

Whisennant, Denise A

From: Schoderbock, Michael
Sent: Tuesday, June 12, 2018 8:41 AM
To: Bailey, Glenn; Whisennant, Denise A
Subject: FW: Mistakes on my concern for Case 2-13-01-18
Attachments: True Auto.xlsx

Denise

Add this to the file for Case #Z-13-07-18

Thanks.

Michael Schoderbock, AICP
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(tell us how we are doing!) www.pinellascounty.org/surveys/plan

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From: Frank Brancaccio [mailto:fbrancaccio@tampabay.rr.com]
Sent: Monday, June 11, 2018 7:44 PM
To: Schoderbock, Michael <MSchoderbock@co.pinellas.fl.us>
Cc: jim@trueautoseminole.com
Subject: Mistakes on my concern for Case 2-13-01-18

Mike, I was tired when researching and misinterpreted parking requirements and the parking counts on the last 2 pages, I have amended my concerns and would like you to add the last page or 2 into the the concerns I have expressed Thank you. Jim, maybe this can help with your parking plan as I was way high by adding 6 per lift bays/roll-up doors instead of 3 x the sum of the total lift bays/roll-up doors plus 3.

Issue / Concern #

Issue / Concern

Municipal, Florida or Southeast BC

1 **Dumpster and/or other Storage along Residential Line with-in 20ft and also in a protected storm run-off/Retention pond.** At this time storage from the retention pond and trash that did not make from the Dumpster to the hooper of the sanitation truck has washed into the storm drain which is now obstructed and will not flow properly during a storm. This dumpster needs to be removed to at least 20 feet from the residential line and be relocated which will also may decrease on-site parking by 1 to 2 spaces when screening is applied. I Have Pictures if requested

PCBC Section 58-244-(B)

2 4th parking space along West Property line was **created by a tenant installed Parking Bumper in the protected Storm water run-off Sloped part of their Retention pond** and obstructing the flow of stormwater run-off and creating ponding in the parking lot and it is called and being used as a parking space by current tennant, this also narrowed 2nd and 3rd space less than 8 feet wide and now agains code. I Have Pictures if requested

PCBC Section 58-244-(B) &

3 1st Parking space is in a protected area along West property line that **was created by a Tenant installed Parking Bumper a green-space or perking area** damaging the existing folliage, this area is not being not maintained and creating a blighty and dusty condition and now called and being used as a parking space by current tennant. I Have Pictures if requested

PCBC Section 166-55-(1) (3)

2-13-07-18

4 1st Parking space on Southeast Property Line may be rendered non-conforming if the Disabled Parking space is brought up to code at 12 feet wide and a 5 foot access aisle. I Have Pictures if requested

Division 2 Sec 138-1304 (K) (2) (3)

5 1st Parking space on Northeast Property line had Parking bumper installed by a tenant and **you have to drive on the 4' wide x 4" Raised walkway that should be a 5' x 5' Turn around for Hand-cap accessibility into the Showroom** that is only a few feet from the rear of the parking space. This raised walkway is used to enter the building and doubles **Accssible Route** handi-cap entrance ramp. Someone could be hit on Walk-way or hit by the door while a vehicle is backing out of the 1st parking space and accidently hit it creating a public safety hazzard. also when parked in the 1st space the 2nd Space is blocked by at least 25 percent by the vehicle in the 1st parking space reneadering it useless and vise versa. all three spaces are now 8 feet wide to try a slip in extra parking space. I Have Pictures if requested

Division 2 Sec 138-1304 (J)

6

Parking spaces 2 and 3 on Northeast corner of property line are not able to be navigated out of both parking spaces and exit perpendicular to Seminole Blvd. creating a need to go North bound first in the South bound lane and affecting all 3 southbound lanes navigating a U-turn while entirely in the South bound lanes creating a potential public safety issue for southbound drivers whom have to try to navigate around impatient drivers exiting parking lot. This design is a should be a public safety concern. Can be noted on the County Tax Parcel Viewer

Division 2 Sec 138-1304 (E)

7

3rd and 4th Parking spaces are both marked for Compact cars along South Face of building even though code only allows 2 compact for every 10 spaces. if you remove all the non-conforming or un-approved spaces it only leaves 7 spaces for re-development to C-2 zoning. These spaces even though marked as Compact don't meet the minimum back up requirement (85 percent of Full size) to exit the space properly and navigate out the drive front end first. while backing up in these non-conforming space it is damaging the Green space, parking area and the foliage is not maintained because cars have to back into it to exit spaces. there is only 14 feet from the rear the 2nd, 3rd and 4th space along South face of the building where 24 feet is required for 2nd and 3rd space and approximately 18 feet for the compact space.

Division 2 Sec 138-1304 (F) & PCBC
Section 166-55-(1) (3)

8 Fire Exit capability to exit building on West wall to Public Way is currently blocked by dumper, stored items and a double PVC gate that is chained most of the time also creating more than a single motion exit conditions. This should be a Fire safety concern 1010.1.9.5 Unlatching.

9 Screening wall will be needed along the South side of Property to block view from Residential area currently able to be viewed from 4 residential homes within 300 ft if granted a C-2 land use Change. This is not reflected in the re-zoning and re-development plan submitted for approval. and may need to be enforced as a C-1 also air quality issue not addressed PCBC Section 138-1377 (B) (C) & PCBC Section 138-1336

10 5750 sq ft gross square footage should either require automatic, monitored fire sprinklers or an Architech to design and a licensed contractor to possibly install a 1 or 2 hour fire wall from floor to roof deck at the point where the Showroom will be located to separate the garage area due to building being over 5000 Sq feet and to work on commercial vehicles (unless he does not intend to and signs a affidavit that no commercial vehicles will be worked on). Commercial Vehicles per Pinellas County is any Vehicle used to Make money or a living with. Transporting of goods, Taxi's. Service Vehicles.... FBC Chapter 9 Sec (F) 903.2.9 (4) & 903.2.9.1 (4) Repair Garages & PCBC Chapter 122-1-(a)

11

ADA Parking space does not meet current ADA standards for slope, pitch, safe exit and clear and safe pathway to building due to the improper width at 10 feet, no 5 foot access aisle and the 1st space on the Northeast set of 3 spaces and that the 1st space backs onto Accessible Route/access ramp and what should be the 5' x 5' turn around platform.

Division 2 Sec 138-1304 (K) (2) (3)

12

Looking at original layout of parking spaces it appears current or previous teneant had the original space lines blacked out that went from East to West (2 spaces) and repainted to North and South to try to create 5 non conforming parking spaces that measure approximately 8 feet or less wide and less than 24 feet of backing up space. In creating improper back up distance for all the cars backing away from the South face of the building and navigating a turn to be able to exit property front end first they need to blindly back up onto a residential street to exit the property now that there is no room to turn around. this is another reason drivers are destroying foliage in protected areas. All curbing has been destroyed and pavement is now in dis-repair

Division 2 Sec 138-1304 (F) (G) (I)

13

The handi-cap ramp is not shown on his re-developoipment PDF and the Handi-Cap Ramp does not have raised curb edges or a 5'x5' Turn-around platform at top

Per ADA guidelines

14 Bay Doors vs Service Bays - Is parking determined by Bay doors or actual interior service bays. Currently planned are 5 Vehicle lifts to be installed Inside the building, so is it 6 Parking spots per lift or Bay Door?

15 Air Quality, how is he going to get rid of Fumes while conducting business next to Residential property and Residential District

16 Noise impact to Residential District.

17 Traffic Impact due to Parking shortage.

18 Used Oil Storage location and containment

19 Along the West fence line they are trying to fit 4 spaces in 24.42 foot wide space.

20 Along the NorthEast property line they are tring to place 3 spaces in 19 feet wide area.

21 Along the South Face of the building they are attempting to place 4 parking spaces in 35 feet wide space blocking a possibly required Fire Exit and having a backing out distance of only 14 feet is where the greenspace and storm retention area starts. *This will not even meet 15 percent less allowance for Compact Car considerations.* These spaces were placed here by Tenants in an attempt to increase parking prior to purchase

22 On the SouthEast parking spaces they are attempting to place 2 parking spaces one of them a Disabled Parking Space in a 22.5 foot wide space. With 12 foot for the Disable parking space and 5 foot for the Access Aisle it only leaves 5.5 feet left over for another space.

23 Some Screening may need to be installed (Shrubbery, 6' fence....) along the South property line to block view from Residential Homes with-in 300 feet. For the screening of Passenger vehicles parking per code when abutted next to a Residential areas.

24 Where is the Dumpster going, it is not noted on the PDF submitted to the County and it may require the decreasing of 1 or 2 available parking spaces to create a screened housing area. The only placed with the least impact it can be placed is to the left of the new existing Roll-up Door.

25 Recommend the 2 re-striped Parking Spaces in the NorthEast location be converted to Compact Vehicles since some full size vehicles have difficulty maneuvering out of the parking lot front end first of a Right Turn Only into a south bound lane of Seminole Blvd. with a angle of degree strong enough to do so without going North in the Southbound lane and navigating the U-turn using all three of the Southbound causing other motorists to sometimes initiate a panic stop, deceleration or evasive maneuvers.

26 I am also asking that all un-engineered or illegally created non-conforming parking spaces be re-striped back in there original locations and all parking be brought up current code especially the Disabled Parking Space. All the spaces once placed back in their original loctation and re-striped to current codes should not decrease the number of approved spaces that were required when the building was erected. Un-engineered or illegal spaces do not have the ability to hold a non-conforming status or grandfathering

27 Once parking is back in it's original location and brought up to current codes the property may only have 7 of the original Spaces. If plans for a second roll up door is fullfilled they will need they will aquire more spaces per code. ***if code is per roll up door*** then 9 spaces on the surface lot will be needed for 2 bay doors, 2 spaces are granted for each of the roll up doors bringing the count to 9 spaces for roll-up doors and at total gross sq footage at 5750 possibly 3-5 for the Showroom for a total of 12-14 Parking spaces or 70-75 percent to code.

28 **If the code is per Service Bay or vehicle lift there will be 5 service bays housing 5 vehicle lifts**
located inside the building and may require a total of 15 parking spaces on the surface lot for
Service Bays and and at total gross sq footage at 5750 possibly 3-5 for the Showroom for a total
of up to 18-20 Parking spaces on the surface lot. or approximately 60 percent to code.

29 There is a sink to the left of the existing Roll-up Door
that drains into the Storm water Drainage system

30 For the Record: It appears the community was not
properly notified with Mailed letters or at least I was not
notified with a letter and as of 6/10/2018 a posted sign
of intent about this 6/11/2018 Public Meeting had not
yet been erected. I would like a copy of the Mailing list
that should have been provided to the County **by the**
Applicant. I had to go to the County website to research
it.


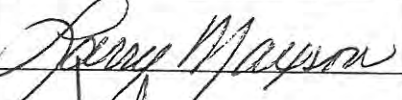
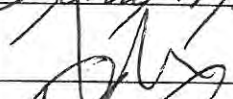
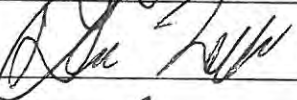
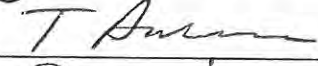
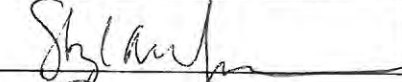
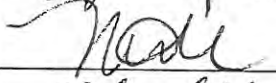
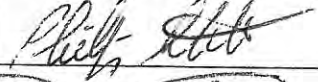
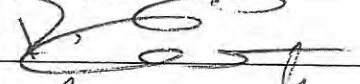
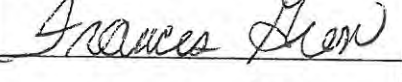
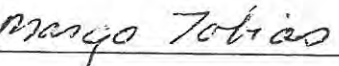
Sec. 134-337. - Notice of public
meetings and public hearings.

2-13-07-18

Petition to allow change zone from C1-C2

6210 Seminole Blvd, Seminole FL 33772

Petition summary and background	For the location of 6210 Seminole Blvd, Seminole FL 33772 to be changed over from a C1 to a C2 zone.
Action petitioned for	We, the undersigned, are citizens agree that the above address be allowed to be changed to a C2

Printed Name	Signature	Address	Date
Thomas A Baker		6121 Seminole Blvd Seminole, FL ³³⁷⁰⁸	4/20/18
Larry Maxson		6222? SEMINOLE Blvd, SEMINOLE FL 33708	4/20/18
Wes Winarski		6212 Seminole Blvd Seminole	4/20/18
David Ledex		6198 Seminole Blvd	4/20/18
Tom Pedronone		6123 Seminole Blvd.	4/20/18
Sheryl Wojciechowski		6225 Seminole Blvd	4/20/18
Mia Green		6249 Seminole Blvd	4/20/18
Phillip Strill		10750 62nd Ave N	4-21-18
Pat Emerson		10810 62nd Ave N	4/21/18
Frances Green		10830 63rd Ave N	4/21/18
MARGO TOBIAS		10751 62nd Ave N	4-21-18

2-13-07-18

CUSTOMERS TRUE AUTO REPAIR

Printed Name	Signature	Address	Date
Michael Bulman	Michl Bulman	8151 Heatherwood Dr. Seminole	4/19/18
EARL SHIPP	Earl Shipp	1700 VISTA CAY, Indian Shores	4/19/18
Kathy Dixon	Kathy Dixon	11515 65 th Ave N Seminole	4/19/18
Joe Boyle	Joe Boyle	8555 112 th ST N SEMINOLE	4-19-18
Tina Grinde	Tina Grinde	8950 118 th ST N Seminole	4-20-18
Erin Martin	Erin Martin	10396 66 th Ave N Seminole	4-20-18
Julia Smith	Julia Smith	10218 66 th Ave Seminole, FL	4-20-18
LAWRENCE HANSEN	Lawrence Hansen	10895 71 ST Ave Seminole	4/20/18
Lisa Mistretta	Lisa Mistretta	10895 71 ST Ave Seminole	4/20/18
Harry Ragsdale	Harry Ragsdale	7128 Seminole Blvd. Seminole FL	4/21/18
Walter RIVERS	Walter Rivers	7128 Seminole Blvd Seminole FL	4-21-18
BRITANNY DE ROSA	Brittany De Rosa	8843 117 th ST N SEMINOLE, FL	4-23-18
Art Treiman	Art Treiman	315 41 st Ave St. Pete Beach	4/23/18
Scott Charles	Scott Charles	6648 105 th LN. Seminole, FL	4-23-18
Cindy Doone	Cindy Doone	11491 86 Ave, Seminole FL 33772	4/23/18
Edward Miller	Edward Miller	6382 3rd Ave S, St. Pete FL 33707	4/23/18

2-13-07-18

Kathleen Scher We have known Jim since since everyone called him Jimmy!! We are motor heads and have (and have had) many valuable cars and some specialty cars. Jim takes care of them all. Even our motor home. I would love to see him move to Seminole Blvd. let's make it happen!! Kathleen Scher

Jessica Green I would never trust my car to anyone else!! I can always count on True Auto for honesty and great work! You have my support!! ---Jessica Green

Darlene Wiltberger Fleming My family have been long time customers at True Auto. We are Seminole residents. Jim has always been extremely honest, and hardworking, we've referred many people to him at True Auto and all of them have been very satisfied . I can understand the need for a new shop as when you provide a good product to the community, the more buisness you will have and more space will be needed. I hope the city considers allowing True Auto to stay in our community . Darlene Fkeming

Mary Ellen Fitzpatrick Ifft True Auto is the only place I take my car for repairs. Jim is a very honest hard working family man. I have sent many people to his business.

Z-13-07-18

Jamille Robinson He is a good man who is honest and works hard to provide excellent, safe service at a fair price. Jim and his shop are an asset to the community and deserve to take the next step and move to Seminole Blvd. Jamille Robinson

Anna Dobbs I've taken all my cars to Jim no matter where he does business. Seminole needs to keep this honest, dependable business owner in our city. Please rezone. Anna Dobbs

Carol Stevenson Turner Redone. Jim at True Auto is the most honest , reasonable and best mechanic in town. He has been our families mechanic for many years. Nobody better.

Jennifer Schreier Jim is amazing!! Honest and affordable. He cares about his customers. True Auto is the only place ill go and always recommend them to others.

Elizabeth Ver Woert Always amazing! Been our families go to as long as I can remember. Honest, fair, and so kind!!!! A jem in Seminole. Elizabeth Ver Woert

2-13-07-18

Christina Johnson Most honest and reliable mechanic shop in Florida. True auto has saved me lots of money and even more headaches.

Jason Mancuso True Auto Repair is the best place to bring your car for repair. Jim is honest, has great prices, and stands behind his work.

Kimberly Leonard Cooper Jim is the only mechanic I've ever gone to over that past 18 years. He's absolutely the best! Kimberly Cooper

Bobbie Buckley Jim you have been my mechanic for the past 18 years. I will always support True Auto Repair!!
Bobbie Buckley!!!

Meredith Morey We won't take our vehicles to anybody else. True Auto is the one to go to! Jimmy is your honest mechanic. Meredith Morey

Laura Fraker Seminole blvd is all businesses! Jim's shop fits right in with Appliance repair, storage units, bike shops, and ever other type of shop on the boulevard!!

2-13-07-18

James Cooper If you google automotive repair facility with integrity that deserves to operate @ 6210 Seminole Boulevard you'll only get one hit, Jim Ahrendt's True Auto Repair!

Em Mack Crowson I am from PA and have broken down 3 times in the past years. Went to True Auto Repair and was back to enjoying my vacation the next day. This guy is great and very reasonable. My go to guy in Seminole FL. Em Crowson

Chad Bill True Auto Repair is the ONLY place I recommend to take your car..... Honest, clean and great work.... Jim has been my mechanic for many years and has ALWAYS done an outstanding job!.... Chad Bill

Richard Ledoux Jim, I brought my 2007 Cadillac CTS to your shop (the one that wouldn't let gas into the tank). Thankfully I traded it in, but any time in the future if I need auto repair, you are the only one I trust. You are fair, honest and a great family man. If all I need to do is ask the zoning folks to approve your request via this comment, great. Otherwise, if there is something I need to do in writing, let me know and I will do that. Richard Ledoux

2-13-07-18

Marta Felix Cay True auto is the place to go , especially with a mechanic like Jimmy, i wouldn't take my car anywhere else, Jimmy is an honest and true mechanic, thats why i will send all my friends and family to go there...Felix cay....

Jacqui Plauche Most honest mechanic that I have ever dealt with!! I refer many friends to True Auto, they all have been very happy. Honest, fair and reasonable! !

Capt-David Smith Absolutely great guy and a stand up company! I drive all the way from Tampa to get my car serviced by you! David Smith

Loren Duck Jim at True Auto Repair is the most honest mechanic i have ever met. He is very professional and takes care of his customer's.

Frank Gifford True Auto Repair is a great business. I recommend True to my friends and family!

Carol Morey Jimmy is our ONLY mechanic! Definitely welcome him in

Daniel Bishop Daniel Bishop true auto is one of the only honest shops out there Daniel bishop

2-13-07-18

Juan Romero Jim is the most honest and efficient mechanic we've ever met! Juan Romero

Lisa Bishop True, Honest and Reliable! That is True Auto Repair

Sam Bowden I have nothing but great things to say about True Auto Repair. Always fair, always right.

Kathy Connor Seitz Jim is a great, True Auto Repair is the best!

Gail P. Miles Please rezone! Gail P. Miles

Matthew Morey I have known the owner since he was 17 and WELCOME his new business to the community.
Matthew Morey

Phyllis Fones Best mechanic around!

Lena Abraham I will sign the petition Monday

Carol Morey Where do we go to sign???

Miralys Hernandez Reffett Let it happen!

Melissa Bramel Garrand Jim is the best!!!! Melissa Garrand

Petition to Deny Zoning change: Z-13-07-18

6210 Seminole Blvd Seminole Fl. 33772

Below are signatures of neighbors whom are opponents of Z-13-07-18 a C-1 to C-2 re-zoning request for 6210 Seminole Boulevard Seminole Florida. Although we realize that the City Council and codes are created in hopes of helping a community flourish we do not believe that allowing a change of use to allow Automotive Service Center to open up with-in 300 feet of our residential community helps our community flourish. We are not comfortable with the impact of noise, noxious odors, and lack of adequate parking, screening and a lack of insight on how to follow the Comprehensive land use while abutting a residential Community. An Automotive Repair Shop is not a business that our community would use extensively and should not have to be impacted by it. There are much more neutral locations along Seminole Boulevard that abut more commercial oriented businesses without placing a C-2 Automotive Repair Shop at the beginning of our community. We already have P-1, C-1 zoned properties under Pinellas County's jurisdiction that are not being maintained as they are zoned with continued outdoor storage, parking of commercial vehicles, improper screening and working on automobiles while not with-in an enclosed buildings, dumpsters on right of ways along Seminole Boulevard and abutting Residential Streets with-in 300 feet of our community and Pinellas County not policing them to do so. The County obviously has their hands full without creating another problem at our front door with a building that is challenged to meet the current codes associated with a usage change and just changing several non-conformities for several others. We also have to deal with the City of Seminole and their refusal to compel their businesses to comply with local codes. So if looking at Lloyds Aluminum which is across the street from 6210 and its current condition is what someone thinks we are accepting of they would be wrong. We just can't gain sympathy or any support from the City of Seminole to get them to clean up and Screen their repairs and storage. Thank you for taking the time to read this document.

1 Elizabeth D. Dwyer 10723 63rd Ave Seminole 33772

2 Nancy Padden 10723 63 Ave. Seminole, FL 33772

3) Joe Tokkesal 10716 63rd ave 33772

4) Mark J. J. J. 10716 63rd ave N 33772

5) Victoria S. Furrer 10719 63rd Ave N
SEMINOLE FL 33772

6) ~~[Signature]~~ 10719 63rd Ave N
SEMINOLE FL 33772

7) [Signature] 10728 63rd Ave N
SEMINOLE FL 33772

duplicate

8) [Signature] 10728 63rd Ave N,
SEMINOLE FL 33772

9) [Signature] 10732 63rd Ave N
SEMINOLE, FL 33772

10) [Signature] 10735 63rd Ave
SEMINOLE FL 33772

11) Gabrielle J. Jable 10757 Seminole fl

12) [Signature] 10758 63rd Ave Seminole, FL 33772

13) [Signature] 10771 63rd Ave Seminole, FL 33772

14) [Signature] 10768 63rd Ave Seminole, FL 33772

15) Faith Beckett 10770 63rd Ave Seminole, FL 33772

16) Frank Braccaro 10731 62nd Ave N Seminole FL
33772

15 names
signatures

- 1) The LPA meeting on 6/11/2018 was a little disappointing in regards that it was not made public but was a public meeting none the less. **Sec. 134-337. - Notice of public meetings and public hearings.** I found out about it by checking the online LPA agendas. I went to the meeting to bring to the attention of the LPA board that that information supplied by the applicant on page 13 of the 6/11/2018 LPA agenda was less than complete and not sure why, but thought at that time he should have had to re-apply due to lack of relevant facts as it was misrepresenting available parking spaces, 2 omitted storm drainage areas where a dumpster is setting on at this time with nowhere to relocate it without losing another parking space as it is also with-in 20 foot of a residential property line, there is also a missing green space area on the Southwest line the has been omitted. The Safe Access to the front door for Handicap was short of the front door and the door opened inward on his print but in reality opens outward into the Handicap landing, Ramp and safe passage for the Handicapped access to the showroom. There is no possible way to get in and out of the first space along the North East line of the property without driving over the handicap landing in front of the door and parking within inches of the building. Also omitted was the undersized handicap landing and Handicap Ramp that gives the illusion of being able to create that first parking space along the building. The gross square footage is noted as 5250 instead of 5750sq feet by omitting the 2 canopies that tax appraiser has it at also allowing for 2 less needed parking space. Front canopy also encroaches into the 25 foot front right of way by several feet. On the West lot line wall he gives the illusion of 4 parking spaces being able to fit in a 27 foot wide space with the 4th space spanning a drainage culvert. Not forthcoming of the amount of service bays by only showing 2 roll-up doors and using these 2 doors as the basis for his required parking and not the true Service Bay count inside the building. With this much omitted and skewed information is this applicant's application is it truly a valid application as it does not appear to meet the criteria of Sec 134-338, Sec 134-339 (See Below) and almost all sec 138-178 of the zoning application, shouldn't the applicant need to re-apply with a more realistic account of the property as it currently exists and its future capabilities as it appears to be missing a lot of relevant facts of both? I tried to convey this in the LPA meeting but was held to only a few questions by the Board before I could get all my concerns out stating it would all come out or be verified by inspections. I am just adding this in to be sure my concerns are or going to be addressed when inspected as stated by the LPA Board.

Sec 134-338. - Pinellas County Planning Review Committee (PCPRC).

(a)

Purpose. The PCPRC meeting is informational, interactive and fact-finding in nature. It is the responsibility of the applicant to present relevant facts, and the purpose and intent of their proposal to this staff committee for discussion. The PCPRC meeting is a public meeting.

(b)

Written report and recommendation. Subsequently, the planning department will prepare a staff report with staff findings and recommendations, based on the final sufficient application reviewed at the PCPRC meeting.

(Ord. No. 09-7, § 12, 2-17-09)

Sec. 134-339. - Local planning agency public hearing.

(a)

Purpose. The local planning agency public hearing provides for staff, applicant and public testimony, and provides for the LPA to subsequently review and make a recommendation for consideration by the board of county commissioners on each proposal for a change in land use or zoning (including any associated request for a density bonus), for a proposed or amended development agreement, and for a request for a conditional use.

(b)

Sworn testimony. All testimony at the LPA hearing under this chapter shall be given under oath.

(c)

Supporting evidence submitted. All evidence and testimony necessary to support the application shall be presented, including but not limited to the following:

(1)

Existing conditions and uses in the surrounding area.

(2)

Justification for the proposed uses, designations or densities

(3)

Impacts on surrounding properties and community.

(4)

Impacts on public facilities and services.

(5)

Consistency with the comprehensive plan.

(6)

- 2) 6210 Seminole Blvd Seminole Fl. 33772 is a building with 2 canopies (1 canopy that encroaches into the 25ft front set back) that the Pinellas County Tax Appraiser has the 5750 square feet as the Gross square footage of the Building and 15,020sq foot lot to due to its irregular polygon shape: For whatever reason the applicant failed to or omitted this square footage details in existing condition or future concept in his application submittal. Page 13 of the LPA Schedule agenda. Case Z-13-07-18
- 3) Maximum FAR allowable for a C-2 is .35 and at 5750 gross square feet existing FAR is .3830 while currently a C-1 it is still non-conforming with maximum allowable at FAR of .30 (but it is grandfathered or non-conforming) this would create or allow another non-conformity without cutting of 5' of the existing building to decrease it by 350sq Feet. The lot needs a triangle cut out for the Southwest line at $20' \times 38' / 2 = -380\text{sq feet}$ to reflect its true square footage. For whatever reason the applicant failed to or omitted this existing condition or future concept in his application submittal. Page 13 of the LPA Schedule agenda.
- 4) Parking Requirements for service Bays and Show Room combined on surface lot: Applicant has 3 lifts currently that he plans on re-locating to this building and installing a 2nd roll-up door creating 3 initial service bays with-in the building (but intends eventually one day to set in 2 more to create 5 total service bays). Even if a service bay does not have a lift wouldn't every automobile brought inside and being worked on or waiting on parts inside be considered in a service bay and he be required to be forthcoming in his assessment of total Service Bays to parking ratio and that Roll-up doors are not the service bays themselves but only access to the Service Bays. With the correct number of allowed Service Bays (not Roll-up doors) to parking ratios the on-street parking in residential areas would be greatly affected if more than a single Service Bay is allowed. As I count there are only 7 possibly 8 original legal spaces on the Surface lot if all spaces are placed back where they were when the building was constructed. Most of the parking spaces locations at this time have been either been relocated and are under width, undersized in length, and too short a distance to back-up out of some of the spaces without driving on the Protected green space and storm drainage areas located on the public right of way. As I count it he does not have enough parking spaces for even a single service bay. For whatever reason the applicant failed to or omitted noting the total amount of service bays he intends to create and it seems he tried to claim roll-up doors as the service Bay count. Also for whatever reason the applicant failed to or omitted noting parking space shortcomings and embellished the scaling of the drawing to give the appearance of having enough legal parking spaces with the use of existing restriped non-legal parking conditions, as shown in his future concept drawing in his application submittal. Page 13 of the LPA Schedule agenda.
 - a) A Single service bay requires 10 spaces needed on the surface lot (5 spaces for single service bay and 5 for the remaining square footage including the Showroom).

- b) Two service bays require 12 spaces needed on the surface lot (7 spaces for two service bays and 5 for the remaining square footage including the showroom).
 - c) Three service bays require 14 spaces needed on the surface lot (9 for three service bays and 5 for remaining square footage including the showroom).
- 5) When parking spaces are returned to their original valid parking spaces and brought up to code there is only enough for 7 maybe 8 spaces on the surface lot. 2 to 3 spaces short of a single service bay application. And also I would assume if applicant has more than 1 car inside working on it each car would be considered in a service bay and against code due to Service Bay to parking spaces ratio?
 - 6) Dumpster needs to be re-located at least 20 feet from the residential property on the west boundary line and screened from Residential view by a solid screen wall it was placed in the storm drainage and retention area and cannot remain there and was allowing trash to be washed into and obstructing the water from exiting the storm drain effectively. For whatever reason the applicant failed to or omitted noting this existing condition or future concept in his application submittal. Page 13 of the LPA Schedule agenda.
 - 7) At 5750sq gross square feet an automatic monitored Fire sprinkler system may be required for buildings in excess of 5000sq Feet and working on commercial vehicles. Pinellas County considers any Vehicle that is used in the process of making money a commercial vehicle including tradesman' Service vans, cars and trucks. (Exceptions are unmarked cars).
 - 8) Storm drainage system needs to be cleaned out and brought back into code by removing the far right parking space on the West Boundary Line that was created by filling it in with dirt that blocks the storm water from entering the storm system and properly draining except for a 3 inch piece of PVC that is only an inch or so under the added dirt and is crushed from continually being run over. By adding dirt and blocking the sloped entrance to the storm water drain a tenant was able to create a space by straddling the engineered slope and created a ponding condition. For whatever reason the applicant failed to or omitted noting this existing condition or future concept in his application submittal. Page 13 of the LPA Schedule agenda.
 - 9) The locked gate that housed the dumpster created a fire safety issue by blocking a clear path to a Public Way from the Fire exit on the West wall of the building and through the storm retention area. This fence and gate also impedes storm water from entering storm water drainage system creating ponding and potential flooding. For whatever reason the applicant failed to or omitted noting this existing condition or future concept in his application submittal. Page 13 of the LPA Schedule agenda.
 - 10) Screening of parking area with trees and foliage needs to be replaced as the previous tenants were using the green space for parking and driving on to get in and out of parking spaces due to the improper relocation of parking spaces **Sec. 138-240. (A)(B)(C)- Uses which may be**

authorized. For whatever reason the applicant failed to or omitted noting this existing condition or future concept in his application submittal. Page 13 of the LPA Schedule agenda.

- 11)** Property may need the driveway Entrance curbs repaired or replaced on South entrance due driving in and out conditions of improperly re-located parking spaces and the Garbage truck driving through the green space driving off and on the asphalt and crumbling it along the green space edges. For whatever reason the applicant failed to or omitted noting this existing condition or future concept in his application submittal. Page 13 of the LPA Schedule agenda.
- 12)** Handicap space no longer meets codes: For whatever reason the applicant failed to or omitted noting this existing condition or future concept in his application submittal. Page 13 of the LPA Schedule agenda.
 - a) 10' wide instead of 12' looking at the blacked out lines this space was once 12' wide.
 - b) No Ease of Access Aisle
 - c) Improper pitch and/or slope
- 13)** 1st parking space along the Northeast spaces can only be accessed by driving over the 4 inch high Handicap Landing that gets you into the front door of the Show Room. For whatever reason the applicant failed to or omitted noting this existing condition in his application submittal. Page 13 of the LPA Schedule agenda
- 14)** The Handicap ramp and landing has been omitted and does not show on Page 13 the LPA agenda creating an illusion of a free and clear parking space and the door shows as an inswing when it is actually an outswing that gets you into Show Room from the handicap landing, this first parking space denies safe access from handicap ramp and landing and denies safe access in and out of the building. There was part of the Access pathway drawn short of its entire length and going to nowhere discernable. Also the undrawn in Handicap landing is 48" instead of 60" and does not have a hand rail, raised curb and not even with the door sill height. For whatever reason the applicant failed to or omitted noting this existing condition or future concept in his application submittal. Page 13 of the LPA Schedule agenda.
- 15)** Parking including Handicap access overall was not a factual representation of what can be obtained on this property inflating an ability to meet parking requirements including accessing and exiting property with without backing onto a Residential street or having to drive over parking spaces to access another parking space for his land use change request. For whatever reason the applicant failed to or omitted noting this existing condition or future concept in his application submittal. Page 13 of the LPA Schedule agenda.
- 16)** What does the applicant plan to do for odor control noxious gases, does he plan on sidewall vents and pushing it over to the residential neighbors, opening the door and allowing it to drift over to the residential neighbors in the natural air stream or powered roof vents to hopefully disperse it.

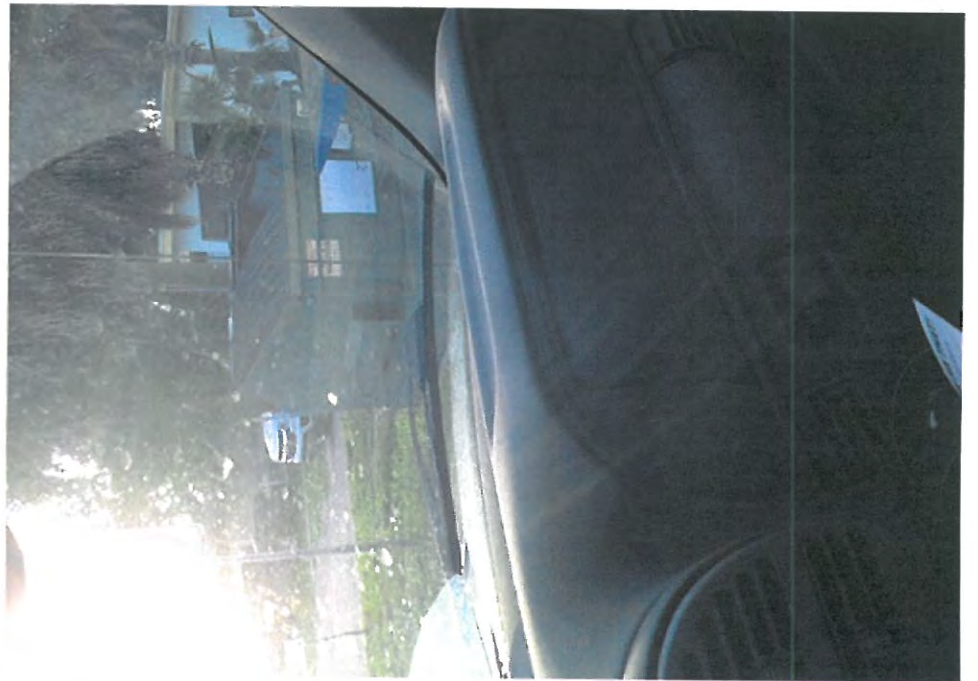
- 17)** How will noise be addressed and how will the neighbors be able to enjoy a nice cool day or early evening with their windows open while having to deal listening to the constant banging and hammering of air tools, revving engines and other noise associated with the car repair industry.
- 18)** The applicant may know or need to be reminded all building and remodeling requiring permits must be designed through an architect and an engineer if required even he plans on performing some of the work, for example parking in the storm drainage issue, potential fire wall, and required number of fire egresses.... Before he arbitrarily removes, adds or remodels. I will be calling on all construction projects I see happening if no permit is visible. And I do have some pictures of the inside and out as it currently exists. Some construction may have already started or been in progress on since 7/1/2018. No Permit on file or posted.
- 19)** Also on a Personal note: On 6/12/2018 a day after the LPA meeting an anonymous caller called my employer and talked to our Human Resource Generalist and when she asked his name he refused but lodged a complaint that while I was in my hospital Uniform, wearing a company badge I was conducting company business on company time at the County Building the day before representing the Hospital in a bad light with bad or poor behavior setting off an investigation of what potential public relations harm this caller was implementing me in having done. This can be corroborated by calling my Employer and talking to my Human Resource Generalist at HCA Largo Medical Center. I work for one of the larger employers in the United States, The HCA Hospital Corporation and with 20 or so hospitals in the local market alone they take these allegations serious when it impacts an overall view from the public's perspective on how an employee represents them in public, private or social media. This malicious and slanderous allegation was unfounded as I was off the clock at the time and had scheduled the time off to attend the meeting. In hindsight it would have been smart to remove my badge but was not required by my employer to do so in this situation, but I should not have been a target for doing so. There was only the applicant, myself (as an opponent) and the LPA Board in the 6/11/2018 LPA meeting that now has been blemished by someone casting a potential shadow that one of the LPA members could have also potentially been the anonymous caller. I would hope and believe that one of the LPA members would never call anonymously and malign and slander someone as was done to me. If or when I found out who committed this I may seek legal advice. This system the State of Florida and Pinellas County has of required open forums whether pro or con this forum should never should never be used as a vehicle to find out whom opposes and to harass or be able place some ones livelihood in jeopardy when not agreeing with what has been spoken aloud or addressed in documents, This behavior speaks to lengths that some unscrupulous, overzealous and angry applicants may prescribe to in an attempt at intentionally mislead or fabricate facts or the intentional omissions of facts to cast a more favorable decision in their favor and to try and discourage the public from getting involved in such matters through harassment and intimidation. The applicant has been copied in every E-mail to the LPA members whom have denied they would have done this and has yet to confirm or deny this was his doing, creating a potentially unfavorable living condition as I am

the property owner that directly abuts his property. And I will be calling for every Code Violation he commits as long as he is my neighbor. Any requests given by an applicant that is skewed, untrue or given in bad faith should never be rewarded for doing so. If this applicant get his zoning change I believe after he gets what he wants he will no longer commit to a peaceful existence and staying with-in the Commercial Residential zoning requirements that are granted us with the current C-1 zoning without constantly battling with him and only because I was an open opponent and I do not want to continually involve Pinellas Counties resources to compel him to do so. He has already mislead and lied to myself and his current tenant by promising while he was still in the process of purchasing the property not to evict her without a comfortable notice and in pandering to her fears of eviction before purchasing the parcel and in correspondences agreed to give her \$45,000 for her inventory to get her out clean and free and to ease her anxiety, but once he purchased the Parcel there was little to no warning he told her to her last month is free but get the F--- out by June 30 and he rescinded the \$45,000 agreement for the inventory purchase he promised her before the purchase for her smooth and swift vacating of the property creating a great deal of anxiety for the Manager whom had to just throw out and give her entire inventory away to meet the 30 day dead putting the Charitable Foundation out of Business. What he told me was she refused to pay rent for months and was costing him a fortune for her to be there and he was in the process of evicting her which was far from the truth as Chris the manager told me. I personally cannot ignore this behavior of habitual lies and his for whatever reason incomplete and potential misleading Zone Change application and hope you don't either. I am sure some of this can be substantiated by contacting the evicted Tenant if honesty and integrity is a factor in the hearings. Thank you for taking time to read this letter.

Whisennant, Denise A

From: Frank Brancaccio <fbrancaccio@tampabay.rr.com>
Sent: Friday, July 06, 2018 10:09 PM
To: Zoning
Subject: Please submit Photos regarding Z-13-07-18
Attachments: IMG_2547.JPG; IMG_2548.JPG; IMG_2549.JPG

Attached are pictures are examples of why the signers of the petition that are opposing the land use change signed and oppose it unless all redevelopment from a C-1 to C-2 criteria for a C-2 are met. Although the petitioner has a lot of the people whom have signed the petition for the change they don't have to look at this type of neglect and disconcerting behavior from the owners and lessees of existing C-1 and C-2 businesses day in and day out and the County too busy or shorthanded to fix the problem without just changing these land uses without creating more neglect or disconcerting behavior from owners whom did not do their due diligence before purchasing or possibly research building requirements and then possibly trying to finagle, use semantics or skew the true potential of the property they purchased and really wish these usage changes and redevelopment requests be pushed through without opposition. We the community should not have to call over and over to report code violations thus creating bad relationships with these business owners when they are the one at fault but continue to push the envelope either out of spite or lack of concern. All the pictures are within 150-300 feet of residential properties. These properties were not in this type of condition when some of purchased our homes including myself. No matter which picture you look at none of them are acceptable for C-1 or C-2, and we do not understand why County continues to turn a blind eye and I hope this is not the vision of the comprehensive land initiative as we understand it. I am sure that no one on any of the LPA or County Commission would purchase a home when having to look at this filth and disregard of surrounding communities. 30 years ago if it looked like this I would have walked away too. This belief by business owners and lessees of these buildings think just because they are commercial they are immune from most codes that keep the surrounding residential areas desirable and economically viable. For all the businesses we drop in these undersized lots we tend to create a less desirable investment opportunities for the homeowners and it can possibly lead to lower housing prices and drops in tax revenue for the county. These pictures are spread over 3 blocks and are all in unincorporated Pinellas County except for a select few. Some of these pictures are a view from my front porch, and once again no matter which pictures you pick none are acceptable to have to view from any porch as several of the opposing petitioners have to look at. Looking at some of the picture it shows a disregard for screening of outdoor storage or upkeep of the screening including a homeowner supporting a screen wall/fence on a C-1 property so it won't fall into their yard, placement of dumpsters and sale of equipment on right of ways. Storage within 20 feet of Residential lines. Commercial Vehicles stored on C-1 properties. Automotive repair not being performed indoors a C-1 property and within 20 Feet of a residential line or 150 feet of a residential community. Improper parking throughout C-1 and C-2. The pictures pretty much speak for themselves Thank you for taking the time to read this letter.



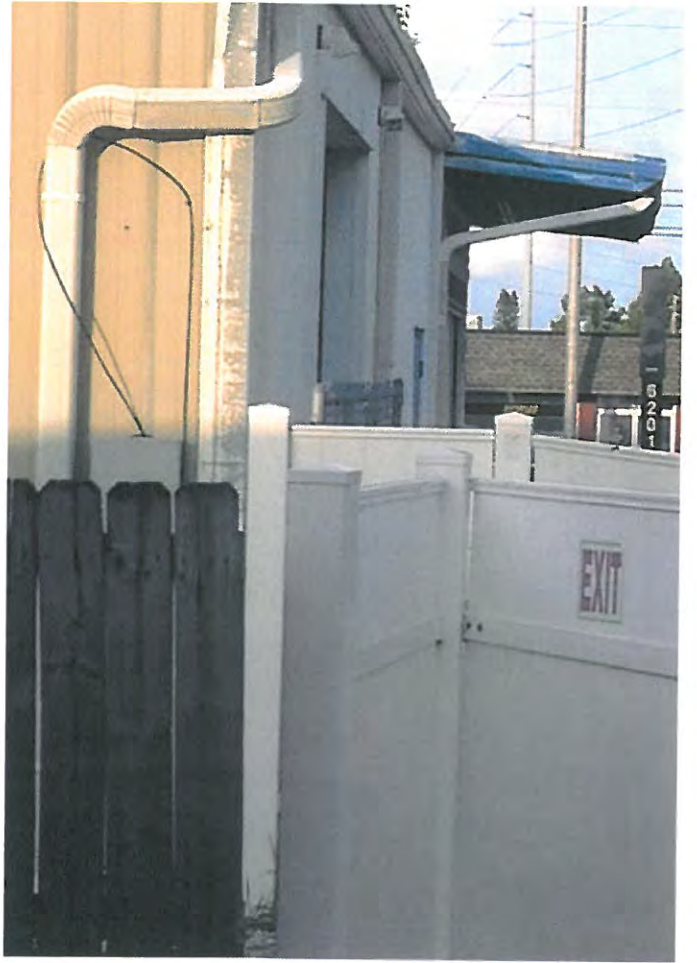
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Z-13-07-18



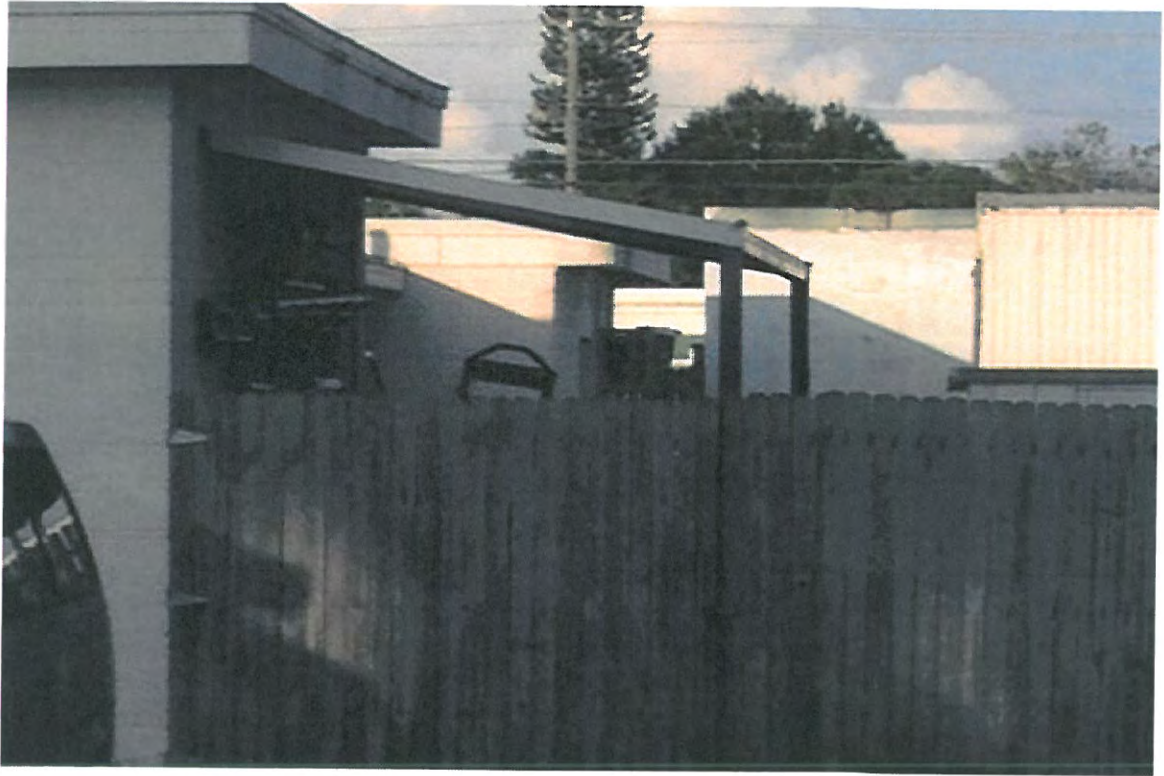
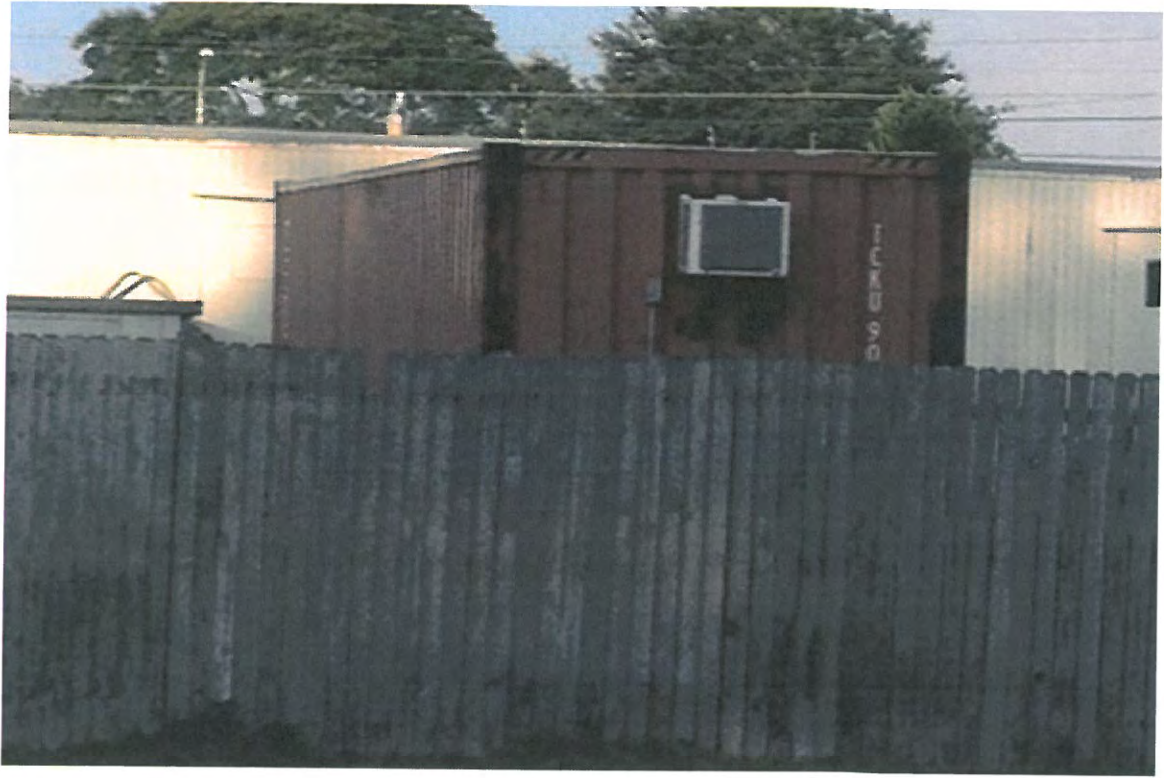
2-13-07-18



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