

CONDITIONAL OVERLAY  
CHANGE OF ZONING AND LAND USE DESIGNATIONS ON SUBJECT PROPERTY

1. THERE SHALL BE NO PERMANENT STRUCTURE.

The use of the subject property (Property) is limited to open air storage of vehicles and related items. Such vehicles and related items may be brought onto the Property under their own power or towed onto the Property by another vehicle. The towed vehicle or item may be brought onto the Property utilizing its own wheels, tracks, or other independent method of movement, or may be towed onto the Property mounted on the towing vehicle, or towed onto the Property mounted on a trailer of any type, class, or kind, regardless of whether or not that vehicle or item shall remain on the trailer or off loaded from a trailer to be stored directly on the ground or otherwise on a support.

The Property may be used for staging of vehicles and items along with their associated parts, accessories, and for storage of such materials as may be needed and used related to the vehicles and items stored thereon. Such vehicles and related items may be required to be covered due to their condition but no permanent building, constructed onsite, attached to the ground nor permanently supplied with utility service, shall be authorized under this Condition.

No wrecked, damaged or destroyed vehicle or item, which is not stored on the Property for the purpose of repair or restoration may be stored longer than is necessary for any, owner(s) to claim, or for such time as the processing of an insurance claim relating to that vehicle or item, or for the time necessary for the completion of any governmental purpose, such as, but not limited to law enforcement investigations, to be completed or for such time as may be necessary for the remuneration of liens associated with the recovering, towing, or storing vehicles and vessels pursuant to section 713.78, Florida Statutes. Any sale of a vehicle or vessel subject to a lien under section 713.78, Florida Statutes, and other relevant statutes, shall be considered a valid and timely use of the Property.

A vehicle or other item(s) may be stored on a trailer, or by other means to keep the vehicle or item minimally off the ground and shall be an allowed use. An example of storage by other means permitted would be a pallet, made of wood or of any other materials, for a vehicle or item which no longer has wheels or an independent support, such as a vessel, may be mounted on a support such as railroad ties or other supporting material, solely for the purpose that a forklift or other mechanical means of moving the vehicle or item may be easily employed.

2. NO STACKING OF VEHICLES OR ITEMS

Other than a vehicle or item mounted on a trailer, or mounted on a towing vehicle, or by such minimal support as described above, no vehicle or other item shall be allowed to be stacked one on top of the other, independently, nor on an independent structure such as a rack, nor by any other means.

3. NO STORAGE WHICH IS NOT RELATED TO ON GOING WORK.

There shall be no storage of vessels, recreational vehicles, or trailers shall unless such item is being retained on the Property for the purposes as described above and for no period longer than is necessary for that above described purpose to be actually or commercially reasonably completed.

**Sec. 134-339. - Local planning agency public hearing.**

- (a) *Purpose.* The local planning agency public hearing provides for staff, applicant and public testimony, and provides for the LPA to subsequently review and make a recommendation for consideration by the board of county commissioners on each proposal for a change in land use or zoning (including any associated request for a density bonus), for a proposed or amended development agreement, and for a request for a conditional use.
- (b) *Sworn testimony.* All testimony at the LPA hearing under this chapter shall be given under oath.
- (c) *Supporting evidence submitted.* All evidence and testimony necessary to support the application shall be presented, including but not limited to the following:
  - (1) Existing conditions and uses in the surrounding area.
  - (2) Justification for the proposed uses, designations or densities
  - (3) Impacts on surrounding properties and community.
  - (4) Impacts on public facilities and services.
  - (5) Consistency with the comprehensive plan.
  - (6) Impacts on the floodplain and how the impacts will be mitigated.
- (d) *Continuance.* The LPA may continue an application if necessary to obtain additional information on the request.
- (e) *Alternatives discussed at the LPA hearing.* Alternatives to the original application/request may be considered at the LPA hearing if the density and intensity of the proposal is less than the original and is within the same land use classification (e.g., residential). Otherwise, a proposal must be treated as a new application. The LPA may recommend a less intense alternative provided it is discussed during the hearing.

(Ord. No. 09-7, § 12, 2-17-09)

**Sec. 134-340. - Staff report and local planning agency recommendation.**

*Written reports and recommendations.* The staff report and the LPA recommendation shall be presented to the board of county commissioners at a scheduled public hearing of the board.

(Ord. No. 09-7, § 12, 2-17-09)

**Sec. 134-341. - Procedure at board of county commissioners' hearings.**

- (a) *Review of staff report and LPA recommendation.* At a public hearing, subsequent to the LPA hearing, the board of county commissioners shall consider, and take action on, the request that was considered at the LPA hearing, or the board may consider and approve an alternative proposal at their hearing, provided: (1) the density and intensity of the proposal is less than the original, and (2) the proposal is consistent with the advertised future land use category. If this is not the case, an alternative proposal must be treated as a new application. Any amendments to an application must be made in writing from the applicant. All persons so desiring shall be given the opportunity to be heard on the matter at the public hearing.
- (b) *Requests for continuance.* All requests for continuance of an application after the LPA hearing shall be received no later than ten days prior to the scheduled county commission meeting and shall be accompanied by a written statement outlining the reason for such continuance. The applicant shall be

charged a fee sufficient to cover the cost of notifying adjacent property owners of such continuance and the cost of additional public notice, if required.

(Ord. No. 09-7, § 12, 2-17-09)

**Sec. 134-342. - Records of proceedings.**

- (a) *Records maintained by clerk.* All records of any proceeding before the LPA and the board of county commissioners (BCC) shall be filed with the clerk of the circuit court, board of county commissioners' records division, to be held as a part of the public records of the county.
- (b) *Official minutes and summaries.* LPA and BCC minutes shall be kept by the clerk, and any recommendations, determinations or decisions shall be recorded.
- (c) *Use of recording devices.* Wherever possible, all proceedings before the LPA or the board of county commissioners shall be electronically recorded.
- (d) *Applications maintained.* Application forms and all information submitted with that application shall be maintained by the planning department and as provided by state law.

(Ord. No. 09-7, § 12, 2-17-09)

**Sec. 134-343. - Rezoning contingent on amendment to land use plan.**

Any zoning change or conditional use which is contingent on an amendment to the future land use map of the county's comprehensive plan shall not become effective until such amendment to the future land use map has been approved in accordance with the provisions of state law.

(Ord. No. 09-7, § 12, 2-17-09)

Secs. 134-303—134-332. - Reserved.

ARTICLE VIII. - CHANGE OF ZONING OR LAND USE BOUNDARIES OR CLASSIFICATION, OR CONSIDERATION OF A CONDITIONAL USE

Sec. 134-333. - Review, recommendation and decision-making authority.

- (a) *Authority of board of county commissioners.* The board of county commissioners may, upon the proper filing of notice, change the zoning or land use boundary/classification of any parcel of land, or portion thereof.
- (b) *Authority of the Pinellas County Planning Review Committee.* The Pinellas County Planning Review Committee (PCPRC) is a staff fact-finding committee, coordinated by the planning department, whose purpose is to review petitions to change zoning designations, land use designations or to consider conditional use applications.
- (c) *Authority of the local planning agency related to changes in land use and/or zoning, and consideration of conditional use applications.* Pertinent to this section of the Code, the Pinellas County Local Planning Agency (LPA) is responsible for review of changes in land use and zoning and conditional use applications, and has the responsibility to make subsequent recommendations to the board of county commissioners.

(Ord. No. 09-7, § 12, 2-17-09)

Sec. 134-334. - Application procedures and process for changes in zoning, land use, and for consideration of a conditional use

- (a) *Authority to petition.* Any property owner, their appointed agent, or the county planning director, may apply for a change of zoning or land use, or consideration of a conditional use by filing an application with the planning department. The application shall be signed by the owner of the subject property or, in the case of a planning director's application, by the county planning director.
- (b) *Fact-finding and informational meeting(s).* Following a finding by planning staff that the application is sufficient, the application will be reviewed by the Pinellas County Planning Review Committee (PCPRC) at a regularly scheduled PCPRC meeting, the PCPRC meeting is open to the public. The applicant, or their representative, is expected to attend the fact-finding meeting. Based on this meeting, the planning department will prepare a report for consideration by the LPA at a subsequent public hearing.
- (c) *Local planning agency public hearing(s).* At a noticed public hearing, consistent with the requirements of F.S. § 163.3174, the local planning agency will review and make a recommendation regarding each application for a future land use change, zoning change or conditional use request.
- (d) *Board of county commissioners public hearing(s).* At a noticed public hearing(s), the board of county commissioners will consider applicant and citizen testimony and correspondence, the staff report, and the LPA recommendation, and any other relevant information, and will render a decision(s) with regard to the proposed change in land use, zoning and/or or with regard to the development agreement or conditional use.
- (e) *[Requests for rezoning.]* All requests for rezoning and/or future land use map amendments associated with an existing mobile home park shall be heard by the board of county commissioners no sooner than 90 days after the scheduled PCPRC meeting. In no case shall such a request be scheduled to be heard unless the applicant has given notice to the tenants as required by F.S. §§ 723.061(1)(d) or 723.081, as appropriate. Documentation of such notice shall be provided at the time of application for rezoning and/or land use change.
- (f) *Failure to appear.* An applicant's failure to appear or to be represented at a scheduled LPA or BCC

...ARTICLE VIII. - CHANGE OF ZONING OR LAND USE BOUNDARIES OR CLASSIFICATION, OR CONSIDERATION OF A CONDITIONAL U...  
hearing under this division may be sufficient cause to deny the applicant's request on the strength of lack of evidence.

- (g) *Withdrawal.* A withdrawal of an application for a land use or zoning change, or conditional use application shall be in writing, signed by the applicant or designated representative, and shall be delivered to the county planning department at least ten days prior to the scheduled hearing before the board of county commissioners. The applicant shall be charged a fee sufficient to pay the cost of mailing a notice to surrounding property owners to advise of such withdrawal. Except for extraordinary circumstances related to life, requests for withdrawal after this date shall result in an automatic denial of the application.
- (h) *Resubmittal.* No new application for an identical rezoning or land use change, or conditional use on the same parcel shall be accepted for consideration by the planning department within a period of six months following a board of county commissioners' decision of denial (unless denied without prejudice).
- (i) *Existing litigation.* If at the time of the application there is presently existing litigation involving:
  - (1) The same parties or successors in interest to those parties;
  - (2) The same or essentially the same usage, zoning request or land use designation or agreement; and
  - (3) The same or essentially the same parcel of land; the board of county commissioners may, in its discretion, continue the application or may deny the application without prejudice to the applicant's right to refile the application after resolution of all or a portion of the litigation.

(Ord. No. 09-7, § 12, 2-17-09)

#### **Sec. 134-335. - Contents of application.**

The applicant for a land use change or a rezoning or conditional use shall supply all information as specified on the application form, which at a minimum shall contain:

- (1) The name and address of the current property owner.
  - (2) An accurate legal description of the property in question, and an accurate description of the acreage(s) proposed to be changed, including how many acres are going from what category to what category.
- (3) The nature of the application, including the reason for requesting the change.
  - (4) The application shall be signed by the current property owner except in the case of applications initiated by the planning director.
- (5) A certificate of title of the property by an attorney or licensed title insurance company, except applications submitted by the planning director.
- (6) Full disclosure of ownership, options or contracts on subject property pursuant to section 170-1 (except planning director application).
- (7) For all requests for rezoning or change of land use for lands containing existing mobile home parks, the applicant shall provide information in compliance with the provisions of Pinellas County Code sections 42-401 through 42-408, the mobile home transition program. Such information will be used by the board of county commissioners in making a finding as may be required by F.S. § 723.083 that suitable mobile home parks or other suitable facilities exist for the relocation of the mobile home owners; however, where such finding cannot be made the applicant shall comply with the relocation provisions of Pinellas County Code Sections 42-401 through 42-408 should the application be approved.
- (8) If the applicant is requesting a land use or zoning designation that would increase the maximum allowable impervious surface ratio, above what is currently allowed on the subject property, and is within the 100-year floodplain, or if the applicant is requesting an increase in density above five dwelling units per acre in the 100-year floodplain in an area of documented flooding or repetitive flood claim losses, the applicant will need to provide adequate information in their application demonstrating how the floodplain management objectives of the Pinellas County Code and the floodplain management goals, objectives and policies of the Pinellas County Comprehensive Plan

will be met. The applicant is required to meet with the departments of planning, public works, environmental management and building and development review services to review their proposal, and a development agreement may be required to formalize floodplain management commitments. Applicants should consider that the county must ensure compliance of development approvals with FEMA and community rating system (CRS) program requirements, and other applicable regulations.

- (9) If the applicant is requesting an increase in density over five dwelling units per acre on the future land use map within the 100-year floodplain, where the property is also located within that area defined by the SLOSH model to be inundated by a category 3 hurricane, the applicant will be required to provide adequate information with the application demonstrating how they will mitigate the potential impacts on the demand for emergency shelter space associated with the proposed density greater than five dwelling units per acre.
- (10) In the case of a request for a land use and/or zoning change with an affordable housing density bonus, a residential density bonus may be granted up to 50 percent of the existing maximum allowable dwelling unit density as an incentive to provide increased opportunity for affordable housing. Any such bonus shall only be granted in a manner that does not negatively impact the surrounding neighborhood or the natural environment. A meeting(s) with county staff will be arranged by the county planning department with the applicant to discuss the affordable housing proposal, and additional information may be required as a part of the review process. A development agreement may be required to address commitments. No density bonus shall be granted when such development does not comply with the county's concurrency management ordinance.

(Ord. No. 09-7, § 12, 2-17-09)

**Sec. 134-336. - Filing fee.**

A filing fee, as specified by the board of county commissioners, shall be submitted with the application to cover the cost of advertising and administration.

(Ord. No. 09-7, § 12, 2-17-09)

**Sec. 134-337. - Notice of public meetings and public hearings.**

- (a) Notice of public hearing shall be as required by law. The board of county commissioners, however, recognizes the importance of community involvement in these proceedings. Therefore, it will be standard practice to provide the following additional notification:
  - (1) Owners of property, as listed by the county property appraiser's office, located within 200 feet of the subject property will be mailed a notice of the upcoming public meeting and public hearings.
  - (2) A sign giving notice of public hearings should be posted in a prominent location on the subject property.
- (b) Any request pertaining to residential zoning shall be forwarded to the county school district for comment.
- (c) Any adjacent local government and/or affected government agency will be informed of the proposal.

(Ord. No. 09-7, § 12, 2-17-09)

**Sec 134-338. - Pinellas County Planning Review Committee (PCPRC).**

- (a) *Purpose.* The PCPRC meeting is informational, interactive and fact-finding in nature. It is the responsibility of the applicant to present relevant facts, and the purpose and intent of their proposal to this staff committee for discussion. The PCPRC meeting is a public meeting.
- (b) *Written report and recommendation.* Subsequently, the planning department will prepare a staff report with staff findings and recommendations, based on the final sufficient application reviewed at the













**RESTRICTED  
AREA**  
**KEEP  
OUT** 

**NO  
VEHICLE  
ENTRY**  
BEYOND THIS POINT

EJA 435



PINELLAS COUNTY BOARD OF ADJUSTMENT MEETING: September 3, 2015

Clearwater, Florida, September 3, 2015

The Board of Adjustment met in regular session in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida on this date with the following members present: Stephen G. Watts, Chairman; Cliff Gephart, Vice-Chairman; Alan C. Bomstein; Joe C. Burdette; John Doran; Gregory R. Pierce; and Deborah J. White. Also present: Chelsea D. Hardy, Assistant County Attorney; Glenn Bailey, Planning Department Zoning Manager; Todd F. Myers, Environmental Code Enforcement Director; other interested individuals; and Michael P. Schmidt, Board Reporter, Deputy Clerk.

CALL TO ORDER

Chairman Watts called the meeting to order at 9:01 A.M.

PUBLIC HEARING ITEMS

Due notice having been given to interested persons pursuant to Comprehensive Zoning Ordinance No. 90-1, public hearings were held on the following applications. All persons planning to give testimony were duly sworn by the Deputy Clerk.

\* \* \* \*

Deviating from the agenda, Chairman Watts indicated that Item No. 10 would be heard at this time.

\* \* \* \*

#10 APPLICATION OF DAVID L. JACKAWAY THROUGH BRIAN O'CONNELL, REPRESENTATIVE, FORA VARIANCE (BA-3-9-15) – WITHDRAWN

# 2 APPLICATION OF SCHWARTZ REAL ESTATE HOLDINGS, LLC THROUGH GREG DEICHMAN, REPRESENTATIVE, FOR A VARIANCE (BA-11-9-15) – PORTION OF APPLICATION RE CHURCH WITHDRAWN; PORTION RE RESIDENTIAL ZONING DISTRICT BOUNDARY LINE GRANTED AS PER STAFF RECOMMENDATION

Mr. Bailey referred to the application of Schwartz Real Estate Holdings, LLC through Greg Deichman for a variance to allow for the dispensing of alcoholic beverages within 150 feet of a residential zoning district boundary line and within 750 feet of a church, re property located at 993 Florida Avenue, Palm Harbor (BA-11-9-15), and reported that because the distance requirement from the church no longer requires a variance, due to changes in the County Code, only the distance from the residential district boundary line is being considered.

Mr. Bailey indicated that no correspondence relative to the application has been received, and presented the following staff recommendation:

Recommend Conditional Approval. Staff has no objection to the conditional approval of the request. The nearby residentially-zoned land is currently being used for commercial purposes. The request will pose no detrimental impact to the use. Approval of the request should be subject to the following conditions:

1. The applicant shall obtain all required permits and pay the appropriate impact and/or other fees.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

  
Carl R. Williams  
Please Print Name.

1246 Ford Ave

27-641-9948

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

| Name | Address | Telephone |
|------|---------|-----------|
|------|---------|-----------|

|                    |   |                     |
|--------------------|---|---------------------|
| <u>BRIAN HAASE</u> | <u>854 NEBRASKA AVE</u><br><u>PALM HARBOR</u> | <u>574-870-1013</u> |
|--------------------|---|---------------------|


\_\_\_\_\_  
Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

| Name  | Address                  | Telephone                              |
|---|--------------------------|--|
|  | <u>1305 Nebraska ave</u> | <u>727-418-<del>8464</del></u><br>8982 |
| <u>Mike Wasilewski</u>  |                          |  |
| Please Print Name.  |                          |  |



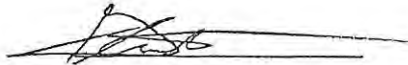
I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

| Name | Address | Telephone |
|------|---------|-----------|
|------|---------|-----------|



930 FLORIDA AVE.  
PALM HARBOR, FL 34683

(727) 781-4543

GINO ANTONELLI - OWNER PALM HARBOR SIGN & DESIGN INC.  
Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

*Gi A. Antovelli*  
GINO ANTOWELLI  
Please Print Name.

KUT-N-KLIP Lawn Service  
PO BOX 2744 Dunedin  
FL 34697

727-432-2507

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

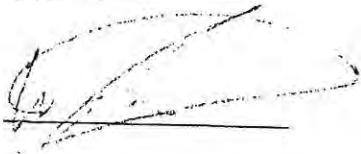
That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone



1040 A-119

727-224-8342

Palm Harbor

Please Print Name.

FL 34683

William R. Gray

owner Bill's Supergas

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

LIAS VAVOYLARIS  
OWNER

EMILY'S FAMILY REST  
2609 ALT 19N

727 7867407

\_\_\_\_\_  
Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

ANTHONY SIBIRI

Address

2983 PINE FOREST DR

PORT HARBOR FL 34684

Telephone

727-938-3432

Anthony Sibiri  
Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

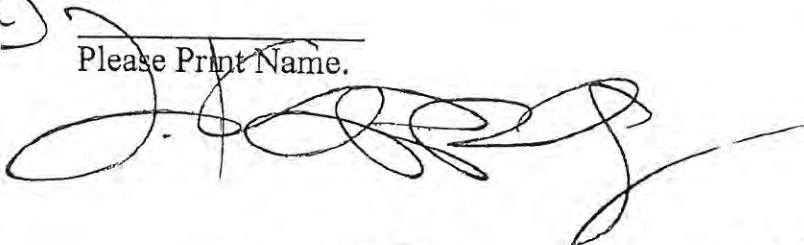
JOSEPH

KAPPAS

600 ACT 19, P.H., FL

727-642-0451

Please Print Name.



OWNER MAGNOLIA GRILLE

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

John

112 Florida Ave

701-781-1038

TANTON HOMES

Please Print Name.

Salon 27W

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

*[Signature]*

1122 Florida Ave

727-776-0807

727-789-5977

Anne Lanni

Please Print Name.

Palm Harbor Barber Shop.



I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

|                       |  |                     |
|-----------------------|--|---------------------|
| <u>James Brewster</u> | <u>1626 Florida Ave.</u><br><u>APT 20 Palm Harbor FL</u><br><u>34683</u> | <u>727 331-3652</u> |
|-----------------------|--|---------------------|

Please Print Name.

Peggy's Kitchen Top House

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

| Name                      | Address                                | Telephone           |
|---------------------------|--|---------------------|
| <u>Leila Barbano</u>      | <u>1124 11<sup>th</sup> St Ft. Fl.</u> | <u>727-786-2645</u> |
| <u>Leila Barbara</u>      |  |                     |
| Please Print Name.        |  |                     |
| owner Coolside Gelato Bar |  |                     |

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Emily Johnson

1001 Omaha Circle  
Rain Harbor

727-786-7955

Geographic Solutions

Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Bruce Brown / Owner

Frisaw Fwy  
1126 Flander Ave

727-785-8861

Bruce Brown

PH

Please Print Name.

Billy R. Coleman  
Owner

1010 Alternate 19  
Palm Harbor, FL 34683

Phone: 727-789-1756 phas1010@tampabay.rr.com  
Fax: 727-781-5271  
Mobile: 727-543-3650



## Palm Harbor Auto Service, Inc.

Bailey Guy, BOA

September 27, 2017

Mr. Guy,

I am in support of changing the zoning for the piece of property that is zoned R4 to M1 for Day's Collision, Painting and Repairs, Inc.

I have worked with Clayton and Pam Miller for 20 years with no problems whatsoever. They run a very profession business, the shop is very well kept and I have no doubt the property in question will be taken care of the same way.

Thank you for your time. If you have any further questions, please contact me at 727-789-1756.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Billy R. Coleman'.

Billy R Coleman  
President

BC/rs

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Linda Quiroga

29081 US HWY 19N  
Lot 338

1-630-290-2292

Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Charles J. Dwyer 29081 U.S. Hwy 190  
LOT 338 630-926-7031  
Charles J. Dwyer  
Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

*John Lederhouse*

*1908 Palm Dr, Clearwater, FL  
33763*

*727-300-7530*

*[Signature]*  
Please Print Name.



I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Jeffrey L. Tomser

2606 Big Pine Dr  
Holiday, FL 34691

727-365-5168

Jeffrey L. Tomser  
Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Alyssa Delisa    160 woodcutter lane    727-612-1262

Alyssa Delisa  
Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

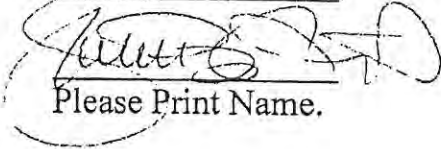
Address

Telephone

JAMIE A. REICH

1415 OTTO AVENUE

727 482 9010

  
Please Print Name.

2. The hours for alcohol service shall be as established in Chapter 6, Article II, of the Pinellas County Code, or as deemed appropriate by the Board.

In response to the Chairman's call for the applicant, Greg Deichman, Palm Harbor, and Benjamin Nichols, Dunedin, appeared. Mr. Deichman stated that he wishes to open a microbrewery at the subject location; and that while the main goal of the business is to brew and sell craft beer, there will be an onsite tasting bar for the patrons. He related that there will be no outdoor seating, amplified music, or food served; that the business will likely be open from 2:00 P.M to 1:00 A.M. six days a week; that he anticipates there will be no more than 50 people on the premises at any one time; that sufficient parking exists; and that he has a site permit.

In response to the Chairman's call for objectors to the application, Dennis Shiels, Palm Harbor, stated his concerns relating to parking and noise and responded to queries by the members. Mr. Bomstein pointed out that the members are not considering a parking variance or the site plan, only issues regarding the proximity of the business to the residential neighborhood; whereupon, he suggested that Mr. Shiels contact Code Enforcement if he continues to have problems regarding parking and noise.

Messrs. Diechman and Nichols responded to the concerns of the objector and queries by the members, relating that there are 41 parking spaces allotted for brewery patrons and employees; that the most recent use of the building was as a golf cart warehouse; and that Mr. Shiels can contact either of them regarding any problems.

Thereupon, Mr. Bomstein moved, seconded by Mr. Doran, that the variance be granted as recommended by staff. Upon call for the vote, the motion carried unanimously.

THE FUTURE LAND USE MAP (FLUM) DESIGNATION

Industrial / Employment Classification (E) :

There is no R-4 zoning referred to in the (E) classification

## **INDUSTRIAL/EMPLOYMENT CLASSIFICATION**

### **Category/Symbol – Employment (E)**

**Purpose** – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, with a broad range of employment uses; and so to encourage the reservation and use of areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Primary Uses – Research/Development-Light; Research/Development-Heavy; Manufacturing- Medium; Manufacturing-Light; Wholesale/Distribution; Storage/Warehouse;
- Secondary Uses – Office; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Transient Accommodations within Permanent Structures; Marina Facilities; Institutional; Transportation/Utility.

**Locational Characteristics** – This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses, and with good access to transportation and utility facilities such as the major collector arterial and thoroughfare highway network, rail facilities, water transport facilities, airports, and mass transit.

**Standards** – Shall include the following:

- Transient Accommodation Use – Shall not exceed: (1) fifty (50) units per acre; or (2) in the alternative, if designated on the Zoning Atlas with the Transient Accommodation Use Overlay, the following density and intensity standards shall apply to permanent transient accommodation uses, subject to a project meeting the requirements of the Pinellas County Land Development Code pertaining to the Transient Accommodation Use Overlay (which include execution of a development agreement): seventy-five (75) units per acre, a floor area ratio (FAR) of 1.5 and an impervious surface ratio (ISR) of 0.85.
- All Other Uses – Shall not exceed a floor area (FAR) of 0.65, nor an impervious surface ratio (ISR) of .85.
- Industrial: Residential Use – An appropriate buffer as determined by the Pinellas County Land Development Regulations shall be provided in and between the Employment category and an adjoining Residential classification.
- Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- See 'Additional Standards' section of this table.

**Zoning Compatibility** - The following zoning districts are compatible with the **Employment (E)** land use category:

- M-1 Light Manufacturing and Industry District
- C-3 Commercial, Wholesale and Warehousing District.
- IPD Industrial Planned Development District.
- C-T Overlay Transient Accommodation Use Overlay

**INDUSTRIAL/EMPLOYMENT CLASSIFICATION – (cont'd)**

**Category/Symbol – Industrial General (IG)**

**Purpose** – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a general industrial manner, and so as to encourage the reservation and uses of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics. **Use Characteristics**

- **Primary Uses** – Research/Development-Light; Research/Development-Heavy; Manufacturing- Light; Manufacturing-Heavy; Wholesale/Distribution; Storage/Warehouse; Agricultural Processing; Vehicular Salvage.
- **Secondary Uses** – Institutional; Transportation/Utility; Solid Waste/Refuse Disposal, Transfer, Recycling Facility; Electric Power Generation Plant.

**Locational Characteristics** – This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access and adequate buffering of adverse noise, odor, or emissions; with good access to transportation and utility facilities such as the arterial and thoroughfare highway network, rail facilities, mass transit, airports, and water transport facilities.

**Standards** – Shall include the following:

- No use shall exceed a floor area ratio (FAR) of 0.50, nor an impervious surface ratio (ISR) of 0.95. When a project is located in an area where more intensive development is appropriate, the maximum FAR may be increased to 0.75.
- Office; Retail Commercial; Personal/Business Service; and Commercial/Business Service – Shall be allowed only as accessory uses, located within the structure to which it is accessory, and not exceed twenty-five (25) percent of the floor area of the principal use to which it is accessory.
- Industrial; Other Use – An appropriate buffer shall be provided in and between the Industrial General category and an adjoining plan classification other than Industrial or Transportation/Utility.
- See 'Additional Standards' section of this table.

**Zoning Compatibility** – the following zoning districts are compatible with the Industrial General (IG) land use category:

- M-1 Light Manufacturing and Industry District
- M-2 Heavy Manufacturing and Industry District
- IPD Industrial Planned Development District

www.PinellasByDesign.org



# Pinellas by Design

An Economic Development  
and Redevelopment  
Plan  
for the Pinellas County  
Area



PINELLAS  
COUNTY  
ECONOMIC DEVELOPMENT  
WWW.SUNCOASTFLA.GOV



PRC PINELLAS  
PLANNING  
COMMISSION

November 2005





# Acknowledgements

## Countywide Planning Authority

Commissioner John Morroni, Chairman  
Commissioner Kenneth T. Welch, Vice-Chairman  
Commissioner Ronnie Duncan  
Commissioner Calvin D. Harris  
Commissioner Susan Latvala  
Commissioner Karen Williams Seel  
Commissioner Robert B. Stewart

## Pinellas Planning Council

Councilmember Bill Foster, Chairman  
Councilmember Hoyt Hamilton, Vice-Chairman  
Councilmember Sandra Bradbury, Treasurer  
Mayor Jerry Beverland, Secretary  
Mayor Beverley Billiris  
Commissioner Robert Hackworth  
Mayor Dick Holmes  
Mayor Robert E. Jackson, Ph.D.  
Vice-Mayor Jerry Knight  
School Board Member Linda Lerner  
Vice-Mayor Deborah L. Martohue  
Commissioner John Morroni  
Commissioner Nadine S. Nickeson

## Steering Committee Members

Commissioner Karen Williams Seel, Chairman

Ed Armstrong, Johnson, Blakely, Pope, Bokor & Ruppel  
Charlie Attardo, City of Tarpon Springs  
Laron Barber, Leazon Technology Inc.  
Ron Barton, City of St. Petersburg  
Mary Berglund, League of Women Voters (SP)  
J.J. Beyrouiti, Mayor, Town of Redington Shores  
Nancy Biesinger, Franklin Affiliates, Inc.  
Geraldine Campos, City of Clearwater  
Mike Cheezen, JMC Development Corp.  
John DeGelleke, Resident, Unincorporated Palm Harbor  
Rich Dutter, DUTTERealty.com  
Terry England, England Brothers Construction  
Rodney Fischer, Pinellas County Construction License Board  
Mayor Ward Friszolowski, City of St. Pete Beach  
Housh Ghovace, Northside Engineering  
Joel Giles, Carlton Fields  
Dianne Wheatley Giliotti, League of Women Voters  
Dave Goodwin, City of St. Petersburg  
Ann Guiberson, Pinellas Realtor Organization  
Roy Harrell, Holland & Knight  
Tina Harris, Coldwell Banker  
Bob Ironsmith, City of Dunedin  
Joe Jorgensen, Total Realty Services, Inc.  
Thomas F. Kennedy, Grubb & Ellis  
Jim King, George F. Young, Inc.  
Steve Klar, Klar & Klar Architects  
John Landon, Landon, Moree and Assoc., Inc.  
Nancy Loehr, Progress Energy  
Randall Luttenberg, Sierra Club Suncoast Group  
Mark D. Madison, Construction Business Services, LLC  
Julio Maggi, BVG, Inc.  
Bill Martin, Hawkins Construction  
Mike Mayo, Pinellas Realtor Organization  
Bob McIntyre, DITEK, Inc.  
Jill Melkonian, Re/Max Today  
Steve Meyers, Highwoods Properties, Inc.  
Judy Mitchell, Peter R. Brown Const., Inc.  
Nadine S. Nickeson, Pinellas Planning Council  
Toby Oldham, Rottlund Homes, Inc.  
Sallie Parks, Former Pinellas Co. Commissioner  
Todd Pressman, Pressman and Associates  
Bill Protz, Catalina Marketing  
Joanne Shrewsbury, League of Women Voters  
Pam Skyrme, Skyrme & Assoc. Inc.  
Russ Sloan, Florida Council of Economic Education  
Joe Smith, Walbridge Aldinger  
Bill Stokes, Sierra Club Suncoast Group  
Ralph Stone, City of Treasure Island  
Michael Van Butsel, Taylor Woodrow, Inc.  
Randy Wedding, Wedding Architects, Inc.  
Keith Zayac, Keith Zayac & Associates

## Consultant Team

PRIME Interests, Inc.  
HDR, Inc.  
POLICOM, Inc.  
Real Estate Research Consultants, Inc.



# Joint Approval Resolution

JOINT PPC/CPA RESOLUTION NO. 05-256

APPROVING "PINELLAS BY DESIGN – AN ECONOMIC DEVELOPMENT AND REDEVELOPMENT PLAN FOR THE PINELLAS COMMUNITY."

A JOINT RESOLUTION OF  
THE PINELLAS COUNTY PLANNING COUNCIL  
AND  
THE BOARD OF COUNTY COMMISSIONERS,  
IN THEIR CAPACITY AS  
THE COUNTYWIDE PLANNING AUTHORITY,

WHEREAS, the Pinellas Planning Council (PPC) and Pinellas County, through the Economic Development Department (PCED), have collaborated in the preparation of "Pinellas by Design – An Economic Development and Redevelopment Plan for the Pinellas Community" (EDRP); and

WHEREAS, the process undertaken to prepare the EDRP involved three distinct phases involving issue identification, opportunity and strategy evaluation, and draft plan preparation and assessment; and

WHEREAS, three separate summit events were held to solicit and consider broad-based citizen input and participation, including the Opportunities Summit on December 12 and 13, 2002, the Policies and Strategies Summit on October 24, 2003, and the Draft Plan Summit on February 1, 2, and 3, 2005; and

WHEREAS, the process employed in the preparation of the EDRP was guided over a period of three years by a fifty plus member Steering Committee representing diverse citizen and business interests and chaired by County Commissioner Karen Williams Seel; and

WHEREAS, the PPC and the PCED have established and will maintain a website identified as [www.pinellasbydesign.org](http://www.pinellasbydesign.org) to provide public access to the EDRP, together with information about implementation, monitoring and update activities; and

WHEREAS, the EDRP represents a comprehensive assessment of the economic, real estate and urban design considerations important to establishing an overall framework for countywide economic development and redevelopment strategies; and

WHEREAS, the EDRP identifies recommended implementation actions to be undertaken on a collaborative basis by countywide and local government jurisdictions, as well as the private sector; and

WHEREAS, the specific implementation actions recommended to be undertaken by the respective parties of interest require separate, official action and are not binding on any party as a function of approving the EDRP; and

WHEREAS, responsibility for performing the recommended implementation actions will be determined with the participation of parties of interest; and

WHEREAS, it is essential to the long-term quality of life in Pinellas County that economic development and redevelopment be carried out in a pro-active, constructive, and sensitive manner that will benefit our residents, businesses, and visitors; and

WHEREAS, the EDRP serves to provide a long-term policy framework within which to guide both public and private economic development and redevelopment efforts designed to maintain and improve the quality of life throughout Pinellas County; and

WHEREAS, it is essential that Countywide implementation of EDRP strategies be consistent with and approved by the Countywide Planning Authority (CPA).



# Joint Resolution

NOW THEREFORE, BE IT RESOLVED, that the Pinellas Planning Council and Countywide Planning Authority do mutually agree as follows:

1. To Approve "Pinellas By Design - An Economic Development and Redevelopment Plan for the Pinellas Community," as Contained in the Attached Final Draft Dated September 2005, including the Addendum thereto, as a framework to guide economic development and redevelopment efforts countywide.
2. To Authorize the Printing and Distribution of the Approved EDRP.
3. To Work Together with Local Government in Furtherance of the Strategies and Recommended Action Programs set forth in the EDRP, subject to further public engagement and alignment with local government plans.
4. In order to ensure the compatibility of Pinellas by Design with the Strategic Plan of the County, the PPC will secure in advance CPA approval of the follow-up refinement and implementation activities of the Pinellas by Design document.

## AS TO THE PINELLAS PLANNING COUNCIL:

This Resolution offered and adopted at the November 16, 2005, meeting of the Pinellas Planning Council as hereinafter set forth:


Council Member Jerry Beverland offered the foregoing Resolution, which was seconded by Council Member Robert Jackson and the vote was: 11-0.


AYES: Bill Foster, Hoyt Hamilton, Sandra Bradbury, Jerry Beverland, Bob Hackworth, Dick Holmes, Robert Jackson, Jerry Knight, Linda Lerner, John Morroni, and Nadine Nickeson.

NAYS: None.

ABSENT AND NOT VOTING: Beverley Billiris and Deborah Martohue.

ATTEST:

  
David P. Healey, Executive Director  
Pinellas Planning Council

  
Councilmember Bill Foster, Chairman  
Pinellas Planning Council

## AS TO THE COUNTYWIDE PLANNING AUTHORITY:


At the November 1, 2005 meeting of the Countywide Planning Authority, Commissioner Harris offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Seel and upon roll call, the vote was:


AYES: Morroni, Welch, Stewart, Harris, Seel, Latvala and Duncan.

NAYS: None.

ABSENT AND NOT VOTING: None.

ATTEST: Ken Burke, Clerk

By   
Deputy Clerk

  
Commissioner John Morroni, Chairman  
Pinellas County Board of Commissioners,  
in their capacity as the Countywide Planning Authority

PINELLAS COUNTY BOARD OF ADJUSTMENT MEETING: September 3, 2015

Clearwater, Florida, September 3, 2015

The Board of Adjustment met in regular session in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida on this date with the following members present: Stephen G. Watts, Chairman; Cliff Gephart, Vice-Chairman; Alan C. Bomstein; Joe C. Burdette; John Doran; Gregory R. Pierce; and Deborah J. White. Also present: Chelsea D. Hardy, Assistant County Attorney; Glenn Bailey, Planning Department Zoning Manager; Todd F. Myers, Environmental Code Enforcement Director; other interested individuals; and Michael P. Schmidt, Board Reporter, Deputy Clerk.

CALL TO ORDER

Chairman Watts called the meeting to order at 9:01 A.M.

PUBLIC HEARING ITEMS

Due notice having been given to interested persons pursuant to Comprehensive Zoning Ordinance No. 90-1, public hearings were held on the following applications. All persons planning to give testimony were duly sworn by the Deputy Clerk.

\* \* \* \*

Deviating from the agenda, Chairman Watts indicated that Item No. 10 would be heard at this time.

\* \* \* \*

#10 APPLICATION OF DAVID L. JACKAWAY THROUGH BRIAN O'CONNELL, REPRESENTATIVE, FORA VARIANCE (BA-3-9-15) – WITHDRAWN

# 2 APPLICATION OF SCHWARTZ REAL ESTATE HOLDINGS, LLC THROUGH GREG DEICHMAN, REPRESENTATIVE, FOR A VARIANCE (BA-11-9-15) – PORTION OF APPLICATION RE CHURCH WITHDRAWN; PORTION RE RESIDENTIAL ZONING DISTRICT BOUNDARY LINE GRANTED AS PER STAFF RECOMMENDATION

Mr. Bailey referred to the application of Schwartz Real Estate Holdings, LLC through Greg Deichman for a variance to allow for the dispensing of alcoholic beverages within 150 feet of a residential zoning district boundary line and within 750 feet of a church, re property located at 993 Florida Avenue, Palm Harbor (BA-11-9-15), and reported that because the distance requirement from the church no longer requires a variance, due to changes in the County Code, only the distance from the residential district boundary line is being considered.

Mr. Bailey indicated that no correspondence relative to the application has been received, and presented the following staff recommendation:

Recommend Conditional Approval. Staff has no objection to the conditional approval of the request. The nearby residentially-zoned land is currently being used for commercial purposes. The request will pose no detrimental impact to the use. Approval of the request should be subject to the following conditions:

1. The applicant shall obtain all required permits and pay the appropriate impact and/or other fees.

2. The hours for alcohol service shall be as established in Chapter 6, Article II, of the Pinellas County Code, or as deemed appropriate by the Board.

In response to the Chairman's call for the applicant, Greg Deichman, Palm Harbor, and Benjamin Nichols, Dunedin, appeared. Mr. Deichman stated that he wishes to open a microbrewery at the subject location; and that while the main goal of the business is to brew and sell craft beer, there will be an onsite tasting bar for the patrons. He related that there will be no outdoor seating, amplified music, or food served; that the business will likely be open from 2:00 P.M to 1:00 A.M. six days a week; that he anticipates there will be no more than 50 people on the premises at any one time; that sufficient parking exists; and that he has a site permit.

In response to the Chairman's call for objectors to the application, Dennis Shiels, Palm Harbor, stated his concerns relating to parking and noise and responded to queries by the members. Mr. Bomstein pointed out that the members are not considering a parking variance or the site plan, only issues regarding the proximity of the business to the residential neighborhood; whereupon, he suggested that Mr. Shiels contact Code Enforcement if he continues to have problems regarding parking and noise.

Messrs. Diechman and Nichols responded to the concerns of the objector and queries by the members, relating that there are 41 parking spaces allotted for brewery patrons and employees; that the most recent use of the building was as a golf cart warehouse; and that Mr. Shiels can contact either of them regarding any problems.

Thereupon, Mr. Bomstein moved, seconded by Mr. Doran, that the variance be granted as recommended by staff. Upon call for the vote, the motion carried unanimously.

THE FUTURE LAND USE MAP (FLUM) DESIGNATION

Industrial / Employment Classification (E) :

There is no R-4 zoning referred to in the (E) classification

## **INDUSTRIAL/EMPLOYMENT CLASSIFICATION**

### **Category/Symbol – Employment (E)**

**Purpose** – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, with a broad range of employment uses; and so to encourage the reservation and use of areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Primary Uses – Research/Development-Light; Research/Development-Heavy; Manufacturing- Medium; Manufacturing-Light; Wholesale/Distribution; Storage/Warehouse;
- Secondary Uses – Office; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Transient Accommodations within Permanent Structures; Marina Facilities; Institutional; Transportation/Utility.

**Locational Characteristics** – This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses, and with good access to transportation and utility facilities such as the major collector arterial and thoroughfare highway network, rail facilities, water transport facilities, airports, and mass transit.

**Standards** – Shall include the following:

- Transient Accommodation Use – Shall not exceed: (1) fifty (50) units per acre; or (2) in the alternative, if designated on the Zoning Atlas with the Transient Accommodation Use Overlay, the following density and intensity standards shall apply to permanent transient accommodation uses, subject to a project meeting the requirements of the Pinellas County Land Development Code pertaining to the Transient Accommodation Use Overlay (which include execution of a development agreement): seventy-five (75) units per acre, a floor area ratio (FAR) of 1.5 and an impervious surface ratio (ISR) of 0.85.
- All Other Uses – Shall not exceed a floor area (FAR) of 0.65, nor an impervious surface ratio (ISR) of .85.
- Industrial: Residential Use – An appropriate buffer as determined by the Pinellas County Land Development Regulations shall be provided in and between the Employment category and an adjoining Residential classification.
- Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- See 'Additional Standards' section of this table.

**Zoning Compatibility** - The following zoning districts are compatible with the **Employment (E)** land use category:

- M-1 Light Manufacturing and Industry District
- C-3 Commercial, Wholesale and Warehousing District.
- IPD Industrial Planned Development District.
- C-T Overlay Transient Accommodation Use Overlay

**INDUSTRIAL/EMPLOYMENT CLASSIFICATION – (cont'd)**

**Category/Symbol – Industrial General (IG)**

**Purpose** – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a general industrial manner, and so as to encourage the reservation and uses of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics. **Use Characteristics**

- **Primary Uses** – Research/Development-Light; Research/Development-Heavy; Manufacturing- Light; Manufacturing-Heavy; Wholesale/Distribution; Storage/Warehouse; Agricultural Processing; Vehicular Salvage.

- **Secondary Uses** – Institutional; Transportation/Utility; Solid Waste/Refuse Disposal, Transfer, Recycling Facility; Electric Power Generation Plant.

**Locational Characteristics** – This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access and adequate buffering of adverse noise, odor, or emissions; with good access to transportation and utility facilities such as the arterial and thoroughfare highway network, rail facilities, mass transit, airports, and water transport facilities.

**Standards** – Shall include the following:

- No use shall exceed a floor area ratio (FAR) of 0.50, nor an impervious surface ratio (ISR) of 0.95. When a project is located in an area where more intensive development is appropriate, the maximum FAR may be increased to 0.75.

- **Office; Retail Commercial; Personal/Business Service; and Commercial/Business Service** – Shall be allowed only as accessory uses, located within the structure to which it is accessory, and not exceed twenty-five (25) percent of the floor area of the principal use to which it is accessory.

- **Industrial; Other Use** – An appropriate buffer shall be provided in and between the Industrial General category and an adjoining plan classification other than Industrial or Transportation/Utility.

- See 'Additional Standards' section of this table.

**Zoning Compatibility** – the following zoning districts are compatible with the Industrial General (IG) land use category:

M-1 Light Manufacturing and Industry District

M-2 Heavy Manufacturing and Industry District

IPD Industrial Planned Development District



www.PinellasByDesign.org



# Pinellas by Design

An Economic Development  
and Redevelopment  
Plan  
for the Pinellas County  
Silicon Bay



PINELLAS  
COUNTY  
ECONOMIC DEVELOPMENT  
WWW.SILICONBAY.ORG



November 2005



# Acknowledgements

## Countywide Planning Authority

Commissioner John Morroni, Chairman  
Commissioner Kenneth T. Welch, Vice-Chairman  
Commissioner Ronnie Duncan  
Commissioner Calvin D. Harris  
Commissioner Susan Latvala  
Commissioner Karen Williams Seel  
Commissioner Robert B. Stewart

## Pinellas Planning Council

Councilmember Bill Foster, Chairman  
Councilmember Hoyt Hamilton, Vice-Chairman  
Councilmember Sandra Bradbury, Treasurer  
Mayor Jerry Beverland, Secretary  
Mayor Beverley Billiris  
Commissioner Robert Lackworth  
Mayor Dick Holmes  
Mayor Robert E. Jackson, Ph.D.  
Vice-Mayor Jerry Knight  
School Board Member Linda Lerner  
Vice-Mayor Deborah L. Martohue  
Commissioner John Morroni  
Commissioner Nadine S. Nickeson

## Steering Committee Members

Commissioner Karen Williams Seel, Chairman

Ed Armstrong, Johnson, Blakely, Pope, Bokor & Ruppel  
Charlie Attardo, City of Tarpon Springs  
Laron Barber, Leazon Technology Inc.  
Ron Barton, City of St. Petersburg  
Mary Berglund, League of Women Voters (SP)  
J.J. Beyrouiti, Mayor, Town of Redington Shores  
Nancy Biesinger, Franklin Affiliates, Inc.  
Geraldine Campos, City of Clearwater  
Mike Cheezem, JMC Development Corp.  
John DeGelleke, Resident, Unincorporated Palm Harbor  
Rich Dutter, DUTTERealty.com  
Terry England, England Brothers Construction  
Rodney Fischer, Pinellas County Construction License Board  
Mayor Ward Friszolowski, City of St. Pete Beach  
Housh Ghovae, Northside Engineering  
Joel Giles, Carlton Fields  
Dianne Wheatley Giliotti, League of Women Voters  
Dave Goodwin, City of St. Petersburg  
Ann Guiberson, Pinellas Realtor Organization  
Roy Harrell, Holland & Knight  
Tina Harris, Coldwell Banker  
Bob Ironsmith, City of Dunedin  
Joe Jorgensen, Total Realty Services, Inc.  
Thomas F. Kennedy, Grubb & Ellis  
Jim King, George F. Young, Inc.  
Steve Klar, Klar & Klar Architects  
John Landon, Landon, Moree and Assoc., Inc.  
Nancy Locher, Progress Energy  
Randall Luttenberg, Sierra Club Suncoast Group  
Mark D. Madison, Construction Business Services, LLC  
Julio Maggi, BVG, Inc.  
Bill Martin, Hawkins Construction  
Mike Mayo, Pinellas Realtor Organization  
Bob McIntyre, DITEK, Inc.  
Jill Melkonian, Re/Max Today  
Steve Meyers, Highwoods Properties, Inc.  
Judy Mitchell, Peter R. Brown Const., Inc.  
Nadine S. Nickeson, Pinellas Planning Council  
Toby Oldham, Rottlund Homes, Inc.  
Sallie Parks, Former Pinellas Co. Commissioner  
Todd Pressman, Pressman and Associates  
Bill Protz, Catalina Marketing  
Joanne Shrewsbury, League of Women Voters  
Pam Skyrme, Skyrme & Assoc. Inc.  
Russ Sloan, Florida Council of Economic Education  
Joe Smith, Walbridge Aldinger  
Bill Stokes, Sierra Club Suncoast Group  
Ralph Stone, City of Treasure Island  
Michael Van Butsel, Taylor Woodrow, Inc.  
Randy Wedding, Wedding Architects, Inc.  
Keith Zayac, Keith Zayac & Associates

## Consultant Team

PRIME Interests, Inc.  
HDR, Inc.  
POLICOM, Inc.  
Real Estate Research Consultants, Inc.



# Joint Approval Resolution

JOINT PPC/CPA RESOLUTION NO. 05-256

APPROVING "PINELLAS BY DESIGN – AN ECONOMIC DEVELOPMENT AND REDEVELOPMENT PLAN FOR THE PINELLAS COMMUNITY"

A JOINT RESOLUTION OF  
THE PINELLAS COUNTY PLANNING COUNCIL  
AND  
THE BOARD OF COUNTY COMMISSIONERS,  
IN THEIR CAPACITY AS  
THE COUNTYWIDE PLANNING AUTHORITY,

WHEREAS, the Pinellas Planning Council (PPC) and Pinellas County, through the Economic Development Department (PCED), have collaborated in the preparation of "Pinellas by Design – An Economic Development and Redevelopment Plan for the Pinellas Community" (EDRP); and

WHEREAS, the process undertaken to prepare the EDRP involved three distinct phases involving issue identification, opportunity and strategy evaluation, and draft plan preparation and assessment; and

WHEREAS, three separate summit events were held to solicit and consider broad-based citizen input and participation, including the Opportunities Summit on December 12 and 13, 2002, the Policies and Strategies Summit on October 24, 2003, and the Draft Plan Summit on February 1, 2, and 3, 2005; and

WHEREAS, the process employed in the preparation of the EDRP was guided over a period of three years by a fifty plus member Steering Committee representing diverse citizen and business interests and chaired by County Commissioner Karen Williams Seal; and

WHEREAS, the PPC and the PCED have established and will maintain a website identified as [www.pinellasbydesign.org](http://www.pinellasbydesign.org) to provide public access to the EDRP, together with information about implementation, monitoring and update activities; and

WHEREAS, the EDRP represents a comprehensive assessment of the economic, real estate and urban design considerations important to establishing an overall framework for countywide economic development and redevelopment strategies; and

WHEREAS, the EDRP identifies recommended implementation actions to be undertaken on a collaborative basis by countywide and local government jurisdictions, as well as the private sector; and

WHEREAS, the specific implementation actions recommended to be undertaken by the respective parties of interest require separate, official action and are not binding on any party as a function of approving the EDRP; and

WHEREAS, responsibility for performing the recommended implementation actions will be determined with the participation of parties of interest; and

WHEREAS, it is essential to the long-term quality of life in Pinellas County that economic development and redevelopment be carried out in a pro-active, constructive, and sensitive manner that will benefit our residents, businesses, and visitors; and

WHEREAS, the EDRP serves to provide a long-term policy framework within which to guide both public and private economic development and redevelopment efforts designed to maintain and improve the quality of life throughout Pinellas County; and

WHEREAS, it is essential that Countywide implementation of EDRP strategies be consistent with and approved by the Countywide Planning Authority (CPA).



# Joint Resolution

NOW THEREFORE, BE IT RESOLVED, that the Pinellas Planning Council and Countywide Planning Authority do mutually agree as follows:

1. To Approve "Pinellas By Design - An Economic Development and Redevelopment Plan for the Pinellas Community," as Contained in the Attached Final Draft Dated September 2005, including the Addendum thereto, as a framework to guide economic development and redevelopment efforts countywide.
2. To Authorize the Printing and Distribution of the Approved EDRP.
3. To Work Together with Local Government in Furtherance of the Strategies and Recommended Action Programs set forth in the EDRP, subject to further public engagement and alignment with local government plans.
4. In order to ensure the compatibility of Pinellas by Design with the Strategic Plan of the County, the PPC will secure in advance CPA approval of the follow-up refinement and implementation activities of the Pinellas by Design document.

## AS TO THE PINELLAS PLANNING COUNCIL:

This Resolution offered and adopted at the November 16, 2005, meeting of the Pinellas Planning Council as hereinafter set forth:

Council Member Jerry Beverland offered the foregoing Resolution, which was seconded by Council Member Robert Jackson and the vote was: 11-0.

AYES: Bill Foster, Hoyt Hamilton, Sandra Bradbury, Jerry Beverland, Bob Hackworth, Dick Holmes, Robert Jackson, Jerry Knight, Linda Lerner, John Morroni, and Nadine Nickeson.

NAYS: None.

ABSENT AND NOT VOTING: Beverley Billiris and Deborah Martohus.

ATTEST:

David P. Healey  
David P. Healey, Executive Director  
Pinellas Planning Council

Bill Foster  
Councilmember Bill Foster, Chairman  
Pinellas Planning Council

## AS TO THE COUNTYWIDE PLANNING AUTHORITY:

At the November 1, 2005 meeting of the Countywide Planning Authority, Commissioner Harris offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Seel and upon roll call, the vote was:

AYES: Morroni, Welch, Stewart, Harris, Seel, Latvala and Duncan.

NAYS: None.

ABSENT AND NOT VOTING: None.

ATTEST: Ken Burke, Clerk

By: Ken Burke  
Deputy Clerk

John Morroni  
Commissioner John Morroni, Chairman  
Pinellas County Board of Commissioners,  
in their capacity as the Countywide Planning Authority

PINELLAS BY DESIGN: The Target Employment and Industrial Land Study for the Pinellas Community.

- Pinellas County remains a strong, attractive location for business growth. However, because the county is running out of developable vacant land, not all of this potential growth is being realized.
- In order to maintain its current level of economic vitality into the future, the county needs to add about 182,000 new jobs by 2025. About 25 percent of those new jobs need to be high-wage jobs (at least 30 percent above the countywide average) from "primary" employers, or those that import at least half of their revenue from outside of Pinellas County.
- It would take about 8,000 acres of land to accommodate these 182,000 jobs at the current average land development rate. But Pinellas County has fewer than 4,000 vacant acres with designations that can accommodate businesses-and some portion of this land is only partially vacant, containing retention ponds, borrow pits, utilities, rights-of-way, or other features that make it unusable for development.
- Industrial land remains a vital resource.

PINELLAS BY DESIGN An Economic Development and Redevelopment Plan for the Pinellas Community.

### **Page 11 Primary Employment**

The county's economy is no longer centered on tourism, but has a diversified base of primary employers in fields such as manufacturing, information systems, and medical technology.

### **Chapter 5: Real Estate Factors:**

#### **Introduction**

The availability of appropriate real estate is the second essential component of the *Economic Development and Redevelopment Plan for Pinellas County* (EDRP). As the county population continues to grow and more people of working age are added, future employment is also anticipated to increase. However, the businesses that provide jobs will require land for development and redevelopment. If the county cannot maintain a supply of available real estate for primary employers, they will move on to other counties where land is more plentiful.

The sale and purchase of real estate is driven by the principle of highest and best use. Simply stated, the highest and best use for any piece of real estate is that which produces the greatest financial return. This principle encourages landowners to sell or redevelop their properties for uses that offer the highest short-term monetary gain, usually retail or high-end residential.

Determining highest and best use relative to Pinellas County's future is more complex. While both retail and high-end residential uses are necessary and desirable, they contribute little to the long-term health of the local economy. Most retail uses pay relatively low wages, and with the exception of some tourist-oriented businesses, they do not import money into the county. Moreover, retail chains that are headquartered outside of the county may actually siphon money away. High-end residential uses, meanwhile, tend to attract residents who desire more public services than their property taxes alone can support.

From a broader economic perspective, for land with the proper locational characteristics, the highest and best use of land is often industrial or office. These uses can accommodate new or expanding primary employers who pay high wages, import money into the community, and require comparatively few public services. However, the short-term economic return to the landowner is usually lower than for other uses. These facts present a dilemma for land owners and buyers.

So what is that real estate dilemma? It is the fact that the short-term monetary value of real estate to its owners is inversely related to its long-term economic benefit to the community, a relationship that is illustrated below. Market forces will continue to drive landowners to position their properties for the highest possible monetary value. But if left unchecked, this trend could result in widespread conversion of industrial and office land to other uses, to the detriment of the local economy.

### **Real Estate Supply and Demand**

Land that is planned or zoned to accommodate primary employers is shrinking at an increasing rate. This is principally occurring through local government actions such as comprehensive plan or rezoning amendments, requested by property owners attempting to increase the monetary value of their land by changing its use. These conversions are beneficial, it is argued, because the changed land uses produce less impact on the surrounding environment, are less intense, and most importantly, are less objectionable to local residents.

Superficially, these arguments seem very convincing.

How could less impact be bad?

The problem is that the dwindling amount of land suitable for major primary employers also means fewer high-wage employment opportunities, both for current residents and for the next generation of workers, many of whom may choose to move out of the county as a result. It also means a shrinking tax base, which will lead to higher taxes and fewer public services. This erosion of economic health will lead directly to a decreased quality of life for the community.

RESOLUTION NO. 04-70

RESOLUTION VACATING THAT PART OF INDIANA AVENUE, AN EIGHTY (80) FOOT WIDE STRIP LYING NORTH OF BLOCK 64, BEING BOUNDED ON THE WEST BY THE EAST LINE OF EIGHTH STREET AND BOUNDED ON THE EAST BY THE EAST LINE OF NINTH STREET; TOGETHER WITH THAT PART OF NINTH STREET, AN EIGHTY (80) FOOT WIDE STRIP, LYING EAST OF BLOCK 64, BEING BOUNDED ON THE NORTH BY THE SOUTH LINE OF INDIANA AVENUE AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF NEBRASKA AVENUE; TOGETHER WITH ALL OF BLOCK 64, MAP OF SUTHERLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST.

WHEREAS, Pinellas County, petitioned this Board of County Commissioners to vacate the following described property:

Lands described in legal description attached hereto and by this reference made a part hereof; and

WHEREAS, the Petitioner has shown that the requested vacation will not cause injury to surrounding property owners and is not needed for any public purpose; and

WHEREAS, Pinellas County is reserving a utility easement over vacated 9<sup>th</sup> Street; and

WHEREAS, the Publisher's Affidavit, showing compliance with the notice requirement of Chapter 336.10 of the Florida Statutes, has been received by the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County, Florida, in regular session duly assembled on this 27th day of April 2004 that the above described property be, and the same is hereby vacated insofar as this Board of County Commissioners has the authority to do so.

BE IT FURTHER RESOLVED that this resolution, the proof of publication of the notice of public hearing, and the proof of publication of the notice of adoption hereof, be recorded in the deed records of Pinellas County, Florida.

Commissioner Welch offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Morrone and upon roll call, the vote was:

AYES: Latvala, Morrone, Todd, Stewart, Harris, Seel, and Welch.

NAYS: None.

ABSENT AND NOT VOTING: None.



I, KARLEEN F. De BLAKER, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida. Witness my hand and seal of said County FL. this 14 day of MAY, A.D. 2004

KARLEEN F. De BLAKER, Clerk of the Circuit Court Ex-Officio, Board of County Commissioners, Pinellas County, Florida

By [Signature]  
Deputy Clerk

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY  
By [Signature]  
Attorney



PINELLAS COUNTY PUBLIC WORKS  
 DIVISION OF SURVEY AND MAPPING  
 22211 U.S. HIGHWAY 19 N.  
 CLEARWATER, FLORIDA 33765-2347



SECTION(S) 02, TOWNSHIP 28 SOUTH, RANGE 15 EAST  
 Additions or deletions by other than the Professional Land Surveyor in responsible charge is prohibited.  
 Land Description is invalid without signature and/or embossed seal of the Professional Land Surveyor

DESCRIPTION

Two eighty (80) foot wide strips, being a portion of MAP OF SUTHERLAND Subdivision, according to plat thereof, as recorded in Plat Book 1, Page 1, public records of Hillsborough County, Florida, of which Pinellas County was formerly a part, lying within the Northeast 1/4 of Section 2, Township 28 South, Range 15 East, Pinellas County, being described as follows:

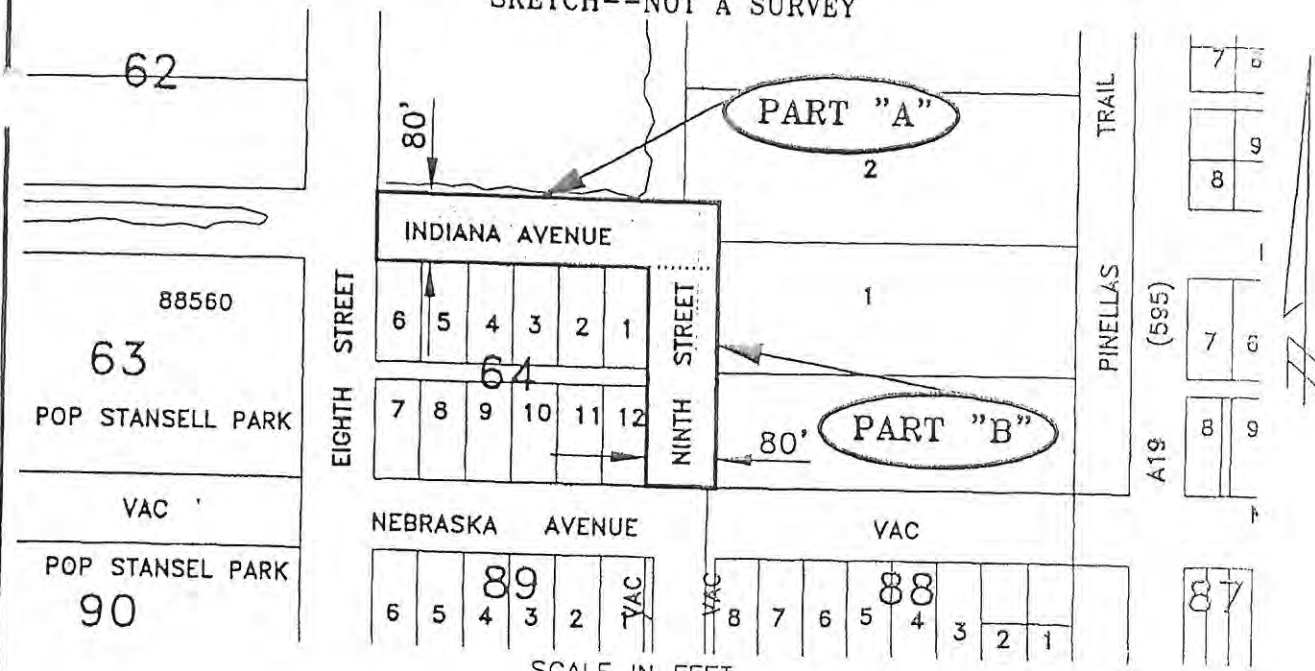
PART "A":

That part of Indiana Avenue, an eighty (80) foot wide strip, lying north of Block 64, said MAP OF SUTHERLAND Subdivision, being bounded on the west by the East line of Eighth Street, the same being the northerly extension of the West line of said Block 64; being bounded on the east by the East line of Ninth Street;

PART "B":

That part of Ninth Street, an eighty (80) foot wide strip, lying east of Block 64, said MAP OF SUTHERLAND Subdivision; being bounded on the north by the South line of Indiana Avenue; being bounded on the south by the easterly extension of the South line of said Block 64, the same being the North line of Nebraska Avenue.

SKETCH--NOT A SURVEY



CALCULATED BY: dwb  
 The above Sketch and/or Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.  
 CHECKED BY: L.L. By: Pinellas County Public Works  
 S.F.N.: 7501  
 DANNY WELLS BURGESS, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 5993  
 STATE OF FLORIDA, PHONE # (727) 464-8904  
 DATE: 02/26/04

SEAL

PINELLAS COUNTY PUBLIC WORKS  
 DIVISION OF SURVEY AND MAPPING  
 22211 U.S. HIGHWAY 19 N.  
 CLEARWATER, FLORIDA 33765-2347

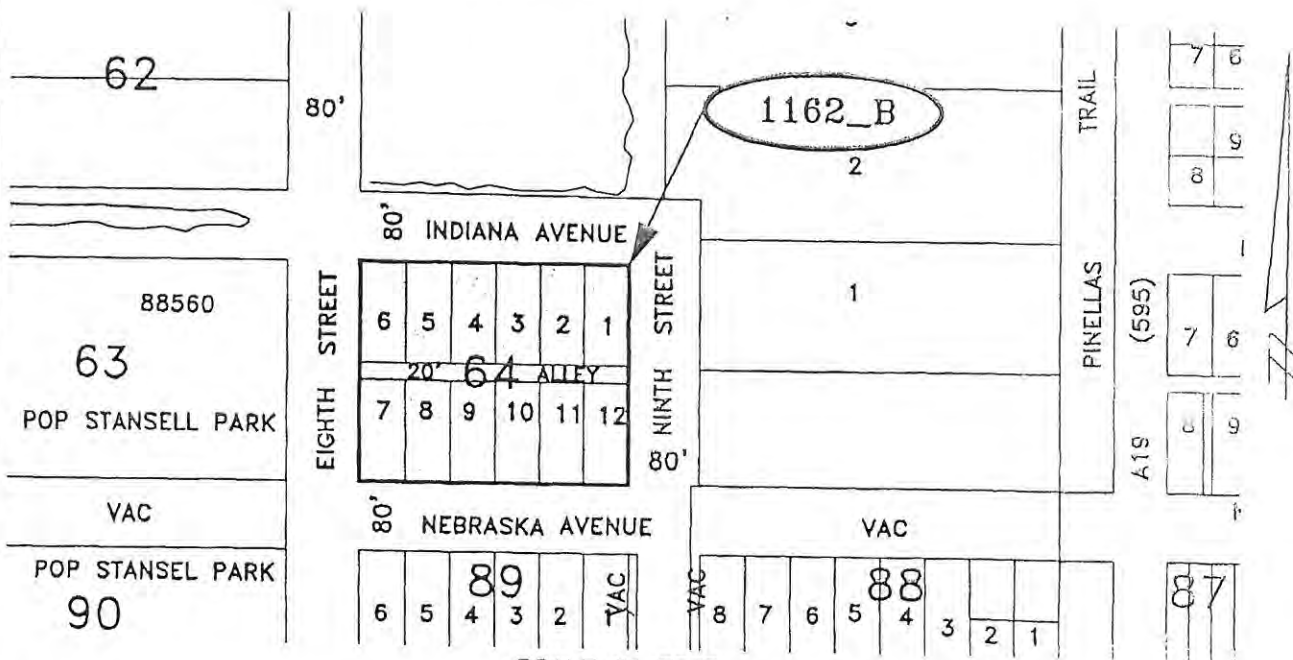


SECTION(S) 02, TOWNSHIP 28 SOUTH, RANGE 15 EAST  
 Additions or deletions by other than the Professional Land Surveyor in responsible charge is prohibited.  
 Land Description is invalid without signature and/or embossed seal of the Professional Land Surveyor

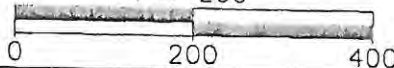
DESCRIPTION

All of Block 64, MAP OF SUTHERLAND Subdivision, according to plat thereof, as recorded in Plat Book 1, Page 1, public records of Hillsborough County, Florida, of which Pinellas County, was formerly a part, lying within the Northeast 1/4 of Section 2, Township 28 South, Range 15 East, Pinellas County.

SKETCH--NOT A SURVEY



SCALE IN FEET  
 1" = 200'



CALCULATED BY: dwb  
 CHECKED BY: L.L.  
 S.F.N.: 0501  
 The above Sketch and/or Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.  
 By: Pinellas County Public Works  
 DATE 02/26/04  
 DANNY WELLS BURGESS, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 5993  
 STATE OF FLORIDA, PHONE # (727) 464-8904

SEAL

HILLSBOROUGH COUNTY BOARD RECORDS

EXHIBIT  
 SHEET 1 OF 1

Parcel No.: 1162\_B

# GULF COAST BUSINESS REVIEW

Published Weekly  
Clearwater, Pinellas County, Florida

COUNTY OF HILLSBOROUGH

S.S.

STATE OF FLORIDA

Before the undersigned authority personally appeared Matt Walsh  
who on oath says that he is Publisher of the Gulf Coast Business Review, a weekly  
newspaper published at Clearwater in Pinellas County, Florida; that the attached copy of  
advertisement,

being a Notice of Public Hearing

in the matter of Petition of Pinellas County

in the          Court, was published in said newspaper in the  
issues of April 9, 2004

Affiant further says that the said Gulf Coast Business Review is a newspaper  
published at Clearwater, Pinellas County, Florida, and that said newspaper has heretofore  
been continuously published and has been entered as second-class matter at the Post Office  
in Clearwater in said Pinellas County, Florida, for a period of one year next preceding the  
first publication of the attached copy of advertisement; and affiant further says that he has  
neither paid nor promised any person, firm or corporation any discount, rebate, commission  
or refund for the purpose of securing this advertisement for publication in said newspaper.

Matt Walsh  
Matt Walsh

Sworn to and subscribed before me this

9th day of April A.D. 2004,

by Matt Walsh, who is personally known to me.

Diana Campbell  
Diana Campbell, Notary Public, State of Florida  
My Commission DD24324 (SEAL)  
Expires December 04, 2007

## NOTICE OF PUBLIC HEARING

Notice is hereby given that on the 27th day of April, 2004, beginning  
a public hearing will be held by the Board of County Commis  
County Commission Assembly Room, Fifth Floor, Pinellas Count  
315 Court Street, Clearwater, Florida, to consider the petition of  
to vacate the following:

A part of Indiana Avenue, an eighty (80) foot wide strip lying no  
64, being bound on the west by the east line of Eighth Street an  
the east by the east line of Ninth Street; together with that p  
Street, an eighty (80) foot wide strip, lying east of Block 64, bei  
the north by the south line of Indiana Avenue and bound on the  
north line of Nebraska Avenue; together with all of Block  
Sutherland, according to the plat thereof, as recorded in Plat Bot  
Public Records of Hillsborough County, Florida, or which Plat  
was formerly a part, located in the Northeast Quarter of Section  
28 South, Range 15 East.

Persons are advised that, if they decide to appeal any decision mad  
ing/hearing, they will need to ensure that a verbatim record of the  
made, which record includes the testimony and evidence upon which  
to be based.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY  
DATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YC  
TLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN,  
WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF TI  
PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 S. F  
AVE., STE. 500, CLEARWATER, FLORIDA 34622. (727) 461-1002 (V  
KARLEEN R DeBLAKE, CLERK TO  
THE BOARD OF COUNTY COMMISSIONERS  
By Linda R Reed, Deputy Clerk  
April 9, 2004

GULF COAST BUSINESS REVIEW

Published Weekly Clearwater, Pinellas County, Florida

COUNTY OF HILLSBOROUGH

S.S.

STATE OF FLORIDA

Before the undersigned authority personally appeared Matt Walsh who on oath says that he is Publisher of the Gulf Coast Business Review, a weekly newspaper published at Clearwater in Pinellas County, Florida; that the attached copy of advertisement,

being a Public Notice

in the matter of Petition by Pinellas County

in the Court, was published in said newspaper in the issues of May 14, 2004

Affiant further says that the said Gulf Coast Business Review is a newspaper published at Clearwater, Pinellas County, Florida, and that said newspaper has heretofore been continuously published and has been entered as second-class matter at the Post Office in Clearwater in said Pinellas County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

Matt Walsh (signature) Matt Walsh

Sworn to and subscribed before me this 14th day of May A.D. 2004, by Matt Walsh, who is personally known to me.

Diana Campbell (signature) Diana Campbell Notary Public, State of Florida My Commission DD243243 (SEAL) Expires December 04, 2007

PUBLIC NOTICE You will please take notice that the Board of County Commissioners of Pinellas County at its regular meeting of April 27, 2004, in the County Commission Assembly Room, Pinellas County Courthouse, Clearwater, Florida, adopted a resolution vesting the legally described property as petitioned by Pinellas County, re the following: Part of Indian Avenue, an eighty (80) foot wide strip lying north of Block 64, being bound on the west by the east line of Eighth Street and bound on the east by the east line of Ninth Street, together with that part of Ninth Street an eighty (8) foot wide strip, lying east of block 64, being bound on the north by the south line of Indian Avenue and bound on the south by the north line of Mahoning Avenue, together with all of Block 64, Map of Sutherland, according to the plat thereof, as recorded in Plat Book 1, Page 1, Public Records of Hillsborough County, of which Pinellas County was formerly a part, located in the northeast quarter of Section 2, Township 28 South, Range 15 East. KARLEEN F. DE BLAKER, CLERK TO THE BOARD OF COUNTY COMMISSIONERS By Linda K. Reiff, Deputy Clerk May 14, 2004 06-3711

HOLLAND DR ROSEMEAD RD

From: Todd Palmer <[todd@fixmyquack.com](mailto:todd@fixmyquack.com)>  
Sent: Wednesday, September 13, 2017 2:27:45 PM  
To: [jangovan@govanlawgroup.com](mailto:jangovan@govanlawgroup.com)  
Cc: Bailey, Glenn; Rob Arnold  
Subject: C/LU-3-2-17 Pam and Clay LLC

Mr. Govan,

I have reviewed the plan that Pam and Clay LLC have revised and submitted to the county for use of the land in question. I now remove my objection to the change in land use. I have copied MR. Bailey with the County and go on record as now supporting the land use change.

Please extend my apologies to the County Land Use and Planning Board for my absence at the hearing but recent weather events have effected my business and can't make it.

Please feel free to contact me with any other needs you, MR. Bailey or the Board may need from me.

Respectfully,

Todd Palmer  
Managing Member  
Mobile Auto Glass Repair, LLC  
dba Mr. Auto Glass  
925 Florida Ave  
Palm Harbor, Fl 34683  
[todd@fixmyquack.com](mailto:todd@fixmyquack.com)  
813-802-2516

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone



1003 Florida Ave

727-251-6300

Wm. Gallant

Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Stephanie Moore

839 Florida  
Ave  
Palm Harbor FL  
34683

(518) 209-8533

Please Print Name.



I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

*Joanne M. Tenney*

827 Florida Ave Palm Harbor 727-787-0895

JOANNE M. TENNEY

Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

| Name   | Address           | Telephone           |
|--|-------------------|---------------------|
| <i>Pick</i><br><u>Glenna <del>Pick</del></u> | <u>815 FL Ave</u> | <u>727 674 3999</u> |

\_\_\_\_\_  
Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone



808 FLORIDA AVE

727 249-5527

Dave Davidson

Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Carol Witty

1246 Florida Ave - P.O.H.

727-785-3383

Carol Witty

Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

| Name   | Address   | Telephone           |
|--|---|---------------------|
| <u>Kendra Kubichko</u>                       | <u>1246 Florida Ave.</u><br>Palm Harbor, FL 34683 | <u>727-785-3383</u> |
| <u>Kendra Kubichko</u><br>Please Print Name. |   |                     |

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Beth Miller

2502 Rolling Oaks Dr  
Palm Harbor, FL 34683

727  
542-2745

Bethanne Miller  
Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Jim Atwood

1231 Illinois Ave

727-557-9846

Jill Atwood

Please Print Name.

I work at Palm Harbor Barber

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Brian Caye

455 Alt 19, South

727-656-3416

Brian Caye

Palm Harbor

Please Print Name.



I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Kenny Nieves 622 Timberbas (813) 900-179

Kenny Nieves Circle

Please Print Name.

Oldemar

I work at FL

The barbershop Down by  
Day's

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

| Name                | Address                  | Telephone           |
|---------------------|--------------------------|---------------------|
| <i>Keith Kerner</i> | <i>1166 Sparrow Lane</i> | <i>727 639-3112</i> |
| <i>Keith Kerner</i> | <i>Temper Springs Fl</i> | <i>34689</i>        |

Please Print Name.

*Paul Hender Barber shop (Barber)*

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

| Name                                      | Address                     | Telephone           |
|---|-----------------------------|---------------------|
| <u>Tim Albright</u>                       | <u>722 16th St P.H. Fl.</u> | <u>321-443-5240</u> |
| <u>Tim Albright</u><br>Please Print Name. |                             |                     |

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone



36750 US Hwy 19 N  
Palm Harbor, FL 34684

\_\_\_\_\_

Joy Love  
Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Gregory

3482 W. Palm Woods

727 631 5540

Gregory  
Please Print Name.

Bld  
Palm Harbor, FL

3482

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone



Helvey L. Johnson

Please Print Name.

1845/1001 5th St (1001 EBLW)  
Ocala, FL 33556

813-284-0547

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Sam Meli

659 Cohn Lane

727-639-7194

Sam Meli

Safety Harbor, 34695

Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Stacey Decker

4014 Arroyo Road Ct.

760-415-1705

Stacey Decker

P.O. 34634

Please Print Name.



I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Nancy Horn      1329 Illinois Ave      727 410-  
  PH 34683                                      9732

\_\_\_\_\_  
Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

*Clinch Hamilton*

1636 St Mary St  
P. H.

\_\_\_\_\_

Clinch Hamilton  
Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

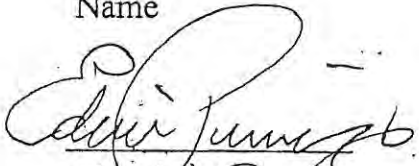
That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

  
Edw. W. Ponce  
Please Print Name.

785 3da W SALVADOR PR

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Michael McDavid

12434 Chestnut St.

\_\_\_\_\_

Michael McDavid

Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone



291 CAUSEWAY BLVD. 727-657-3147  
DUNEDIN FL.

Joe HAAS  
Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

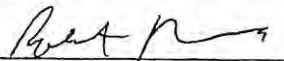
Name

Address

Telephone

Robert Pisano

5621 James Street N.P.R. 31052 727-286-1705



Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

James Cowger

2092 Valley Dr.

727-124-9351

James Cowger  
Please Print Name.

Dunedin FL 34698

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

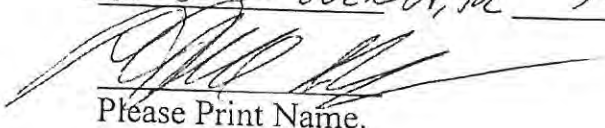
Name

Address

Telephone

LEO JOHN GUERIN, JR 3260 MASTERS DR

727-804-4970



Please Print Name.



I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Jim Kerekes

545 Allens Road D.E.  
Deer Harbor FL 34683

(727) 781-9399

Jim Kerekes

Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Robert Ite

7019 Scenic Hills Blvd #637 355570

Robert Ite

1A Kaland Fl 33810

Please Print Name.

I AGREE:

The vacant lot used by Day's Collision Painting and Repair, Inc. is not a desirable location for single family homes or other residential use.

That vacant lot is an essential part of that business and should continue to be used as it has been used to support that business and to save the jobs of those people working there.

I support the change of zoning and land use to reflect the current actual use.

Name

Address

Telephone

Scot Harris

751 All (4) Palm Harbor

727-350-4400

Scot Harris

Please Print Name.