

October 1, 2015

Pinellas County Planning Department, Zoning Division
Development Review Services Department
440 Court Street, 4th Floor
Clearwater, Florida 33756

Sent via email: zoning@pinellascounty.org

Re: Case No.: Z/LU-25-10-15
Ralph M. Wescott, Applicant
Teresa Wescott Lavrine, Representative

Dear Pinellas County Planning Department, Zoning Division:

As the owners of that certain parcel of property located on the adjacent southwest corner of 135th Place North and Palm Way (a portion of Parcel No. 01/30/15/170416/400/1101), we hereby object to the proposed zoning change from C-3 Commercial, Wholesale, Warehouse and Industrial to R-4 One, Two and 3 Family Residential as well as the proposed land use change from Industrial Limited to Residential Low Medium.

At this time, there is a commercial center located on our property (8143 Ulmerton Road) that contains a large auto body repair business as well as a gym/physical therapy facility. The auto body shop contains a commercial rare car showroom as well as a painting center and repair bays. This business (RP Custom) along with the physical therapy center (Star Care), as well as other commercial businesses, have been operating for over twenty-five years on the property. Prior to these commercial businesses, the property was home to commercial warehouse facilities and a sign making plant.

Our property, along with this particular area of Ulmerton Road, is home to many commercial and industrial businesses and is not the place for a single-family home or a residential development. Changing the land use from Industrial Limited to Residential Low Medium is a non-conforming use for the parcel at issue and does not fit within the character of the area. Furthermore, as development and redevelopment continue to occur in this high use commercial corridor, the need for job creation through industrial and commercial businesses will only increase to the benefit of Pinellas County as a whole and its residents. Allowing for a land use change from industrial to residential in this area will only serve to hinder such development and growth by decreasing the footprint for businesses that create jobs and growth. Accordingly, we object the proposed change.

Sincerely,

JKL Mortgage, LLC (a Florida corporation)

/s/ Jason K. Lesser

Jason K. Lesser, Managing Member

(Telephone): 727 785 1195

(Mailing Address): PO Box 1465, Dunedin, Florida 34697