

April 3, 2018

Dear Mr. Mayor and City Councilmembers:

My name is Dr. John P. Barrett, Jr. I am the General Partner of Barrett Family Partnership 1, the owner of a property located at 300 S. Duncan Ave., Clearwater, FL. 33755. I am writing to strongly encourage you to approve the applications to amend the land use and zoning of the property from the current status of Commercial-Office so that the entire parcel is uniformly Commercial. The majority of the properties that abut Gulf to Bay Blvd. and Drew Street between US 19 and Court Street/Cleveland Street are zoned Commercial. The redevelopment of the properties that surround the 300 S. Duncan Ave. parcel clearly demonstrate that Commercial redevelopment is the overwhelming trend in the market in this area.

The current 70,000 plus square foot office was developed in 1974. It is long past its economic life and I have been diligently attempting to attract an office redevelopment project to the site since 2010. Despite reductions in the asking price no potential large-scale office redevelopment has been proposed by any potential buyer. Currently our building, unfortunately, has outlived its useful life and adds an undesirable feel for this neighborhood. The frontage on Duncan is not a good area for a new Office Building today as it lacks the traffic and commercial frontage needed for a viable Class A office building. The market for office has changed and the cost to improve the building in order to create today's desired office market is simply too expensive for any developer to get a decent return. We have discussed this with potential buyers and once they see that the useful life is gone, they simply are not interested in this space for office space. Given the location of this property, it would seem that a use such as storage would directly benefit the neighborhood and would be the highest and best use for this site.

In my opinion the narrow ingress/egress off of Gulf to Bay and lack of visibility from Gulf to Bay makes the redevelopment of the site into large Class A office space economically infeasible and unlikely. I strongly believe the redevelopment proposed by Mr. Dorman will be beneficial in reducing office/commercial traffic onto Rainbow Drive and providing a significant aesthetic enhancement to the community. If these applications are denied the property will inevitably fall into worse disrepair as it is no longer economically productive enough to maintain and support its current use as a large office building.

I respectfully request your approval of these land use and rezoning amendments to allow for the quality redevelopment desired by the City Community Development Code and to improve the current character and quality of the site and the community.

Thank you,



Dr. John P. Barrett, Jr.