

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** August 20, 2013  
**AGENDA ITEM NO.** 33c.

**Consent Agenda** ☐

**Regular Agenda** ☐

**Public Hearing** ☒

**County Administrator's Signature**

**Subject:**

Zoning and Land Use Case No. Z/LU-18-7-13 (David S. Schulenberg)

**Department:**

Strategic Planning and Initiatives

**Staff Member Responsible:**

Larry Arrington, Executive Director

**Recommended Action:**

I RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE THE REQUEST TO AMEND THE ZONING AND FUTURE LAND USE MAP ALONG WITH THE VARIANCE SETBACKS SUBJECT TO THE SITE LAYOUT DEPICTED ON THE CONCEPT PLAN SUBMITTED IN SUPPORT OF THE APPLICATION AND THE NINE (9) CONDITIONS RECOMMENDED BY THE LOCAL PLANNING AGENCY LISTED IN THE ATTACHED STAFF REPORT.

**Summary Explanation/Background:**

This site lies on the west side of Alt. US 19 in Palm Harbor where the predominant land use designation is Residential/Office General (R/OG) and the compatible zoning designation is P-1, Professional Office District. The proposed veterinarian clinic is compatible with the zoning on the property; however, additional land area is needed to meet the parking requirements, hence the request is to amend that portion of the site designated as Residential Urban to R/OG and P-1. If the proposed amendments are approved, the entire parcel of land would be designated for office use. Under the current scenario development of the site is problematic in that there is not adequate area by which parking, stormwater retention and setbacks are met without this amendment and associated setback variances. The recommended conditions listed in the attached staff report are a result of concerns raised by neighboring property owners and much discussion by the Local Planning Agency during the public hearing. County staff is in agreement with the recommended conditions.

**Fiscal Impact/Cost/Revenue Summary:**

N/A

**Exhibits/Attachments Attached:**

Staff Report with LPA Recommendation, Zoning Maps, Resolution, Ordinance, Correspondence & Concept Plan

## **LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS**



**Regarding: Case No. Z/LU-18-7-13**

**LPA Recommendation:** The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas are consistent with the Pinellas County Comprehensive, and recommends: (1) Approval of the proposed amendments and (2) approval of the requested variances to allow a 15 foot front setback and a side setback of five feet subject to the site layout depicted on the attached concept plan and the following conditions (the vote was 6-0, in favor):

1. All animal waste on the outside shall be cleaned up daily.
2. The applicant shall coordinate with County staff on using best practices for landscaping the western, southern and eastern property line, limiting the shrub height along Magnolia Avenue to 36 inches.
3. There shall be no boarding and no kenneling other than what is required for the veterinary medical practice.
4. There shall be vinyl fencing placed on the western property line.
5. The applicant shall shield the lighting away from the adjacent residential area and the parking lot lighting shall be terminated at 9:00 p.m.
6. The hours of operation are 8:00 a.m. to 8:00 p.m., Monday through Friday, and 8:00 a.m. to 2:00 p.m. on Saturday, except for emergencies, and closed Sunday.
7. Signage shall be on Alternate 19.
8. Full site plan review.
9. At least 25 percent of the street-facing building facades shall not be blank walls; fenestration/windows shall be required and approved by staff during the site plan review process.

**Discussion:** Concerns were raised at the public hearing on the potential impact of the proposed land use and zoning amendments and requested setback variances on the nearby residential neighborhood and traffic on the adjacent roadways. Concerns were also expressed about the proposed use of the property for a veterinary office. After much discussion, the LPA recommended approval of the land use and zoning application, but attached several conditions to the requested setback variances in response to concerns raised by the neighboring property owners.

***LPA Public Hearing: July 11, 2013***

## **PLANNING STAFF RECOMMENDATION:**

**Staff recommends** that the LPA find the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas to be consistent with the Pinellas County Comprehensive Plan, based on the findings in this Report;

**Staff further recommends** that the LPA recommend approval of the proposed amendments to the Pinellas County Board of County Commissioners; and

**Staff further recommends** that the LPA recommend that the Board approve the variances to the setbacks, subject to the site layout depicted on the attached concept plan, and with the following **CONDITION** of approval: *At least 25 percent of the street-facing building facades (i.e., the east facade facing U.S. Alt. 19 and the south façade facing Magnolia Street) shall not be blank walls; fenestration/windows shall be required and approved by staff during the site plan review process.*

## **CASE SUMMARY**

**APPLICANT'S NAME:** David S. Schulenberg

**DISCLOSURE:** N/A

**REPRESENTED BY:** Housh Ghovaei

|              | <b>FUTURE LAND USE MAP CHANGE</b>   | <b>ZONING CHANGE</b>   |
|--------------|---|--|
| <b>FROM:</b> | Residential Urban (0.14 acre) and Residential/Office General  | R-4, One, Two & Three Family Residential (0.14 acre); and P-1, General Professional Office |
| <b>TO:</b>   | Residential/Office General  | P-1, General Professional Office   |
|              | And a request for a variance to allow a 15 ft. front setback, and a side setback of 5 ft., where a 25 ft. and 15 ft. setback are required respectively in a P-1, General Professional Office zoning category. |  |

**PROPERTY DESCRIPTION:** Approximately 0.34 acre located at the northwest corner of US Alt. 19 and Magnolia, Palm Harbor. *(the proposed amendments apply to the westernmost 0.14 acre of the parcel; the variances apply to the entire property).*

**PARCEL ID(S):** 35/27/15/19908/005/0340

**PROPOSED BCC HEARING DATE:** August 20, 2013

### **CORRESPONDENCE RECEIVED TO DATE:**

A petition was received with 70 signatures in opposition.  
A petition was received with 40 signatures in favor.

### **PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:**

One person spoke with concerns. Four persons appeared in opposition.

## **SURROUNDING ZONING AND LAND USE FACTS:**

|                             | <b>Future Land Use Map Category</b>              | <b>Zoning Designation</b> | <b>Existing Use</b> |
|-----------------------------|--|---------------------------|---------------------|
| <b>Subject Property:</b>    | Residential Urban and Residential/Office General | R-4, P-1                  | Vacant              |
| <b>Adjacent Properties:</b> |  |                           |                     |
| <b>North</b>                | Residential Urban and Residential/Office General | R-4, C-2                  | Vacant              |
| <b>East</b>                 | Residential/Office General                       | P-1, C-2                  | Offices             |
| <b>South</b>                | Residential Urban and Residential/Office General | C-2                       | Vacant              |
| <b>West</b>                 | Residential Urban                                | R-4                       | Single-Family Homes |

## **STAFF DISCUSSION AND ANALYSIS**

### **BACKGROUND**

The subject site is 0.34 acre in size and is undeveloped. Currently, the site is designated as both *Residential Urban* and *Residential/Office General* on the Future Land Use Map (FLUM), with both *R-4, One, Two & Three Family Residential* and *P-1, General Professional Office* zoning designations. The applicant proposes to amend the westernmost portion (approx. 0.14 acre) of the site **from** *Residential Urban (RU)* **to** *Residential/Office General (R/OG)* and to amend the zoning designations **from** *R-4, One, Two & Three Family Residential* **to** *P-1, General Professional Office*. In addition, the applicant has requested a variance to allow a 15 ft. front setback, and a side setback of 5 ft., where a 25 ft. and 15 ft. setback are required respectively in a *P-1, General Professional Office* zoning category. The applicant intends to develop the subject site with a veterinarian's office (as depicted on the attached concept plan).

### **COMPATIBILITY WITH SURROUNDING LAND USES**

To the north and south of the subject site, the properties are designated as RU and R/OG on the FLUM and both are vacant. To the west of the subject site is a single family home designated RU on the FLUM, with R-4 zoning. To the east of the subject site, on the east side of U.S. Alt. 19, there are offices designated R/OG and on the FLUM, with P-1 and C-2, General Retail Commercial and Limited Services zoning. The proposed R/OG FLUM designation is therefore consistent with the land use pattern along U.S. Alt. 19 in this area, and the size and depth of the proposed R/OG designation is consistent with, and is similar in size to, the other R/OG parcels located immediately to the east, across U.S. Alt. 19.

According to the "*Future Land Use Category Description and Rules*" of the Pinellas County Comprehensive Plan, the R/OG FLUM category is appropriate for parcels that are served by arterial roadways, and serve as a transition between residential and non-residential uses. Also, the R/OG FLUM category is appropriate in areas where the size and scale of the site is appropriate for the development of a free standing office. In this case, the site is located along U.S. Alt. 19, which is a two-lane undivided minor State arterial road, and staff believes that an office use at this location would provide an appropriate transition between the roadway and the single-family residential area to the west.

## VARIANCE TO THE FRONT AND SIDE SETBACKS

The applicant has also requested a variance to allow a 15 ft. front setback (east and south sides) and a side setback (north side) of 5 ft. where a 25 ft. and 15 ft. setback are required, respectively, in a P-1 zoning category. The applicant indicates that the basis for this request is the fact that the required setbacks inhibit the ability to meet parking lot design standards, drainage/retention and landscaping requirements.

Under Section 138-113 of the Zoning Code, the general criteria for granting a variance can be summarized as follows:

- That special conditions exist, due to the nature/size/location of the parcel, that warrant granting of a variance.
- That the granting of the variance will not confer on the applicant any special privilege that is not available to others in the same zoning district.
- That the variance is the minimum variance possible in order to make possible the reasonable use of the land, building, or structure.
- That granting the variance would not be incompatible with the general intent of the code, and that the variance will not be detrimental to the surroundings or public welfare.

Staff has reviewed the proposed variances, and believes that the relatively shallow depth of the R/OG along this portion of U.S. Alt. 19 can create a development challenge for certain development projects, as the parcels are relatively small in size, making it very challenging to meet stormwater, landscape and parking requirements while creating a viable office product. Therefore, the variances are warranted.

While staff supports the requested variances, in order to address compatibility with the neighboring residential properties, staff advised the applicant to locate the dumpster away from the neighbors (see attached concept plan). Since the variances will result in the building being closer to the streets, but the entrance to the building is planned to be facing west, staff is further recommending that approval of the variances be subject to the following **CONDITION: at least 25 percent of the street-facing building facades (i.e., east side, fronting U.S. Alt. 19 and south side, fronting Magnolia Avenue) shall not be blank walls; fenestration/windows shall be required, and approved by staff during the site plan review process.**

With the addition of this condition, and with the layout depicted on the concept plan, staff feels that reasonable use of the property is provided for, but in a manner that does not negatively impact neighboring properties.

## TRANSPORTATION IMPACTS AND CONCURRENCY

When comparing the development potential of the existing RU FLUM category with the potential uses associated with the proposed R/OG FLUM designation, the proposed amendment could generate approximately 26 additional average daily trips on the section of U.S. Alt. 19, from Klosterman Road to Alderman Road.

U.S. Alt. 19 is designated by the 2012 Concurrency Test Statement as a Constrained Corridor, and is operating at a LOS F; therefore, the proposed development will be subject to concurrency management requirements during the site plan process.

## OTHER INFRASTRUCTURE IMPACTS

The subject site is located within the Pinellas County Water Demand Planning Area and the William E. Dunn Wastewater Reclamation Facility Service Area. Amending the subject site to R/OG could decrease potable water and wastewater demand by approximately 22.0 gallons per day, respectively. With respect to solid waste disposal, approval of the amendment could increase the amount of solid waste generated by approximately 4.93 tons per year.

## SUMMARY

In summary, when evaluating the overall compatibility of the request with the surrounding area and with the Comprehensive Plan, staff has concluded that the requested R/OG category, with P-1 zoning, is consistent with the surrounding land use and zoning designations in the area, and in fact, serves as a transition between the U.S. Alt. 19 corridor and the residential development to the west. Staff supports the variance requests as well, believing that they enable a realistic office size along a corridor with relatively shallow R/OG lots. With the addition of the condition addressing the look of the structure (so that neighbors and roadway traffic do not look at blank walls), staff believes the variances can be supported. The result of the amendments associated with the westernmost portion of the property, and the setback variances, will be a cohesive 0.34 acre development parcel that should be able to meet development codes and provide for a viable office development.

### IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendments and the requested variances are **consistent** with the following adopted goal, objective, and policies of the Pinellas County Comprehensive Plan:

#### FUTURE LAND USE ELEMENT:

- Goal 1: The pattern of land use in Pinellas County shall be orderly and reasonable in distribution and intensity, conserve natural resources, be in the overall public interest, and effectively serve the community and environmental needs of the population.
- Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- 1.2.3. Policy: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.
- 1.2.4. Policy: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.
-

## **COUNTY DEVELOPMENT REGULATIONS**

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

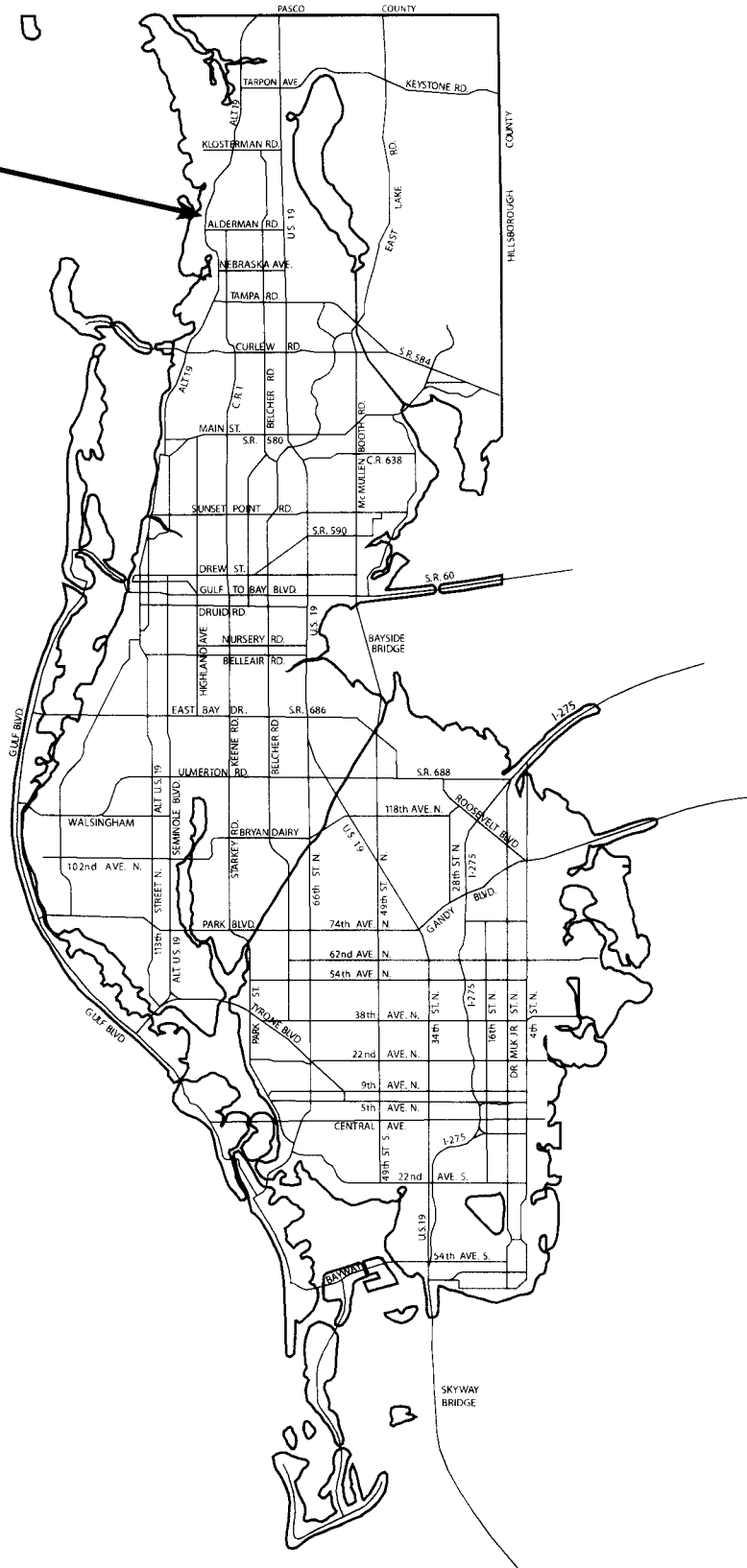
### **Attachments:**

Maps

Concept Plan

# LOCATION MAP

**Z/LU-18-7-13**



**MAP-1**

**ZLU-18-7-13**

Parcel I.D. 35/27/15/19908/005/0340

Prepared by: Pinellas County Strategic Planning & Initiatives July 2013



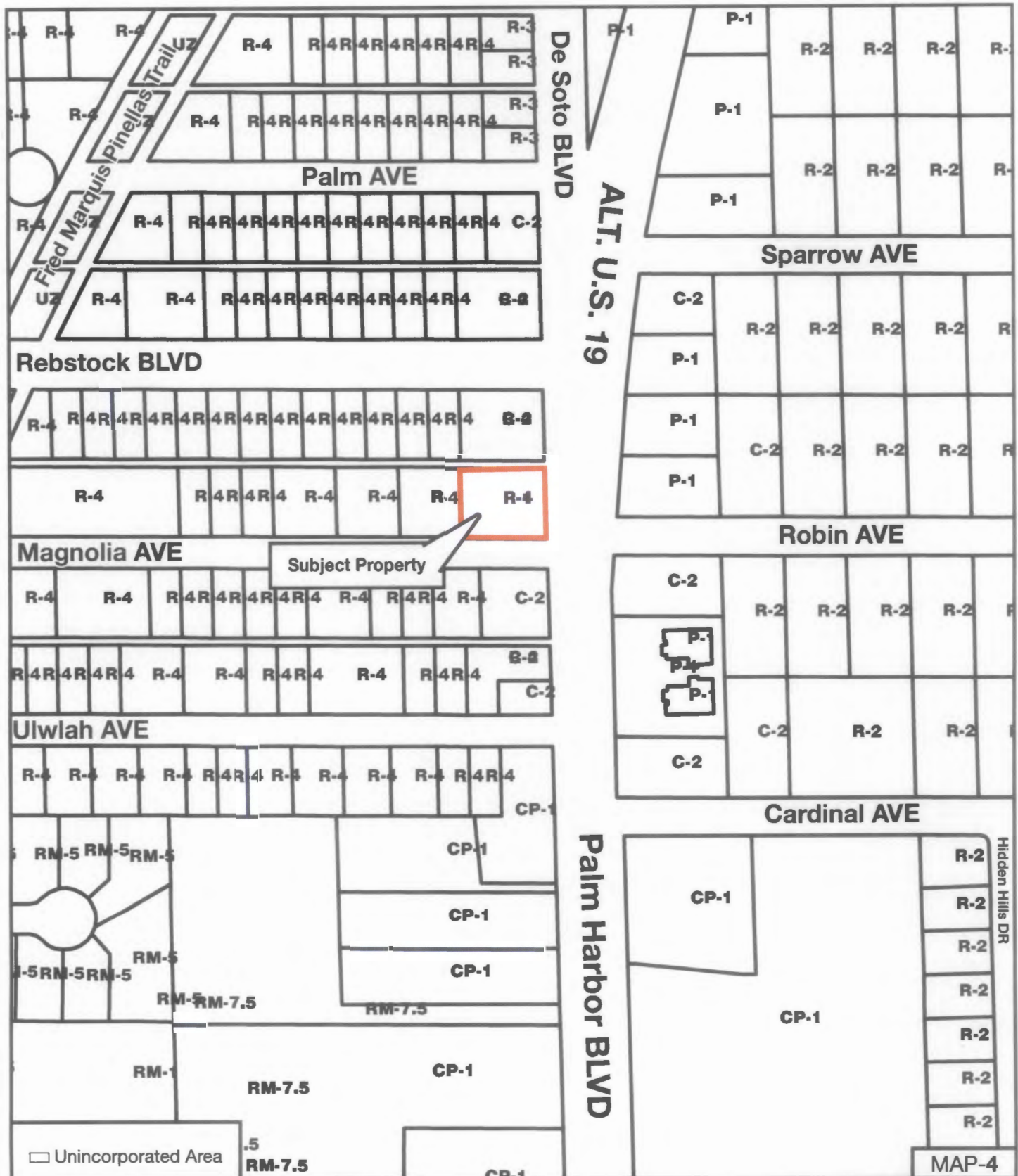
**Zoning** From: R-4, One, Two & Three Family Residential (0.14 acre) & P-1, General Professional Office  
To: P-1, General Professional Office

**Land Use** From: Residential /Office-General (0.14 acre) & Residential Urban  
To: Residential/Office General

With a setback variance to allow a 15 ft. front setback and a side setback of 5 ft. where 25 ft. and 15 ft. setbacks are required respectively in a P-1 zone.







**ZLU-18-7-13**

Parcel I.D. 35/27/15/19908/005/0340

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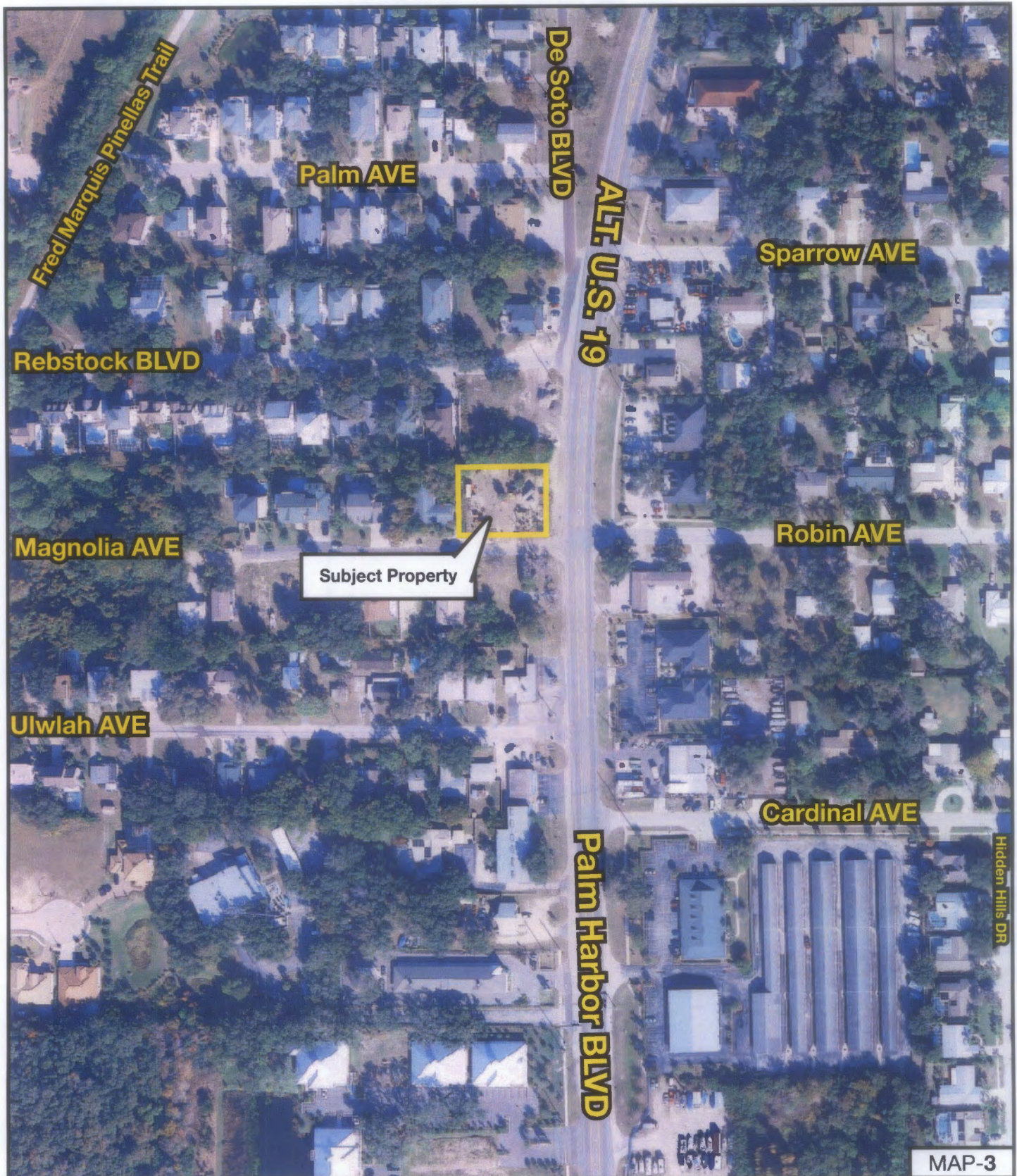
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**ZLU-18-7-13**

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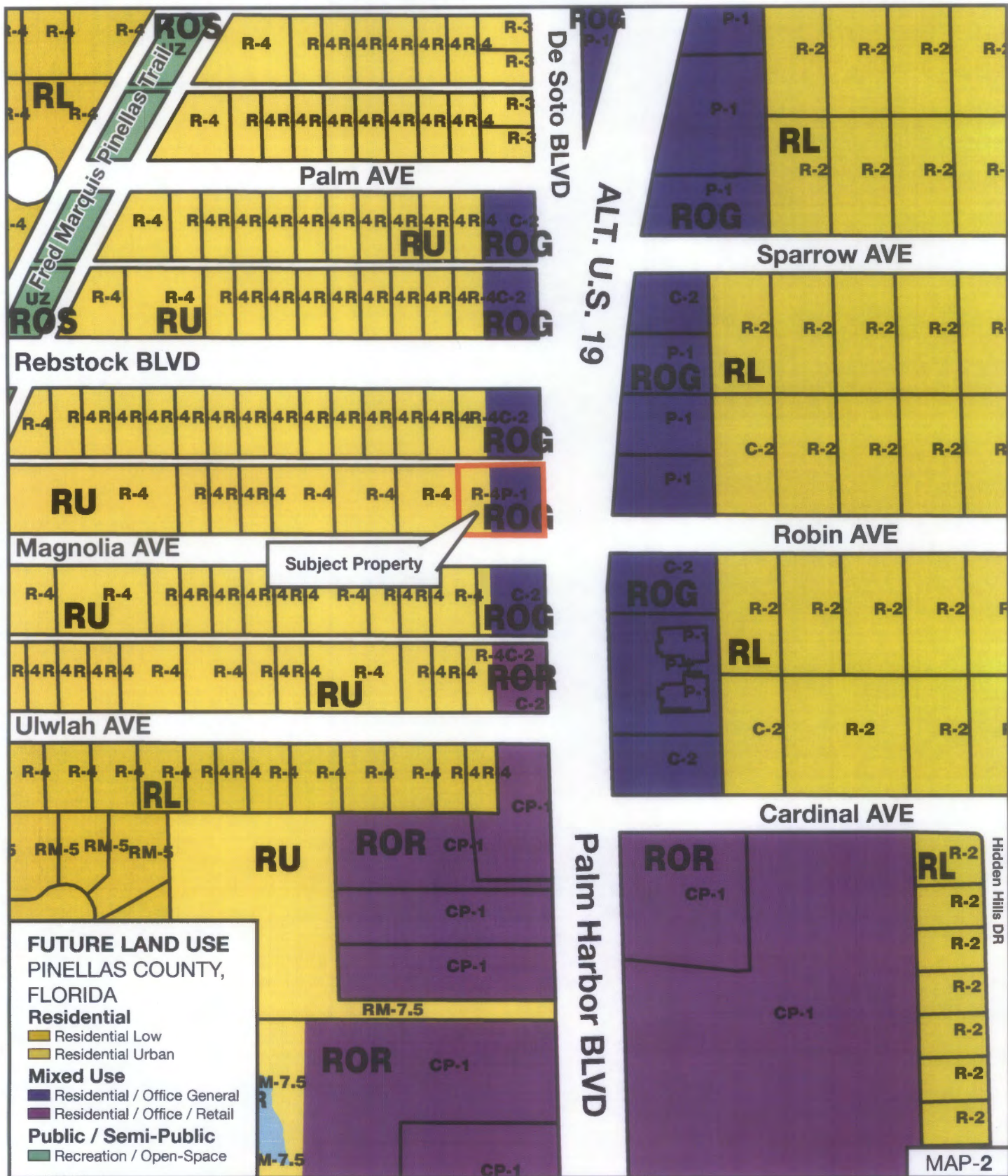
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**ZLU-18-7-13**

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Prepared by: Pinellas County Strategic Planning & Initiatives July 2013



**Zoning** From: R-4, One, Two & Three Family Residential (0.14 acre) & P-1, General Professional Office  
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To: Residential / Office General

With a setback variance to allow a 15 ft. front setback and a side setback of 5 ft. where 25 ft. and 15 ft. setbacks are required respectively in a P-1 zone.



RESOLUTION NO. \_\_\_\_\_

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 0.34 ACRE LOCATED ON THE NORTHWEST CORNER OF US ALT. 19 AND MAGNOLIA AVENUE, PALM HARBOR; PAGE 69 OF THE ZONING ATLAS, AS BEING IN SECTION 35, TOWNSHIP 27, RANGE 15; FROM R-4, ONE, TWO & THREE FAMILY RESIDENTIAL (0.14 ACRE) & P-1, GENERAL PROFESSIONAL OFFICE TO P-1, GENERAL PROFESSIONAL OFFICE AND A REQUEST FOR A VARIANCE TO ALLOW A 15 FT. FRONT SETBACK, AND A SIDE SETBACK OF 5 FT., WHERE A 25 FT. AND 15 FT. SETBACK ARE REQUIRED RESPECTIVELY IN A P-1, GENERAL PROFESSIONAL OFFICE ZONE; UPON APPLICATION OF DAVID S. SCHULENBERG THROUGH HOUSH GHOVAEE, REPRESENTATIVE, Z/LU-18-7-13

WHEREAS, David S. Schulenberg, Owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property hereinafter described from R-4, One, Two & Three Family Residential (0.14 acre) & P-1, General Professional Office to P-1, General Professional Office and a request for a variance to allow a 15 ft. front setback, and a side setback of 5 ft., where a 25 ft. and 15 ft. setback are required respectively in a P-1, General Professional Office zone; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 20<sup>th</sup> day of August 2013 that the zone classification of the following described real property in Pinellas County, Florida, to wit:

LOT 34, BLOCK 5, CRYSTAL BEACH HEIGHTS, PER PLAT BOOK 3, PG 58

be, and the same is hereby changed from R-4, One, Two & Three Family Residential (0.14) & P-1, General Professional Office to P-1, General Professional Office, and a request for a variance to allow a 15 ft. front setback, and a side setback of 5 ft., where a 25 ft. and 15 ft. setback are required respectively in a P-1, General Professional Office zone, is hereby granted to the variance in case Z/LU-18-7-13, with the following conditions:

1. All animal waste on the outside shall be cleaned up daily.
2. The applicant shall coordinate with County staff on using best practices for landscaping the western, southern and eastern property line, limiting the shrub height along Magnolia Avenue to 36 inches.
3. There shall be no boarding and no kenneling other than what is required for the veterinary medical practice.
4. There shall be vinyl fencing placed on the western property line.
5. The applicant shall shield the lighting away from the adjacent residential area and the parking lot lighting shall be terminated at 9:00 p.m.
6. The hours of operation are 8:00 a.m. to 8:00 p.m., Monday through Friday, and 8:00 a.m. to 2:00 p.m. on Saturday, except for emergencies, and closed Sunday.
7. Signage shall be on Alternate 19.
8. Full site plan review.
9. At least 25% (twenty-five percent) of the street-facing building facades shall not be blank walls; fenestration/windows shall be required and approved by staff during the site plan review process.

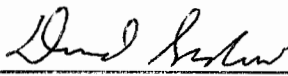
The zoning amendment and the variance are granted subject to an amendment to the Pinellas County Future Land Use Map from Residential/Office General & Residential Urban (0.14 acre) to Residential/Office General.

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

Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY  
By   
Attorney

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 0.34 ACRE LOCATED ON THE NORTHWEST CORNER OF US ALT. 19 AND MAGNOLIA AVENUE, PALM HARBOR LOCATED IN SECTION 35, TOWNSHIP 27, RANGE 15; FROM RESIDENTIAL/OFFICE GENERAL & RESIDENTIAL URBAN (0.14 ACRE) TO RESIDENTIAL/OFFICE GENERAL, PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the application for an amendment to the Future Land Use Map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small-scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 20<sup>th</sup> day of August 2013 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 0.34 acre located on the northwest corner of US Alt. 19 and Magnolia Avenue, Palm Harbor. Referenced as Case Z/LU-18-7-13, and owned by David S. Schulenberg, from Residential/Office General & Residential Urban (0.14 acre) to Residential/Office General. Legal description: LOT 34, BLOCK 5, CRYSTAL BEACH HEIGHTS, PER PLAT BOOK 3, PG 58

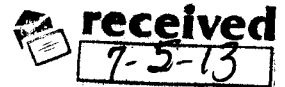
Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Residential/Office General & Residential Urban (0.14 acre) to Residential/Office General to maintain consistency with the said Plan.

Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 88-464, Laws of Florida, as amended.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

By   
Attorney

received  
7-5-13

10

**Request to Deny Zone/Land Use and Variance Changes for Case No. Z/LU-18-7-13**

We the undersigned residents respectfully request that the Board deny the variances and Zone/Land Use changes requested for the property located on the Northeast corner of Alt 19 and Magnolia Avenue, Palm Harbor (35/27/15/19908/005/0340) for the following reasons;

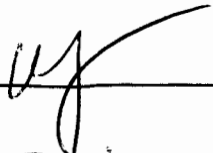
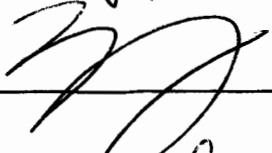
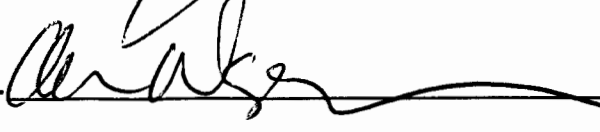

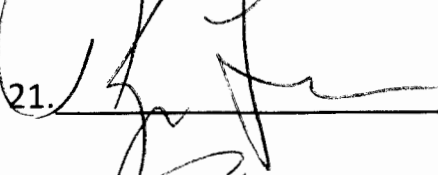

1. This area remains a predominately urban area and a change from R-4 to P-1 would have a negative impact on the quality of life, surroundings and property values.
2. The location of this business would adversely affect entry and exit from Magnolia Avenue and Robin Ave creating an extremely hazardous traffic situation.
3. There would be increased traffic directly affecting the homeowners living on Magnolia Ave. The increased traffic flow is particularly a major concern for the families that live on Magnolia Ave. and have children. There are currently 11 children who live and play on this street. They go to and from school, catching the school bus or the Pinellas Suncoast Transit Authority. At any given time there can be 8-10 children playing on this street including children from the adjacent neighborhoods of Oceanview Ave, Palm Ave, Rebstock Blvd and Ulelah Ave.
4. The reduction to 15 ft for the front setback would bring an already dangerous traffic liability on Alt 19 to an even greater threat. This property is just below the apex of a hill on Alt 19 and there already exists a small window for entry or exit onto/from Alt 19.
5. A reduction to 5 ft for the side setback would preclude any future sidewalks to the area and infringe even further on the residential aspects of Magnolia Avenue and surrounding urban areas.
6. Further traffic into this residential area would negatively impact the private property rights of the residents, by people improperly parking, walking their animals, or turning around upon exiting the business.
7. There is or has been no known study, on the noise level created by this business, and the potential boarding of animals could create even further environmental impact.
8. The County Building Code and Plans were created to keep these kinds of encroachments to a minimum, and these changes would circumvent that plan.
9. This property not only lies on the near apex of a hill, with limited visibility toward the north, but lies within 100 yards of De Soto Blvd, Rebstock Blvd, Alt 19, Robin Ave and Magnolia Ave, creating a potentially more dangerous traffic situation with the added commercial traffic.



Petitioners Against The Zone Changes And Variances For Case No. Z/LU-18-7-13

| <u>NAME</u>         | <u>ADDRESS</u>   | <u>DATE</u> |
|---------------------|--|-------------|
| 1. Mary Darden      | 524 Magnolia Ave<br>Palm Harbor, FL  | 06/29/13    |
| 2. Beverly D. Holt  | 361 Westwinds Dr<br>Palm Harbor FL 34683 (Property owner at<br>the corner of Alt 19<br>and Magnolia Ave) | 6/29/13     |
| 3. Jim Griffin      | 513 Magnolia Ave<br>Palm Harbor, FL 34683  | 6/29/13     |
| 4. J. Griffin       | 513 Magnolia Ave<br>PALM HARBOR 34683  | 6/29/13     |
| 5. [Signature]      | 505 Magnolia Ave PH 34683  | 6/29/13     |
| 6. Lydia Holt       | 505 Magnolia Ave PH 34683  | 6/29/13     |
| 7. [Signature]      | 482 Magnolia Ave PH 34683  | 6/29/13     |
| 8. PATRICE CAMPBELL | 521 MAGNOLIA AVE PH 34683  | 6/29/13     |
| 9. Chad Dasher      | 521 Magnolia Ave PH 34683  | 6/29/13     |
| 10. [Signature]     | Elise Withall 501 Magnolia Ave, PH 34683   |             |



11.  466 Magnolia Ave 6-50-13
12.  466 Magnolia Ave 6-30-13
13.  510 1/2 Ulelah Ave 6-30-13
14. Dawn Schuster 509 Rebstock Blvd PH 6-30-13
15. Sal Troiano 513 Rebstock Blvd "
16. William Towne 508 ULELAH AVE "
17. Janet Long 414 Ulelah Ave "
18. Pamela Ehle 410 Ulelah Ave. "
19. Malissa Lich 404 Ulelah Ave. "
20.  394 Ulelah Ave. "
21.  394 ULELAH AVE P.H. "
22.  401 Ulelah Ave. Palm Harbor "

23. ~~Anders~~ 446 Utah Ave 5 July 13
24. Gloria Ray 403 Melad Ave 6/29
25. M. L. Gammeth 415 Utah Ave 6/29
26. Evelyn Fiske 804 Robin Ave 6/30/13
27. John Loh 804 Robin Ave 6/30/13
28. HENRY RUSSELL 806 ROB'N AV 6/30/13
29. Lynn Reduzzi 901 Robin Ave 6/30/13
30. BRYAN LINDS 524 Tebbstack Blvd 6/30/13
31. Tracy Wheaton 809 Robin Ave 7/2/13
32. ~~W. Davis~~ 509 Robin Ave 7/2/13
33. W. Davis 707 Robin Ave 7/2/13
34. Paul Hawks 704 Robin Ave 7/2/13

35. Mat Sentooski 702 Robin Ave Palm Harbor 34683
36. Lisa Paszka 452 Rebstock Blvd 34683
37. Ing Run 452 Rebstock Blvd 34683
38. Sm W 444 Rebstock Blvd 34683
39. Math Kish 476 Rebstock Blvd " "
40. in Haul 484 Rebstock Blvd 34683
41. Steph Hellaud 484 Rebstock Blvd 34683
42. Narcie McGrapp 501 Rebstock Blvd 34683
43. Ryan Baker 500 Rebstock Blvd 34683
44. Tracy Baber 520 Rebstock Blvd 34683
45. James Fitzgerald 701 Robin Ave 34683
46. 701 Robin Ave 34683

47. HR Bahl 802 Robin Ave 7/03/13 34683 PH
48. Sandy Kaiser 802 Robin Ave 7/03/13 34683 PH
49. Patricia Makyma 525 Reibstock Rd PH 3468
50. Patricia Makyma 525 REBstock BLVD PH. 34683
51. [Signature] 512 Reibstock Blvd PH 34683
52. [Signature] 512 Reibstock Blvd. PH 34683
53. Garry Buxell 512 Reibstock Blvd 34683
54. Kelly Brown 497 Reibstock Ave 34683
55. Sherry Lindeman 500 Reibstock Blvd 34683
56. Kathy Keller 800 Robin Ave 34683
57. Danica Brown 801 Robin Ave 34683
58. Santa Gonzales 416 Melah 3 July

59. Samantha Lauriao 508 Palm Ave Palm Harbor, FL 34683
60. Amanda Magliardo 499 Palm Ave Palm Harbor FL 34683
61. Cindy Ward 498 Palm Ave Palm Harbor FL 34683
62. Allison Young 496 Palm Ave Palm Harbor, 34683
63. Robert Wolf 509 Palm ave
64. Nicole Bynne 3303 Desoto Blvd
65. Gale Conlay 3303 Desoto Blvd
66. FRIED HELDT 3379 DESOTO BLVD
67. Mary Helldt 3379 DeSoto Blvd PH 34683
68. Tim Willh 510 OCEANVIEW DR.
69. Connie Joslin 508 Ocean View Dr
70. Allison Bungeert 516 Magnolia Ave, PH 8/16/13

42

# PETITION FOR NEW HOSPITAL LOCATION

We would like to relocate our hospital across the street with an entrance on Magnolia Avenue. We are asking our valued clients to join us in our efforts to move the hospital to our new desired location. Our need is to increase our lobby space and parking area. The business has outgrown its current building size, is at capacity, and is in desperate need of larger facilities.

By signing this petition I agree that the waiting area is too small and have witnessed clients waiting on the front porch due to lack of space. The parking area is also very limited resulting in team members and clients at times having to park off location putting everyone's lives potentially at risk crossing Alternate 19.

|                        |                            |
|------------------------|----------------------------|
| EMILY BARBOSA -        | Ronnie Daughter            |
| Kara Bozer             | Casfine Gazecki            |
| Hannah James           | MARY MURPHY                |
| Kelly Coulsey          | JERRY HEFFICK              |
| LEAN PERRY             | TERRI EUSIGN               |
| Phil Cohen             | <del>Christine Adams</del> |
| Kim Wilson             | Jerry Murphy               |
| Booth Fitzgerald       | Jamie Hall                 |
| Kyle Berman            | Lina Sturm                 |
| Samantha Meek          | KRISTEN RENDERS            |
| Jeanette Patterson     |                            |
| Kelly Rigard           |                            |
| Alex Ricard            |                            |
| <del>Kim Brown</del>   |                            |
| Spencer Cooney         |                            |
| Robert Doherty         |                            |
| <del>Paula Bozer</del> |                            |
| Nashia                 |                            |
| Marilyn Guesnech       |                            |
| Deanne G. Lindley      |                            |
| MAH Gagliardotto       |                            |
| Alexis Gagliardotto    |                            |
| <del>ESS EUSIGN</del>  |                            |
| Vanessa Wooding        |                            |
| Georgie Woodard        |                            |
| Tat Mittu              |                            |
| Kara Bozer             | Duplicate signature        |
| Bethel Adams           |                            |
| Kellum McConnell       |                            |



LOTS 34, 35 & 36 BLOCK 5  
CRYSTAL BEACH HEIGHTS, IN  
ACCORDANCE WITH THE MAP OR  
PLAT THENCE OF RECORDED IN PLAT  
BOOK 3, PAGE 58, PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

LOTS 34 BLOCK 5  
CRYSTAL BEACH HEIGHTS, IN  
ACCORDANCE WITH THE MAP OR  
PLAT THENCE OF RECORDED IN PLAT  
BOOK 3, PAGE 58, PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

NEW ASPH.

NEW CONC.

- 1.) SITE TO ACCOMMODATE  
A 10'x10' CONC. PAD  
FOR BUS STOP
- 2.) PARKING SPACES  
ARE AS SHOWN  
BASED ON MEDICAL  
CLINIC.

3,696 S.F. BLDG. ●  
5 SPACES /1000 = 18.48 SPACES  
PARKING PROVIDED: 18 SPACES

Z/LU-18-7-13

# Northside

300 South Bulcher Road, Clearwater, Florida 33765  
Tel: 777-443-2000 Fax: 777-446-9038  
tech@northsideengineering.net Est. 1989

Civil • Land Planning • Traffic Studies • Landscapes  
Due Diligence Reports • Land Use • Re-Zoning  
Stormwater Management • Utility Design  
Construction Administration

RAM A. GOEL, Ph.D., P.E. #47431

| Revisions: |         |             |
|------------|---------|-------------|
| No.        | Date    | Description |
| 1          | 5/13/13 | DUMPSTER    |
| 2          | 7/01/13 | REVISIONS   |
| 3          | / /     |             |
| 4          | / /     |             |
| 5          | / /     |             |
| 6          | / /     |             |
| 7          | / /     |             |
| 8          | / /     |             |
| 9          | / /     |             |

# CIVIL SITE PLAN

## VETERINARIAN CLINIC

Magnolla & Alt. 19  
Palm Harbor FL

**Northside**  
Engineering Services Inc.

## C1.1