdjt@aol.com>
Sent: Monday, June 11, 2018 4:37 PM
To: Zoning
Subject: Case No Z/LU-12-06-18

Dear Commissioners,

In regards to the zoning change from RPD-5 residential planned development to M-1-Co light manufacturing and industry-conditional overlay, as a property owner, tax payer and frequent user of the Pinellas Trail, I am very opposed to the request for a zoning change or variance.

As you all know, here in Crystal Beach, Old Palm Harbor, and Ozone, we revel in the feel of small community. There is nothing here over two stories. This change would open the flood gates for every schmuck looking to industrialize in our area. To think Alt 19, and the Pinellas trail would resemble US 19 is not only a repulsive vision but if this calamity came to fruition it would drive many of us away.

I implore you all to please deny this request that would bring an epidemic of ugliness to our lovely communities.

Thank You
Lou W. Taylor

212 Crystal Beach Ave
Crystal Beach FL 34681

309-678-1776

--

From: Zoning
Subject: FW: RE Case Z/LU-12-06-18: Concerns - a different perspective written by a local resident 15 year old

From: Todd Unbehagen [mailto:todd.u@icloud.com]
Sent: Tuesday, June 05, 2018 10:55 PM
To: Zoning <zoning@co.pinellas.fl.us>
Cc: todd@unbehagenadvisors.com; Sharon Unbehagen <shar.u@icloud.com>; Todd Unbehagen <todd.u@icloud.com>
Subject: RE Case Z/LU-12-06-18: Concerns - a different perspective written by a local resident 15 year old

Written by Luke Unbehagen, Age 15

5 June, 2018

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

A Different Perspective

There are many letters that you have received from the perspectives of home owners in the area that the proposed storage complex is to be built. As a 15 year old, I cannot say that I own any real estate in the Ozona area but I have called it my home for as long as I can remember. I have seen many homes go up and many families move into Ozona. I always looked at Ozona in a proud way as many of my friends have been in awe at the beauty of the area. Many of my friends who come over to my house notice and point out the different feeling of the area compared to the rest of Pinellas county. Ozona is unique and adding a storage complex would create a different image and feeling. Adding the proposed complex would lead one to view much of Ozona in a different sense as a place where others go to drop off their unused items and not a community. I have seen Ozona through the course of my life grow into a community of many families who congregate together frequently. The feeling of a community would be disrupted with the building of a storage complex of this size. I am the future of this community and my generation will be the next to move into Ozona, the proposed storage complex will not contribute positively to the unique feeling that Ozona has.

Thank you for considering a different perspective in this matter,

Respectfully submitted,

Luke Unbehagen

850 Missouri Avenue

Palm Harbor, FL 34683

Whisennant, Denise A

From: Sharon Unbehagen <shar.u@icloud.com>
Sent: Wednesday, June 06, 2018 10:24 PM
To: Zoning
Cc: Sharon Unbehagen; Todd
Subject: RE: Case Z/LU-12-06-18 – Bayou Development, LLC

Dear Pinellas County Zoning Board:

RE: Case Z/LU-12-06-18 – Bayou Development, LLC

"Old Palm Harbor is located halfway between Dunedin and Tarpon Springs. It extends eastward from Sutherland Bayou to encompass the general area originally known as Sutherland." That was taken from the Vision Statement for Old Palm Harbor.

I live in Old Palm Harbor which according to above, consists of Missouri Avenue. Missouri Avenue is the location for the proposed storage unit and the street in which I live. In the following paragraphs, I am going to use quotes from the Vision Statement of Old Palm Harbor as defined by the Pinellas County Board of Commissioners.

From the Vision Statement of Old Palm Harbor: "Although located in a highly urbanized county, Old Palm Harbor is known for its small town atmosphere and strong sense of community." My response to this is that a large 3 story storage unit does not fit the description of this vision. Please consider a single or maximum 2 story storage unit. A 3 story storage unit does not give any sense of community and does not conform to the community. I am requesting a maximum 2 story building with mature, tall shrubs and trees, in addition to a 8 foot concrete wall to shield Missouri Avenue from view to improve the strong sense of community.

From the Vision Statement of Old Palm Harbor: "It is agreed that the community heritage and those characteristics that make Old Palm Harbor a special place are worthy of protection." I am asking you to please "protect" Missouri Avenue and create an entrance and exit to the storage unit only off Alternate 19 and block the view of the storage unit with an 8 foot concrete wall and plenty of tall, mature tropical trees, bushes, and palms.

From the Vision Statement of Old Palm Harbor: "Development should be compatible with maintaining the overall bucolic and small town character of the area, in both appearance and function, while enhancing the local economy." It is my opinion that for appearance, a smaller scale storage unit of a maximum 2 stories, mature tropical trees, bushes, and palms along Missouri Avenue, with a concrete 8 foot wall blocking view from Missouri Avenue would be required to fulfill that vision set forth by the Pinellas County Board of County Commissioners.

From the Vision Statement of Old Palm Harbor: Vacant and underutilized land creates the opportunity for additional growth and expansion of the commercial sector in Old Palm Harbor which should serve both the local community as well as attracting visitors." I believe a giant 3 story storage unit is not attractive and will not attract visitors. The trail that runs along the front of the proposed storage unit is heavily traveled and attracts many visitors. I believe these visitors would be attracted to a well landscaped building of no more than 2 stories with tall, mature tropical trees, bushes, and palms.

From the Vision Statement of Old Palm Harbor: "Commercial activity along the Alternate US Highway 19 corridor should be encouraged to reflect the positive attributes of the area." To ensure this vision, more than adequate landscaping and an 8 foot concrete wall along with a separate entrance/exit off Alternate 19 would be needed to maintain the positive attributes of the beautifully landscaped yards of the residents on Missouri Avenue and surrounding streets.

From the Vision Statement of Old Palm Harbor: "Old Palm Harbor and the Historic District will become a focal point for business activity that is readily and clearly recognized by the local community and visitors." As a member of the local community and someone that entertains visitors in my community, I am requesting that this "focal point" of Missouri Avenue be downsized to a maximum of 2 stories and be properly disguised from Missouri Avenue to match a more consistent feel of Old Palm Harbor, the place I call home.

Thank you for your attention to this matter.

Respectfully Submitted,
Sharon Unbehagen
850 Missouri Avenue,
Palm Harbor, FL 34683

From: Todd <todd@unbehagenadvisors.com>
Sent: Tuesday, June 05, 2018 4:17 PM
To: zoning@pinellascounty.org
Cc: shar.u@icloud.com; joe@josephcrussolaw.com; deggers@pinellascounty.org; kseel@pinellascounty.org; kwelch@pinellascounty.org; janetclong@pinellascounty.org; pgerard@pinellascounty.org; cjustice@pinellascounty.org; todd@unbehagenadvisors.com
Subject: Concerns: Proposed zoning change for Alt 19 and Missouri Ave. Palm Harbor

Hello Pinellas County Zoning Board:

RE: Case Z/LU-12-06-18 – Bayou Development, LLC

It has come to my attention that there is a “Beyond Self Storage” three story tall storage facility being zoned from residential to commercial on the street that I have lived on for 12 years near Historic Palm Harbor and the Ozona Area. This street is Missouri Avenue in Palm Harbor. I live within view of this seemingly unusual and unprecedented proposed zoning change in Pinellas County.

Below are my concerns about the zoning change that should be brought to your attention:

1. It is not consistent with the nearby Downtown Historic Palm Harbor Master Plan that was adopted by the Pinellas County Board of County Commissioners on December 18, 2001 and amended on February 10, 2015 – Ordinance #01/85 -- and therefore takes away from the local district’s and Pinellas Counties vision within the study area. This speaks of limiting the area to SMALL commercial land uses in the existing area. This was originally designed in the 1880’s and continues to be the vision of this area as evidenced by the following plan...Please review:
2. It does not provide the small town/community feel that the Ozona Area and Historic Palm Harbor Area are known for that has been published nationally. See article for an example: <http://www.pinellaspeach.com/blog/ozona-florida-an-old-florida-waterfront-golf-cart-freindly-community/>. This small town feel is what is promoted within the Palm Harbor Chamber of Commerce as well in their various brochures.
3. The development will create additional water run-off that will run West towards my home and others near and on the Gulf of Mexico. This area is already an area that holds too much water after rains and storms. I am concerned that the County and the developer has not adequately reviewed the water flow issues that this project will bring. The proposed development will need to be elevated by eight feet before a 3 story large building will be placed upon it. This large building, elevated eight feet, will cause more rainwater issues, and the retention ponds that are proposed on the property may not be adequate.
4. The development is too large to ensure proper tree coverage around it to hide the unusually unique project that looks so different from other structures in the area. There are MANY high value, high County tax-base paying, residential properties within eye view of the proposed property that will see the property in their neighborhood, and on their street, on a daily basis.
5. The re-zoning of the development may be “Spot Zoning” as it does not conform to the area neighborhood that has grown around it in almost 100+ years as discussed and evidenced in the above historic master plan of Palm Harbor that discusses the nearby area should have small commercial only. See again: https://www.pinellascounty.org/Plan/pdf_files/DHPHMP.pdf Nothing as large or like it has been put in

the area in the 100+ years since the area has been being developed. This zoning allowance may be seen as an illegal, non-conforming and unnecessary zoning effort by Pinellas County Zoning.

I understand that there is a zoning hearing on June 13th on this matter.

Thank you for your attention to this matter.

Respectfully Submitted,

Todd G. Unbehagen, MAFM, EA, ATA, ATP
President/CEO - Unbehagen Advisors
www.UnbehagenAdvisors.com
SINCE 1992 – 26 YEAR ANNIVERSARY



Follow our team of advisors:



OFFICES:

TARPON SPRINGS OFFICE (HEADQUARTERS)

31 West Tarpon Avenue, Tarpon Springs, FL 34689
p 727.934.7759 f 727.942.9123

DOWNTOWN TAMPA OFFICE

North Franklin Executive Building
1207 North Franklin Street, #214, Tampa, FL 33602
p 813.777.2412

SOUTH TAMPA OFFICE

3708 W. Euclid Avenue, Tampa, FL 33629
p 813.777.2412

LAKEWOOD RANCH (BRADENTON/SARASOTA) OFFICE

9015 Town Center Parkway, Unit #101, Lakewood Ranch, FL 34202
p 941.907.0311 f 941.870.9336

CONFIDENTIALITY NOTICE: This email contains *confidential* information which is legally privileged. The information is intended for the use of the intended recipient and/or recipient named above. Any unauthorized review, use, disclosure, distribution or other dissemination of this communication and/or the information contained therein is strictly prohibited. If you have received this message in error, please notify us immediately by telephone to arrange for the return of the information to us. Further, you are hereby notified to completely delete the email from existence and that any disclosure, copying, distribution, dissemination, and/or the taking of action in reliance to the contents of this email information is prohibited.

Whisennant, Denise A

From: Todd <todd@unbehagenadvisors.com>
Sent: Friday, June 08, 2018 4:09 PM
To: Zoning
Cc: shar.u@icloud.com; Eggers, Dave; Seel, Karen; Welch, Kenneth; Long, Janet C; Gerard, Pat; Justice, Charlie; todd@unbehagenadvisors.com
Subject: RESTATEMENT - RE: Concerns: Proposed zoning change for Alt 19 and Missouri Ave. Palm Harbor

Duplicate name

Dear Zoning Board of Pinellas County:

RE: Case Z/LU-12-06-18 – Bayou Development, LLC

To restate and clarify my below, previous position -- IF the zoning passes -- since I live on Missouri Avenue where the property is being changed to a commercial zone with a large storage facility, I am requesting the following to be included with the zoning and development plan:

- **Fencing along Missouri Avenue:** A large eight foot (minimum), cosmetically appealing, painted, cement block fence along the ENTIRE subject property on Missouri Avenue blocking the subject property development from view to those driving on Missouri Avenue. IF there is an entrance on Missouri to the facility, this entrance would be the ONLY area along Missouri Avenue that would excluded from a fence and landscaping (see landscaping below).
- **Additional landscaping along Missouri Avenue:** To plant, mature, lush Florida tropical bushes, trees and palms that represent the area homes and their landscaping ALONG the aforementioned fence facing Missouri Avenue. This landscaping may also be planted inside of the fence to add a more natural dimension, lush, dimension as well to this project.
- **Landscaping behind the property:** Any landscaping on 9th Street (the road and area behind the subject property development) that would help block the view of the building from homes on Missouri Ave. (West of the property) would be a welcomed addition as I live just West of the development on Missouri Ave.
- **Size:** Consider shortening the project from three stories to a maximum of two.
- **Drainage** – A thorough study completed to ensure adequate additional drainage needs that will be caused by this development since the storm water from this will be flowing west towards the homes west of the property (on and near the Gulf/Bayou).

Thank you for taking my inputs and recommendations.

Respectfully submitted,

Todd Unbehagen
850 Missouri Avenue
Palm Harbor, Florida 34683

Whisennant, Denise A

From: Michelle Vassallo <kmvassallo@gmail.com>
Sent: Saturday, June 09, 2018 11:27 PM
To: Zoning
Subject: Case No Z/LU-12-06-18

Dear Sirs:

The proposed storage facility on Alt 19, south of Crystal Beach (Case No Z/LU-12-06-18) would be an undesired addition for our community. The area has long been known for its "Old Florida" charm and this structure would be a complete departure from that goal. Do we really need yet another storage facility? There are several in the general area now, ALL of which have units available.

How about something that serves the huge number of people passing by on the Pinellas Trail? I strongly urge you to not permit this proposal to move forward.

Sincerely,

K. Michelle Vassallo
Crystal Beach resident

Whisennant, Denise A

From: Voskamp, Jason (GE Healthcare) <Jason.Voskamp@ge.com>
Sent: Friday, June 08, 2018 10:27 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

I am writing to express my concern over the proposed plan to build a multi-story storage facility within the community of Ozona near downtown Palm Harbor. From a business and community perspective, this is not a decent use of this land. There are several storage options already within the area and I would question the business decision to place another facility in this location. I would like to see data that would suggest that there is a sound business model to sustain the profitability of this proposed business. Also, I would question the decision to put a storage facility within a flood zone. Will this business be able to carry the liability in the instance of major flood? And who is going to use a storage facility located in a flood zone?

This land is part of the Ozona community and I feel that this land should only be used for residential properties based on the initial plans. In addition, this structure would be an eyesore for the entire Palm Harbor community that would likely degrade surrounding property value. Is this the type of building that you would like people to see from the water that represents Palm Harbor? This structure just does not fit in the small town feel of the surrounding community.

Jason Voskamp

Ozona property owner and concerned Palm Harbor citizen

T +1 407 383 8068
jason.voskamp@ge.com

904 Missouri Ave.
Palm Harbor, FL
June 5, 2018 34683

Re: Case # Z/LU-12-06-18.
Bayou Development, Inc. Applicant
JJ Jenkins, Northpoint Development, Representative
Alyx Schaler, Kimley-Horn & Ass. Inc. Representative

I, Dorothy Voss, am the owner of the home directly across the street from the proposed "Shed" facility on Missouri Ave Palm Harbor, FL 34683

I am strongly against re-zoning this property. It's in a residential neighborhood, and should stay as residential. I love my neighborhood and that's why I chose to buy here. Let's keep it that way.

If the developers think that's an improvement to this neighborhood, they are wrong. Let them build it across the street from their front yard to look at every day.

I'd rather see family homes built, children playing, pretty trees and lawns. to keep with the area.

Please do not let them do this to our neighborhood.

Sincerely,

ph-727-785-9314 Dorothy Voss

Whisennant, Denise A

From: Karen <kcleath@verizon.net>
Sent: Thursday, June 07, 2018 2:46 PM
To: Zoning
Subject: Case No. 7/LU-12-06-18

Zoning Case #7/LU-12-06-18

To whom it may concern:

This is concerning the proposed 40-foot tall self-storage facility adjacent to the waterfront neighborhood which also borders the Sunderman Athletic complex.

Yet again, I find myself opposing another development incompatible with our neighborhood when I should be secure in knowing our zoning ordinances would automatically knock this type of development out of the ball park. I find this type of structure not only ugly and detrimental to the feel and flavor of our neighborhood but seems incongruous with the growth of our downtown Palm Harbor. I can't imagine the leaders and residents of Dunedin would want a similar placement alongside their cute and quaint main street. Ditto for Tarpon Springs.

Please do not allow this structure to be approved. Please save our neighborhood and downtown.

I hope the sentiments of the neighborhood residents and current zoning ordinances carry more weight than a business that is not fully considering its impact to our broader community and lifestyle. Let the developers build the houses for which it is zoned.

Thank you for your attention,
Karen Watson

713 New York Ave.
Palm Harbor, FL 34683
727.480.4681

Whisennant, Denise A

From: Diane Williams <dianew617@gmail.com>
Sent: Saturday, June 09, 2018 12:15 PM
To: Zoning
Subject: Case No Z/LU-12-06-18

Please register my opinion AGAINST this re-zoning request. I do not believe this area is right for light manufacturing. IZt will damage the character of this beach community and the Old Palm Harbor area. A 3-story storage facility is not appropriate for this area.

Please do not approve the re-zoning request for this parcel

Case No Z/LU-12-06-18

Sincerely,
Diane Williams,
478 Orange Street Palm Harbor FL 34683
Mail: PO Box 6675 Ozona FL 34660
Mobile - 951-283-5035

Whisennant, Denise A

From: Stu Williams <stuinozona@gmail.com>
Sent: Saturday, June 09, 2018 3:17 PM
To: Zoning
Subject: Case No Z/LU-12-06-18

Dear Zoning Board members

I highly encourage you to not approve the request to re-zone this property. This change request is so out of character for this section of Ozona, Crystal Beach and Old Palm Harbor. A 40 foot high, 3 story 125,000 square foot building should not be built here.

The zoning should stay the same and not be changed.

There is plenty of land to build such buildings along US 19, where retail is no longer viable because of highway improvement with limited access.

Thank you again

Stuart Williams
PO Box 6675
Ozona, Florida 34660
904.962.2501

Whisennant, Denise A

From: Barb Witlin <varya1562@gmail.com>
Sent: Monday, June 11, 2018 12:50 PM
To: Zoning
Subject: Case No Z/LU-12-06-18

I was part of 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 currently nothing similar to 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, degrading the quality of life and character our area.

Whisennant, Denise A

From: kristinir <kristinir@aol.com>
Sent: Monday, June 11, 2018 3:32 PM
To: Zoning
Subject: (Case No Z/LU-12-06-18)

Dear Sirs:

The proposed storage facility on Alt 19, south of Crystal Beach (Case No Z/LU-12-06-18) would be an absolute travesty and does not belong there. The area has long been known for it's "Old Florida" charm and this structure would be a complete departure from that. The area is slowly grinding into a miniature copy of US 19, full of strip malls and dollar stores, which is an utter eyesore. And in all honesty, do we really need yet another storage facility? There are several in the general area now, ALL of which have units available.

Whatever goes into this space needs to keep to the Old Florida image in style and function. Something that serves the huge number of people passing by on the Pinellas Trail for instance. Who wants to cycle past a storage facility? Take a look at how Dunedin is capitalizing on the trail and hold out for something we can all be proud of and enjoy.

Sincerely,

Kristin Weiss
Crystal Beach homeowner

Whisennant, Denise A

From: james.wiesner@netzero.net
Sent: Sunday, June 10, 2018 1:02 PM
To: Zoning
Subject: Case # Z/LU-12-06-18

Members of the Board of Adjustment,

I urge you to reject this zoning change for Case # Z/LU-12-06-18 because of negative traffic impacts, harm to the community essence, and substantial deviance from the land use plan. Ozona, Palm Harbor, and Crystal Beach are desirable communities to live in for a reason, and I would hope and trust that you find merit in the preservation of this area as comprehensively planned.

Sincerely,
James R. Wiesner
348 Bay Street
Palm Harbor, FL 34683

1 Simple Trick Removes Eye Bags & Lip Lines in Seconds
Fit Mom Daily
<http://thirdpartyoffers.netzero.net/TGL3231/5b1d598e33ec5598d1c33st03duc>

Whisennant, Denise A

From: Holly <holly.yankus@gmail.com>
Sent: Saturday, June 09, 2018 9:54 PM
To: Zoning
Subject: Against zoning plans Palm Harbor

Referencing Case No Z/LU-12-06-18

I am against the plans for putting in a large 3 story storage facility here. I live in the Hidden Lake neighborhood and enjoy the small town feel that this section of alt 19 has. I do not want a large industrial building of this size across from my home.

Thank you for your time.

Holly Yankus

Whisennant, Denise A

From: Yambor, Andrew <Andrew.Yambor@nuance.com>
Sent: Friday, June 08, 2018 9:15 AM
To: Zoning
Subject: Automatic reply: Ozona Case No. Z-LU-12-06-18-13 LPA

Thanks for your Message:

Please note that I will be traveling Thursday and Friday of this week week with limited access to email. If your message is urgent, please contact me on my cell at 727 754 0015. If not, I will return your message as soon as possible.

Regards,

Whisennant, Denise A

From: jim.zedalis@verizon.net
Sent: Sunday, June 10, 2018 9:15 AM
To: Zoning
Cc: james.wiesner@netzero.net
Subject: Z/LU-12-06-18

06/10/2018

Members of the Board of Adjustment,

I urge you to reject this zoning change because of negative traffic impacts, harm to the community essence, and substantial deviance from the land use plan. Ozona, Palm Harbor, and Crystal Beach are desirable communities to live in for a reason, and I would hope and trust that you find merit in the preservation of this area as comprehensively planned.

Sincerely, Jim and Helga Zedalis
614 Betmor Lane
Palm Harbor, Fl. 34683

Whisennant, Denise A

From: kim s <kiminph@yahoo.com>
Sent: Friday, June 22, 2018 12:10 PM
To: Zoning
Subject: Case No Z/LU-12-06-18 - Opposition

Dear Sir/Madame,

As a resident of Palm Harbor and a frequent patron of businesses and parks along the Alt-19 corridor, I oppose a variance in zoning on the parcels 01-28-15-88560-011-0001 and 02-28-15-82278-000-03000. The pending request, which would allow for construction of a three story building, will negatively impact the surrounding residents and visitors. This proposed project would irrevocably change the community in appearance and character. Please deny this request for variance as it affects more than just the 600 feet of surrounding neighbors.

Thank you for your consideration,
Kimberly Stinson
4527 Lake Valencia Blvd W
Palm Harbor, FL 34684
kiminph@yahoo.com