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July 28, 2017

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



Re: Case No.: Z/LU-11-07-17
Subject Property: 1255 Belcher Road, (unincorp.) Dunedin, FL (approx. 0.74 acres)
Chris Coleman Agency, Inc. (Applicant)

Dear Sir/Madam:

This letter shall serve to advise that the undersigned represents Famtrus, Inc., who is the property owner of 1275 Belcher Road in Dunedin, Florida, and who's property is directly adjacent to that property referenced hereinabove which is being considered for rezoning from P-1 (General Professional Office) to C-2 (General Retail Commercial & Limited Services), and a land use change from Residential/Office-General to Commercial General.

My client's property at 1275 Belcher Road is operated as a mobile home park known as the Countryside Manor Mobile Home Park and is adjacent to the north and east of the subject property.

My client, together with residents of the Countryside Manor Mobile Home Park, object to the rezoning and land use change of the above captioned property since it would have a detrimental effect on traffic on the roads that provide access to my client's mobile home park. Additionally, this rezoning and land use change would be a detriment to the safety of the residents of the mobile home park, many of which are children.

The prospective buyer of the subject property wishes to develop a car wash facility on the property. There is already a car wash facility at the Exxon Mobile service station immediately adjacent to the subject property to the south. Additionally, there is a car wash facility directly

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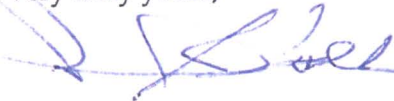
across Belcher Road from the subject property at the 7-11 convenience store. The Dollar General store across Belcher Road to the west is surrounded on the west by a storage unit facility and separated by a street to the north (Betty Drive) before becoming residential property.

Belcher Road is designated as a scenic non-commercial corridor and this designation should be strictly upheld. The commercial usage of the Exxon Mobile station at the northeast corner of State Road 580 and Belcher Road is correct and commercial usage should not be allowed to encroach further north on the east side of Belcher Road in order to retain the scenic non-commercial corridor of Belcher Road. The Countryside Manor Mobile Home Park to the north and east is directly adjacent to the subject property and has individual residents and children and supports the concept of the scenic corridor, retaining the existing zoning and land use as office designation.

On behalf of my client, we request that you revise your initial planning report to deny this rezoning and request the opportunity to be heard at the public hearing on August 15, 2017 at 6:00pm in the County Commission Assembly Room, 315 Court Street, 5th Floor, Clearwater, Florida.

If you have any questions or need any additional information, please do not hesitate to contact me.

Very truly yours,



Donald R. Hall
DRH/bb

cc: Famtrus, Inc.

Bachteler, James J

From: Swinton, Tammy M
Sent: Monday, July 31, 2017 3:58 PM
To: Wright, Jennifer; Bachteler, James J
Cc: Vincent, Renea; Stowers, Jake; Bailey, Glenn
Subject: Additional Correspondence received for the August 15th BCC - ID #17-1255A (Chris Coleman Agency, Inc.)
Attachments: ZLU-11-07-17_correspondence_rcvd 7-31-17.pdf

See attached additional correspondence that was received today for the August 15th BCC meeting - ID #17-1255A (Chris Coleman Agency, Inc.).

Tammy Swinton
Pinellas County Planning Dept
Phone (727) 464-3583/464-5697
tswinton@pinellascounty.org

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