

From: [Tom Carr](#)
To: [Zoning, Planning](#)
Subject: Z/LU-21-02 (Canada 2014, LLC) A request for a Zoning change from R-4, One, Two & Three Family Residential to E-2, Employment2 and a Land Use change from Residential Urban to Commercial General on approximately 0.69 acre located at 8119 46th Avenue Nort...
Date: Wednesday, May 5, 2021 9:40:48 AM

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We are writing to object to the request of Canada 2014, LLC for a Zoning change from R-4, One, Two & Three Family Residential to E-2, Employment2 and a Land Use change from Residential Urban to Commercial General on approximately 0.69 acre located at 8119 46th Avenue North in west Lealman. We are the owners of 4530 County Road 16, a single family residence zoned R-4, with a direct view of the subject property from the opposite side of 46th Avenue North. Excluding the right of way, our house is approximately 100 feet from the subject lot.

Here are several reasons that this rezoning request should be denied:

1. It is inconsistent with the Pinellas County Future Land Use Plan.
2. It is a classic case of spot zoning.
3. The current zoning allows the owner viable economic uses of the property.
4. The proposed use of the property (a contractor's office and warehouse) is incompatible with the surrounding residential neighborhood.
5. Rezoning to the E-2 classification permits numerous uses by right or exception that are detrimental to the value, quality, and quiet enjoyment of our residence and the other surrounding residential and office uses. Examples of such uses include liquor sales, automotive repair, adult uses, outside storage, contractor's yards, and many more. These are all uses which could not be denied if the property is rezoned, now or in the future. When considering a rezoning the LPA and County Commissioners must consider the impact of the most detrimental uses that a new zoning would allow.

We request that this letter be made part of the record of this rezoning request and presented to the LPA and County Commissioners.,

Respectfully,

Tom and Becky Carr
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