



July 23, 2018

Renea Vincent, A.I.C.P.
Planning Director
Pinellas County Planning Department
310 Court Street
Clearwater, FL 33756

Subject: *Beyond Self-Storage – Palm Harbor*
Case No Z/LU-12-06-18

Dear Ms. Vincent,

On behalf of our client, Northpoint Development, Kimley-Horn and Associates, Inc. is requesting that our application be modified based on the comments made by the public and the LPA Board members at the July 12th public hearing on this project. We understand the concerns expressed about traffic on Missouri Ave. and, as you know, we have been working with the Florida Department of Transportation (FDOT) for approval of an access point on Alt. 19. In order to address the concerns raised, we are voluntarily requesting that our proposed access point on Missouri Ave. be permanently removed from our application. We are further requesting that the approval of the application be made contingent on FDOT approving an access point on Alt. 19. We understand that if FDOT ultimately denies the request for an access point, the project cannot proceed to be developed.

In addition, we have revised the language in the Conditional Overlay conditions to regulate the minimum allowable buffer along the southern property line as well as the maximum allowable building height.

Attached with this request, please find the following:

- Modified site plan including the removal of proposed access point on Missouri Ave.
- Modified Conditional Overlay conditions

Please contact me at (813) 620-1460 or nathan.lee@kimley-horn.com should you have any questions or desire additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.
Nathan Lee, P.E.
Project Manager



Project Name: Beyond Self-Storage – Palm Harbor

Project Location: Northwest Corner of Alt. 19 and Missouri Ave.

Parcel Numbers: 02-28-15-82278-000-0300; 01-28-15-88560-011-0001

Current Zoning: RPD-5

Proposed Zoning: M-1

Current Land Use: RL

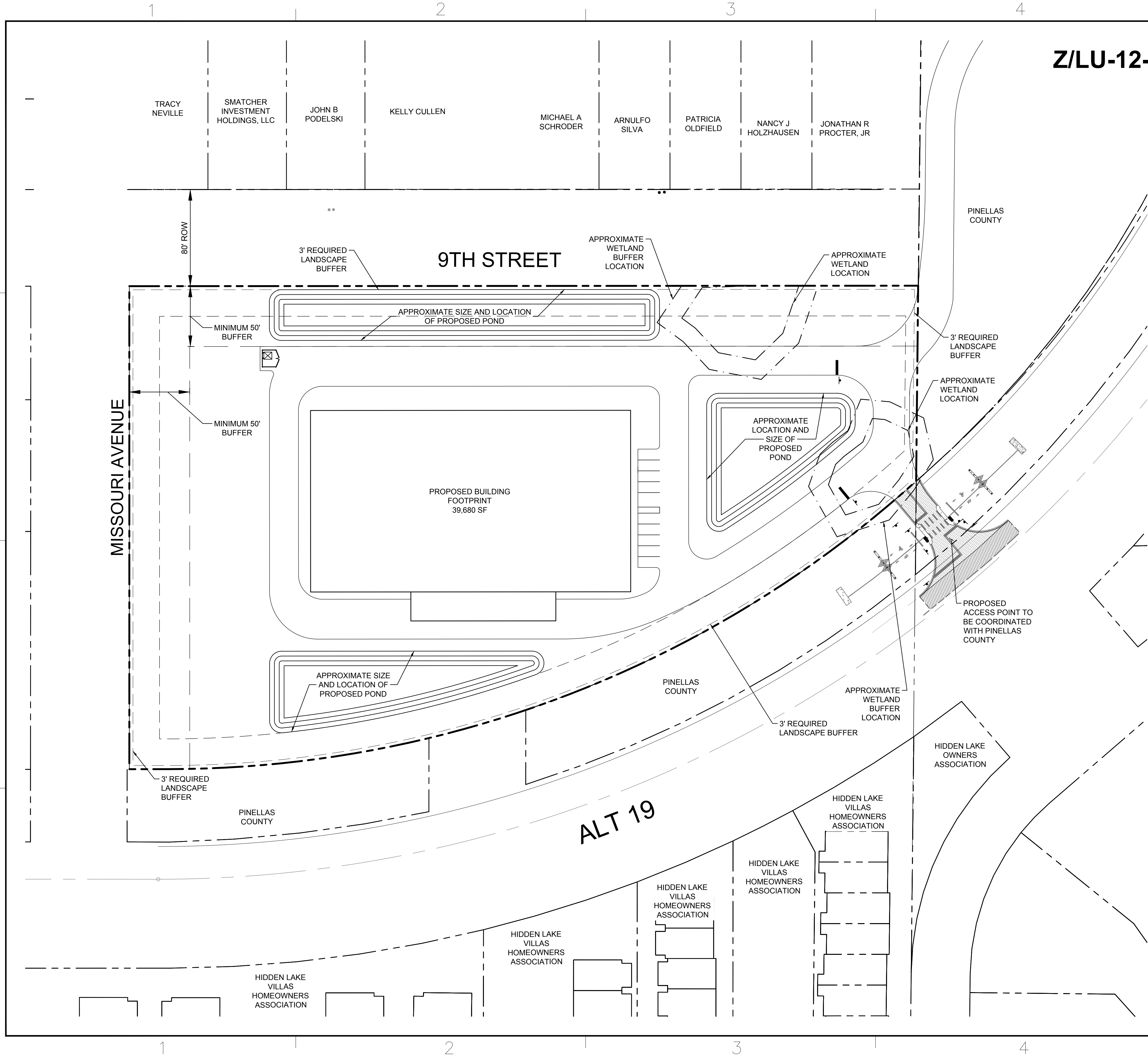
Proposed Land Use: E

Conditional Overlay to Proposed M-1 Zoning District:

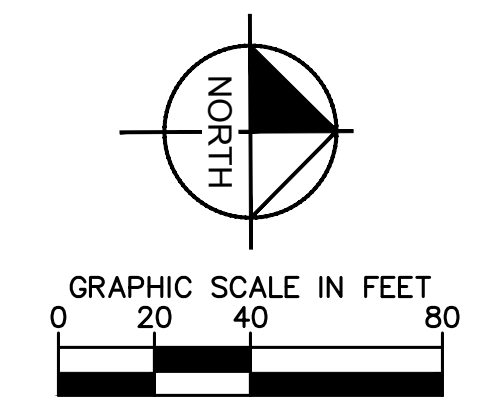
The above-referenced parcels currently contain a RPD-5 zoning classification. These parcels are proposed to be rezoned to the M-1 zoning district with a conditional overlay. The requirements of the proposed conditional overlay shall include those listed below:

- The allowable uses on the above-referenced parcels shall be restricted to self-storage and office only. Any proposed use that does not fall within a self-storage or office use shall require a rezoning of the parcel(s) through Pinellas County.
- The western buffer to the rear of the site and abutting the existing residential community shall be a minimum of 50'. Detention and landscaping is proposed within the minimum 50' buffer area.
- The buffer off the southern property line (along Missouri Ave.) shall be a minimum of 50'. Detention and landscaping shall be allowable within the minimum 50' buffer area.
- The maximum building height shall not exceed 40'.

Drawing name: K:\TAM_Civil\145610 - Northpoint\003 - Palm Harbor\CAD\Exhibit\Missouri Ave Access Removal\Palm Harbor Concept Site Plan.dwg Layout1 Jul 19, 2018 9:35am by: alex.scholar
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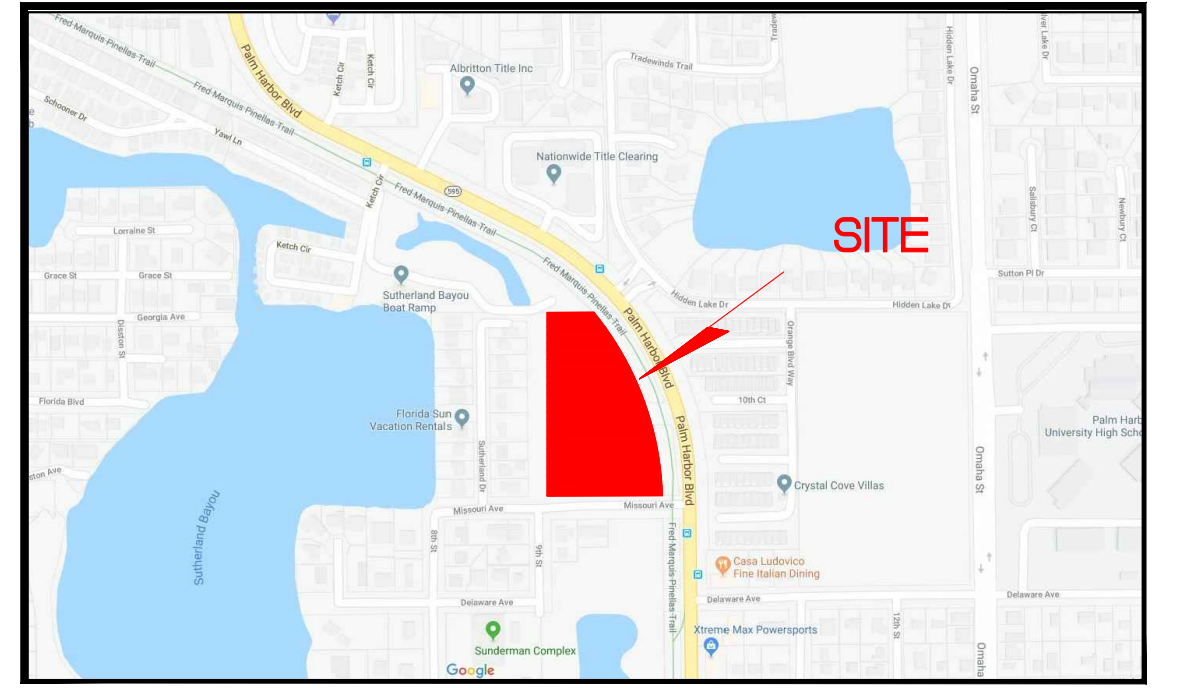
SITE DATA TABLE	
DEVELOPER	NORTHPOINT DEVELOPMENT 12977 N. OUTER FORTY RD. SUITE 200 ST. LOUIS, MO 63141 314-517-9873
ENGINEER	KIMLEY-HORN AND ASSOCIATES, INC. 655 N FRANKLIN STREET SUITE 150 TAMPA, FL 33602 813-620-1460
SURVEYOR	GEOPONT SURVEYING, INC. 213 HOBBS STREET TAMPA, FL 33619 813-248-8888
ARCHITECT	STUDIO NORTH ARCHITECTURE 4625 NW 41ST STREET SUITE 200 RIVERSIDE, MO 64150 816-526-5127
PROPERTY AREA	4.9 ACRES
PARCEL NUMBER	02-28-15-02278-000-0000 & 01-28-15-08950-01-0000
ZONING	9900-S
PROPOSED ZONING	M-1
EXISTING FUTURE LAND USE	RL
PROPOSED LAND USE	RT
EXISTING USE	VACANT
PROPOSED USE	121,920 SF (3) STORY SELF-STORAGE FACILITY
EXISTING % OF TOTAL IMPERVIOUS AREA	2.7%
PROPOSED % OF TOTAL IMPERVIOUS AREA	48.8%
EXISTING % OF TOTAL PERVIOUS AREA	97.3%
PROPOSED % OF TOTAL PERVIOUS AREA	52.2%
FLOOD ZONE	AE
BUILDING DATA	
BUILDING FOOTPRINT	39,680 SF
TOTAL BUILDING AREA	121,920 SF
BUILDING HEIGHT	-35 FEET
FAR	0.60
PARKING IMPROVEMENT DATA	
TOTAL PROPOSED SPACES	10 SPACES
MISCELLANEOUS DATA	
TOTAL NUMBER OF EMPLOYEES	1 EMPLOYEE

LEGEND	
PROPERTY LINE	---
LANDSCAPE BUFFER	---
BUILDING SETACK	---
WETLAND LINE OR BUFFER	---
(SEE LABELS ON PLAN)	

LEGAL DESCRIPTION

Parcel 1:
TRACT "C", together with 112 of vacated Iowa Avenue adjacent on the South lying East of 9th Street and West of Pinellas Trail, SHERNER-GRANDENBURG REPLAT, a subdivision according to the plat thereof recorded at Plat Book 21, Page 47, in the Public Records of Pinellas County, Florida.

Parcel 2:
Unplatted Block 11, together with the South 112 of vacated Iowa Avenue adjacent on the North lying East of 9th Street and West of Pinellas Trail, TOWN OF SUTHERLAND, said Town of Sutherland being in Section 1, Township 28 South, Range 15 East, Pinellas County, Florida.



SITE LOCATION MAP
N.T.S.

Always call 811 two full business days before you dig to have underground utilities located and marked.

GROUNDWATER / DEWATERING NOTE:
 THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

 © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602 PHONE: 813-620-1460 WWW.KIMLEY-HORN.COM CA 00006986	REVISIONS	DATE	BY
SCALE AS NOTED DESIGNED BY AVS DRAWN BY AVS CHECKED BY NQL	FOR EXHIBIT PURPOSES ONLY	CONCEPT SITE PLAN	BEYOND SELF STORAGE FLORIDA COUNTY OF PINELLAS
		DATE 01/03/2017	
		PROJECT NO.	
		SHEET NUMBER	EXHIBIT