

BOARD OF COUNTY COMMISSIONERS

DATE: December 10, 2013

AGENDA ITEM NO. 49

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature:

Subject:

Zoning and Land Use Case No. Z/LU/CU-7-3-13 (Speckled Trout Marina, LLC)

Department:

Department of Planning and Development Services

Staff Member Responsible:

Larry Arrington, Executive Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE THE PROPOSED FUTURE LAND USE MAP AND ZONING AMENDMENT, (2) APPROVE THE ASSOCIATED DEVELOPMENT AGREEMENT AND (3) APPROVE THE CONDITIONAL USE TO ALLOW A COMMERCIAL MARINA SUBJECT TO THE CONDITIONS RECOMMENDED BY THE LOCAL PLANNING AGENCY.

Summary Explanation/Background:

The Speckled Trout Marina is located in the community of Ozona and is currently a legal non-conforming use as the marina has been in existence prior to the adoption of the Pinellas County Zoning Ordinance in 1963. As the subject property is located in Ozona, it is included within the Ozona Community Overlay that was adopted by the Board in 2010 as part of the Pinellas County Comprehensive Plan. The Overlay identifies the boundaries of the Ozona community and includes statements that define the characteristics and features that distinguish Ozona as a distinct Pinellas County community. A primary purpose of establishing a community overlay is to assist Pinellas County in making decisions that are in concert with the community's established vision for their future.

The property owner has requested the zoning and land use amendments to permit expansion of the existing marina to accommodate an additional area to store customers' boats and boat trailers. The proposed Commercial Recreation land use and zoning designations would allow the operation of a commercial marina on the subject property only if the companion conditional use application is approved. To further memorialize the conditions found in the conditional use resolution, the owner has submitted a development agreement along with a concept plan to address staff and community concerns over the planned marina expansion. This proposal touches on several policies throughout the Pinellas County Comprehensive Plan, and specific conditions are included in support of the application based on a balancing of these adopted policies with the intent of the Ozona Community Overlay. It is felt that these conditions would result in an expansion of the marina that is compatible with the distinct features and characteristics that define the Ozona community. Additionally, all conditions are subject to Board of County Commissioners approval and in the event the conditions are violated the Board of County Commissioners may rescind the conditional use and all operations associated with it. Many of the conditions recommended by the Local Planning Agency (LPA) are a result of citizen comments heard at the LPA hearing and the Planning Review Committee public meetings, as well as comments from staff.

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

Staff Report with LPA Recommendation, Zoning Maps, Development Agreement (includes Concept Plan), Resolutions, Ordinance & Correspondence

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



Regarding: Case No. Z/LU/CU-7-3-13

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 Plan, and recommends Approval of the proposed amendments and the Development Agreement limiting the use of the site for parking, storage of boats and trailers, and transient units not to exceed 45 ft. in height and recommends approval of the conditional use permit with the conditions recommended by staff, as revised (see revisions underlined and struck-through below): (The vote was 5-0, in favor)

1. The **Property** is subject to the following General Conditions:
 - a) Full site plan review, including review for compliance with County landscaping and parking regulations, is required for the Property (parcels 1, 2, and 3), with site development to be done substantially in conformance with the Concept Plan (attached).
 - b) Property owner will apply for (within a year of site plan approval) and retain State of Florida certification as a Clean Marina.
 - c) Hours of operation are sunrise to sundown.
 - d) If security lighting and/or cameras are installed on the Property, the lighting shall be low level and lights/cameras shall be directed away from the adjacent residential areas. Outdoor intercoms are not permitted.
 - e) No vehicular ingress or egress to the Property is allowed off of, or on to, Banana Street, unless for routine grounds maintenance.
 - f) Minimal boat maintenance is allowed on the Property. However, crab trap storage, boat building activities, fiberglass repairs, engine rebuilding, spray painting, pressure washing of boats, sanding, blasting, or any other activity that emits noise or noxious odors in violation of County code are prohibited on the Property.
 - g) Other than the duplex permitted on Parcel 3, no other residential development is permitted on the Property.
 - h) Nothing herein shall restrict construction of restroom facilities on the Property consistent with an approved Site Plan.
- h)i) In the event any of the General or Specific Conditions are not met, the Board of County Commissioners may rescind the Conditional Use on this Property.
2. On **Parcel 1 of the Property**, the following Specific Conditions apply:
 - a) On the northwestern-most "rectangle" of parcel 1 – vehicles, or vehicles with boat trailers, are permitted. Storage of boats is not permitted (*note that "vehicles" means passenger vehicles, not boats or boat trailers*); however, temporary drop off of boats is allowed prior to storage.
 - b) On the southern "rectangle" of parcel 1, a 10 foot setback is required on the western and southern perimeter. Only vehicles are permitted to park within that setback area. Storage of boats and/or boat trailers is not permitted.

- c) Boat storage, including vehicles with boat trailers, may park elsewhere on that "rectangle," but not within the setback area described in 2b above.
 - d) A six-foot high opaque fence or solid masonry wall is required along the southernmost, western and northern portions of the parcel which abut residential properties not owned by the Property owner, as depicted on the Concept Plan.
3. On **Parcel 2 of the Property**, the following Specific Conditions apply:
- a) On the northern side of the parcel, a landscape buffer/setback with an average width of 20 feet is required. The landscape buffer/setback may be of varying widths designed to accommodate/protect the existing trees as much as possible. No vehicles, boats, or trailers, may park, or be stored, within that setback/buffer area.
 - b) On the southern side of the parcel, a landscape buffer/setback is required. The landscape buffer/setback shall generally average 10 feet, but can be variable in order to best protect/retain the existing trees. No vehicles, boats or trailers may park, or be stored, within the landscape buffer/setback area.
 - c) Boats and boat trailers may be parked elsewhere on the parcel.
 - d) A storage shed, no taller than 15 feet in height and no larger than 25 ft. by 40 ft., is permitted on parcel 2; no other vertical development is allowed, except as provided in 1.h, above. There shall be no boat storage in the storage shed.
 - e) A six-foot high opaque fence or solid masonry wall is required along the northern and southern perimeters of the parcel, as depicted on the Concept Plan. A similar fence is required along the eastern perimeter of the boat storage area but may include a locked gate for maintenance/emergency access.
 - f) Regarding the portion of the parcel depicted on the Concept Plan as the Banana Street Buffer, no uses are permitted other than stormwater retention. To the extent possible, retention of tree canopy in the buffer area is required and will be addressed at the time of site plan review.
4. On **Parcel 3 of the Property**, the following Specific Conditions apply:
- a) A bait/snack shop, no larger than 300 square feet, is permitted on Parcel 3.
 - b) A duplex is permitted to be constructed on Parcel 3; no other residential units are permitted.

LPA Public Hearing: November 14, 2013

PLANNING STAFF RECOMMENDATION:

- Staff recommends the LPA find that the proposed amendments to the Pinellas County Future Land Use Map and the Zoning Atlas, and the associated request for approval of a Conditional Use (with Conditions), are consistent with the Pinellas County Comprehensive Plan when accompanied by the Development Agreement attached to this staff report.
- And further, Staff recommends that the LPA recommend approval of the proposed amendments, the Development Agreement, and the Conditional Use (with Conditions) to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: Speckled Trout Marina, LLC

DISCLOSURE: T. Richard Bennett

REPRESENTED BY: Katherine E. Cole, Esq.

	LAND USE CHANGE	ZONING CHANGE
FROM:	Residential Low	R-4, One, Two & Three Family Residential
TO:	Commercial Recreation	CR, Commercial Recreation
And a Conditional Use to allow expansion of a commercial marina, and a Development Agreement including restrictions on use of the site, and limiting building heights to no more than 45 feet in height.		

PROPERTY DESCRIPTION: Approximately 3.25 acres located 160 ft. south of Bay Street, located on the east and west side of Bayshore Drive.

PARCEL ID(S): 10/28/15/12816/001/1100, 11/28/15/29898/006/0036, 11/28/15/02542/000/0020, 11/28/15/02542/000/0030, 11/28/15/02542/000/0001, 11/28/15/02542/000/0040, and 11/28/15/02542/000/0010

PROPOSED BCC HEARING DATE: December 10, 2013

CORRESPONDENCE RECEIVED TO DATE:

22 letters received in favor. A petition with 220 signatures in favor received at the LPA meeting. 4 letters, letter with 9 signatures and a petition with 62 signatures in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

7 persons appeared in opposition and 9 persons appeared in favor.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Low	R-4	Marina and vacant land
Adjacent Properties:			
North	Residential Low	R-4 and RM-15	Single-Family Homes and a Vacant lot
East	Residential Low	R-4	Single-Family Homes
South	Residential Low	R-4	Single-Family Homes
West	Residential Low & Water	R-4 and Water	Single-Family Homes And Gulf of Mexico

STAFF DISCUSSION AND ANALYSIS

BACKGROUND

The subject site ("property") is approximately 3.25 acres in size, made up of 3 "parcels" as described in the attached Concept Plan (included with the attached Resolution) and the Development Agreement, and located in the Ozona community. Ozona is a well-established waterfront community with a history dating back to the late 1800s. The applicant's intention with this application is to allow expansion of the existing Speckled Trout Marina. Additionally, the applicant wishes to retain their ability to develop one duplex structure on Parcel 3 for transient/fishing accommodations.

The marina operation currently located on parcels 3 and 1, is operating as a non-conforming use (NC-40), as a marina/boat storage operation has been at this location for many years. Parcel 3 (0.30 acres) is located directly on the water and includes a boat ramp, bait shop, and a dock with 11 wet slips. Parcel 1 (0.89 acres) is located to the east, on the opposite side of Bayshore Drive, and is used for boat/trailer storage and customer parking. Parcel 2 (2.07 acres) is undeveloped. It was purchased in 2012 by the applicant/current marina owner in order to expand the Marina's boat storage/parking capacity. As a non-conforming use, however, expansion of the business beyond the boundaries of the parcels currently occupied by the marina is not permitted.

Therefore, the applicant is requesting an amendment to the Pinellas County Future Land Use Map (FLUM) on all three parcels **from Residential Low (RL) to Commercial Recreation (CR)**, along with an amendment to the zoning designations **from R-4, One, Two & Three Family Residential to CR, Commercial Recreation**. Marinas are allowed as a conditional use within the CR zoning designation. Consequently the marina requires approval as a Conditional Use as well. If the conditional use and the requested amendments are approved, the marina operation will become a conforming use and expansion will be permitted.

The applicant has chosen to submit a Development Agreement with the request that will prohibit certain uses and limit certain activities relating to the daily operations of the Marina in order to address neighborhood concerns and to address compatibility with surrounding residential uses.

COMPATIBILITY WITH SURROUNDING LAND USES

Ozona is recognized as one of the earliest established communities in the County, going back to the late 1800s as a small fishing village. Today the community maintains a strong connection to the water, with an early history as a fishing village. In 2010, at the request of the residents, the Board of County Commissioners adopted the **Ozona Community Overlay** (see Objective 1.21 and Policy 1.21.1 of the *Future Land Use and Quality Communities Element*). The Overlay recognizes that while Ozona is largely a low density residential community, it also contains a unique but compatible mix of residential and commercial activities, and that "marinas provide an ambience that is consistent with the waterfront heritage of Ozona." Additionally, that "residential development has developed in a low intensive character that is accepted by the community as the preferred development pattern" and "it is the intent to continue these compatible relationships between residential, commercial, and various land use types within Ozona."

While the Speckled Trout Marina is immediately surrounded by residential uses, Marino's Marina is located nearby to the southwest with approximately 116 boats on site. Further to the south, roughly ½ mile away, near the southern edge of the Ozona Community Overlay, there are two other marinas: George's Marina, which can store roughly 20 boats, and Ozona Shores Marina, which can store roughly 70 boats. All of the marinas in the Ozona Community are in close proximity to low density residential uses, contributing to the character and development pattern described in Policy 1.21.1. It is important, however, to ensure that the balance of residential and commercial uses remains a compatible and complementary balance. For this reason, a number of conditions are proposed in association with the conditional use request in order to protect the objective of a "compatible relationship."

RECREATIONAL WATERFRONT VALUE

Goal 3 of the Recreation, Open Space and Culture Element is directed at strengthening "public connections to Pinellas County's waters and waterways through the maintenance, promotion and environmentally-sensitive expansion of recreational access." Objective 1.3 further states that, "in recognition of their recreational and economic importance, Pinellas County will encourage and support the retention, acquisition, and expansion, where appropriate, of water dependent recreation-related land uses, including marinas, boat ramps, and other means of public water and waterway access."

These goals, objectives and policies are the outgrowth of a focused initiative in 2005 and 2006 to recognize the economic and community value of the County's water-dependant uses, and to recognize the need to preserve and enhance boating access. Expansion of the Speckled Trout Marina contributes to this Objective, but only if done in a manner that can complement the Ozona Community.

Neighbors of the Speckled Trout Marina have expressed concern over the potential impact of the expansion, as well as over existing marina operations. Specific concerns include the visual impact of boats parked up against the edge of the property, fill materials applied to the site without approval (for which the applicant received a code enforcement citation), noise and noxious odors relating to boat/engine repair and maintenance activities (e.g., motor flushing) as well as safety and parking issues (e.g., fuel storage, hurricane vulnerability, boats parked along the right-of way, etc.), and traffic issues. Overall, there is a concern that this marina expansion could change the character of the surrounding residential neighborhood, and set the stage for expansion of other marinas in the community.

To address these concerns and the potential impacts, and because the marina expansion requires approval as a **Conditional Use**, several Conditions of approval have been proposed. Additionally, a Development Agreement has been proposed as a means of further regulating operations onsite. The Conditions and restrictions proposed are extensive. Importantly, the non-conforming status of the existing marina will go away if the applicant's request is approved, and the entire site will become subject to full compliance with the County land development code upon this action. Staff believes that these actions will address compatibility concerns, provide for a more environmentally compliant site, and promote recreational boat access in an appropriate manner.

CONDITIONAL USE APPLICATION

In order to grant a conditional use for a commercial marina, the standards identified in Sec.138-270(13), of the County's Zoning Code must be met. Generally, those requirements address things like: compliance with noise regulations, no excessive traffic impacts created, compatibility with surroundings, buffering requirements, protection of waterways and the environment, and the overall health, safety and welfare of the public. Staff has evaluated the applicant's proposal against these requirements, and recommends the following Conditions be applied in order to address the concerns over neighborhood compatibility, public safety, and environmental protection. The Pinellas County Comprehensive Plan recognizes the value of protecting and promoting water-dependent uses and the public's access to the water, but in a manner that provides for compatibility with surrounding uses and the natural environment. The three parcels that are the subject of the proposed conditions are very distinct, with distinct impacts and circumstances, necessitating individual treatment as described below. These conditions, both general and specific, are reflected in the Resolution attached to this Staff Report:

PROPOSED CONDITIONS

5. The **Property** is subject to the following General Conditions:
 - h) Full site plan review, including review for compliance with County landscaping and parking regulations, is required for the Property (parcels 1, 2, and 3), with site development to be done substantially in conformance with the Concept Plan (attached).
 - i) Property owner will apply for (within a year of site plan approval) and retain State of Florida certification as a Clean Marina.
 - j) Hours of operation are sunrise to sundown.
 - k) If security lighting and/or cameras are installed on the Property, the lighting shall be low level and lights/cameras shall be directed away from the adjacent residential areas. Outdoor intercoms are not permitted.
 - l) No vehicular ingress or egress to the Property is allowed off of, or on to, Banana Street, unless for routine grounds maintenance.

- m) Minimal boat maintenance is allowed on the Property. However, crab trap storage, boat building activities, fiberglass repairs, engine rebuilding, spray painting, pressure washing of boats, sanding, blasting, or any other activity that emits noise or noxious odors in violation of County code are prohibited on the Property.
 - n) Other than the duplex permitted on Parcel 3, no other residential development is permitted on the Property.
 - o) In the event any of the General or Specific Conditions are not met, the Board of County Commissioners may rescind the Conditional Use on this Property.
6. On **Parcel 1 of the Property**, the following Specific Conditions apply:
- e) On the northwestern-most “rectangle” of parcel 1 – vehicles, or vehicles with boat trailers, are permitted. Storage of boats is not permitted (*note that “vehicles” means passenger vehicles, not boats or boat trailers*); however, temporary drop off of boats is allowed prior to storage.
 - f) On the southern “rectangle” of parcel 1, a 10 foot setback is required on the western and southern perimeter. Only vehicles are permitted to park within that setback area. Storage of boats and/or boat trailers is not permitted.
 - g) Boat storage, including vehicles with boat trailers, may park elsewhere on that “rectangle,” but not within the setback area described in 2b above.
 - h) A six-foot high opaque fence or solid masonry wall is required along the southernmost, western and northern portions of the parcel which abut residential properties not owned by the Property owner, as depicted on the Concept Plan.
7. On **Parcel 2 of the Property**, the following Specific Conditions apply:
- g) On the northern side of the parcel, a landscape buffer/setback with an average width of 20 feet is required. The landscape buffer/setback may be of varying widths designed to accommodate/protect the existing trees as much as possible. No vehicles, boats, or trailers, may park, or be stored, within that setback/buffer area.
 - h) On the southern side of the parcel, a landscape buffer/setback is required. The landscape buffer/setback shall generally average 10 feet, but can be variable in order to best protect/retain the existing trees. No vehicles, boats or trailers may park, or be stored, within the landscape buffer/setback area.
 - i) Boats and boat trailers may be parked elsewhere on the parcel.
 - j) A storage shed, no taller than 15 feet in height, is permitted on parcel 2; no other vertical development is allowed.
 - k) A six-foot high opaque fence or solid masonry wall is required along the northern and southern perimeters of the parcel, as depicted on the Concept Plan. A similar fence is required along the eastern perimeter but may include a locked gate for maintenance/emergency access.
 - l) Regarding the portion of the parcel depicted on the Concept Plan as the Banana Street Buffer, no uses are permitted other than stormwater retention. To the extent possible, retention of tree canopy in the buffer area is required and will be addressed at the time of site plan review.
8. On **Parcel 3 of the Property**, the following Specific Conditions apply:
- c) A bait/snack shop, no larger than 300 square feet, is permitted on Parcel 3.
 - d) A duplex is permitted to be constructed on Parcel 3; no other residential units are permitted.
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DEVELOPMENT AGREEMENT

The applicant chose to submit a Development Agreement with the case, primarily to address staff and community concerns over the planned marina activities and potential impacts. The Agreement includes a Concept Plan which generally depicts the proposed site layout, buffers, access, etc. However, activities on the entire property (i.e., Parcels 1, 2 and 3) will still be subject to full site plan review, and full compliance with the County Code. The Agreement requires adherence to the conditions itemized above, and specifically requires adherence to stormwater and floodplain regulations in place at the time of development.

TRANSPORTATION IMPACTS

When comparing the residential development potential of the existing RL FLUM category with the proposed CR designation and the proposed marina expansion (at approximately 70 additional boats), the additional storage of 70 berths could generate approximately 83 additional average daily vehicle trips onto Shore Drive. These additional daily trips are not expected to degrade the level of service conditions for Shore Drive.

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 property to CR could increase potable water and wastewater demand by approximately 8,129 gallons per day, respectively. With respect to solid waste disposal, approval of the amendment could increase the amount of solid waste generated by approximately 37.85 tons per year. However, considering that the site has historically been used as a marina, staff does not anticipate any significant change in water or wastewater impacts.

SUMMARY

In summary, staff finds that the proposed Future Land Use Map amendment, the associated zoning change, and the request for a conditional use allowing operation of a commercial marina, are consistent with the Comprehensive Plan as long as the property is subject to the conditions noted above as well as the Development Agreement. Staff believes that marina uses are generally compatible with the character of the community (as recognized by the Ozona Community Overlay), and boating activities have been operating out of this location for many years. However, operation of boating/marina activities must be undertaken in a manner that complements and does not detract from the character of the neighborhood.

Staff believes that the application of the very specific conditions enumerated in this staff report, along with full site plan review (which will also require attention to any outstanding code compliance issues), address concerns regarding compatibility with surrounding uses, and protecting the character of the Ozona Community. For example, the larger site area will accommodate more onsite parking, minimizing offsite traffic/parking impacts. Several conditions address landscaping and tree protection, which is not provided for under current conditions. The condition regarding operating as a designated Clean Marina is significant and requires compliance with a variety of environmental and public safety-oriented requirements. With the extensive conditions proposed, and with elimination of the NC-40 designation necessitating compliance with the full County code (including stormwater treatment and retention), staff believes that marina/boat storage operation can become a better neighbor and better contributor to the successful balance of commercial and residential uses that makes Ozona unique.

For these reasons, staff recommends approval of the application.

<p style="text-align: center;">IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN</p>
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Staff finds that the proposed amendment is **consistent** with the following adopted goal, objectives, and policies of the Pinellas County Comprehensive Plan:

Future Land Use and Quality Communities Element

- 1.2. Objective: 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.
- 1.17. Objective: Pinellas County shall preserve and seek to enhance established community values, a community's unique identity, and their social support structure, and will make decisions that are in concert with a community's established vision for their future.
- 1.21. Objective The Board of County Commissioners will adopt a Community Overlay to define and recognize Ozona as a distinct Pinellas County community.
- 1.21.1. Policy: The following statements define the distinct characteristics and features of the Ozona Community that have been identified by the Community and are recognized by the Board:
- Ozona has a history that dates back to the 1880s. Ozona was one of the original communities in Pinellas County. Evidence of this remains with not only a number of buildings, structures, and features in the community but also with many artifacts that have been preserved or discovered over the years. This heritage is valued not just because the singular value of each feature but also due to their composite and cumulative value as the origin and heritage of the community. It is the intent that these historic features be preserved, enhanced and, where possible, replicated.
 - Ozona has many environmental features which include coastal waters and indigenous marine life, remnants of a natural shoreline with its associated vegetation and wildlife, inland wetlands and uplands with their associated vegetation and wildlife, and a large bird population. These features are woven into the development fabric of Ozona as an intrinsic part of the community. It is the intent that these environmental features be preserved and enhanced not only for the benefit of the residential community but also to support environmental diversity now and for the future.

- Ozona has a strong sense of community identity reflected in the general atmosphere and neighborly connectedness. There are many activities in the community that assist and further a sense of community. Since the community is composed of the people within it, it is important to provide opportunities for people to maintain their sense of community and to maintain their relationships. Community features such as activity centers and points of interest further these relationships. It is the intent to ensure that community features such as the post office, the Village Hall, Pinellas Trail, the elementary school, neighborhood gathering points, friendly developed areas, safe walking roadways, and vantage points to appreciate the environment are fostered and supported.
- Ozona in recent years has become well established as a livable community. This was initially the result of the County Commission passing a resolution establishing Ozona as a golf cart community. That resolution established guidelines that not only permitted golf carts but defined a related set of safety procedures that the community has embraced. This form of transportation is very compatible with the pedestrian and bicycle friendly environment that also exists within the community thereby making Ozona a livable community. It would be the intent to continue to support these livable community aspects within Ozona.
- Ozona demonstrates a unique character of development where there is a diverse mix of residential and commercial activities and land-use that has evolved in a compatible way. The businesses in their recognized areas are considered community assets which benefits and provides commercial opportunities to people without the need to leave the community. Marinas provide an ambience that is consistent with the waterfront heritage of Ozona. Residential development has developed in a low intensive character that is accepted in the community as the preferred development pattern. It is the intent to continue these compatible relationships between residential, commercial, and various land use types within Ozona.

Recreation, Open Space and Culture:

Goal 3: To strengthen public connections to Pinellas County's waters and waterways through the maintenance, promotion and environmentally-sensitive expansion of recreational access.

- 3.1. Objective: In recognition of their recreational and economic importance, Pinellas County will encourage and support the retention, acquisition, and expansion, where appropriate, of water dependent recreation-related land uses, including marinas, boat ramps, and other means of public water and waterway access.

Coastal Management Element:

4.1. Objective: The County shall give priority to water-dependent and water-related land uses in the coastal planning area, in a manner consistent with its goals of long-term sustainability, continued economic vitality, the preservation of recreational and commercial working waterfronts, and the protection of coastal and marine habitats and species.

4.1.5. Policy: To protect water dependent uses, including recreational and commercial working waterfronts, Pinellas County will discourage amendments to the Future Land Use Map and/or Zoning changes that would result in the discontinuation of such uses.

4.2. Objective: Boating access facilities will be sited or expanded in an environmentally sensitive manner that strives to meet public access needs while minimizing negative impacts to coastal habitats, species and surrounding land uses.

4.2.1. Policy: The County shall as a minimum use the following criteria for siting marinas and boat ramp facilities:

- Adequate water depth to accommodate the proposed boat use. Sites that require no dredging or filling to provide access by canal, channel or road are preferred.
- Preference shall be given to the expansion of suitable existing facilities rather than construction of newly developed sites.
- Located in areas where there is adequate flushing of the basin to prevent stagnation and water quality deterioration.
- No adverse impact on archaeological or historic sites as defined by state and local comprehensive plans.
- Potential impact of the proposed facility on the West Indian Manatee.
- Reasonable access to a large navigable water body and/or prime boater destination points.
- Minimal impacts to environmentally-sensitive resources, including upland areas, consistent with Federal, State and local regulations.
- Sufficient upland area to accommodate all needed utilities and support facilities, such as parking spaces, rest rooms, dry storage, etc.
- Capacity of the surrounding roadways to handle boating traffic to and from the marina or boat ramp.

- Compatibility with surrounding and adjacent land uses.
- Adequate wastewater treatment capacity for upland and marine pump-out facilities, in accordance with State standards.
- Encourage facilities to have slips available for public use.
- Consideration of public safety and welfare.
- Marina and boat ramp development should be sensitive to the special requirements for developing in the following areas:
 - a. Aquatic Preserves
 - b. Outstanding Florida Waters
 - c. Class II waters
 - d. Areas approved or conditionally approved by the Florida Department of Environmental Protection (FDEP) for shellfish harvesting, and
 - e. Other highly productive and/or unique habitats as determined by FDEP, by the Florida Fish and Wildlife Conservation Commission (FFWCC), as identified in the Comprehensive Conservation and Management Plan (CCMP), or by Pinellas County, based on vegetation and/or wildlife species.

4.2.4. Policy: The development of marinas shall be supported as a means of providing public water access to the extent that their development and use shall not adversely impact estuarine resources.

Economic Element:

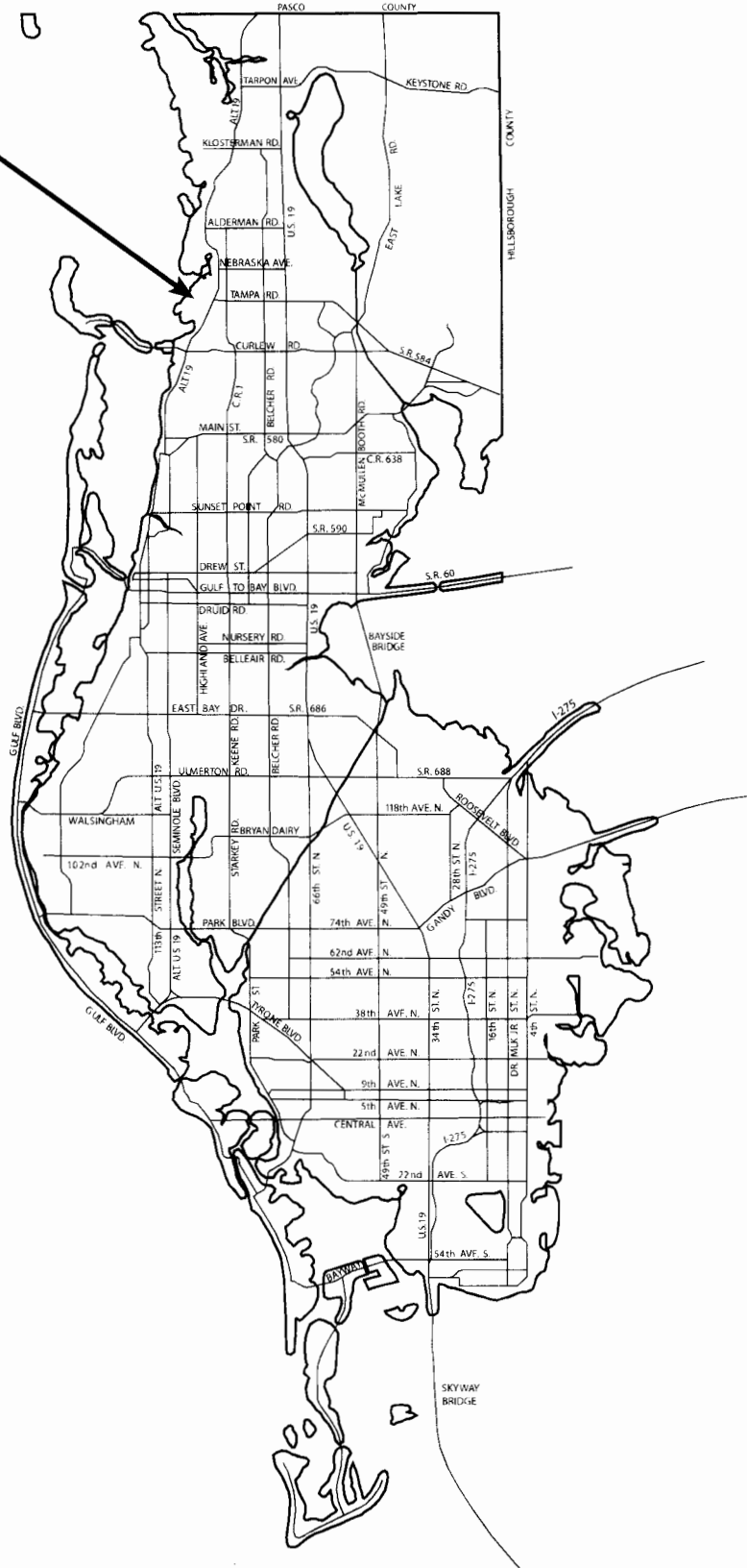
1.4.4. Policy: Pinellas County will support and encourage businesses and industries that are uniquely situated to benefit from the County's coastal location, such as marinas, the marine industry and other water dependent businesses.

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.

Attachment (Maps)

Z/LU/CU-7-3-13



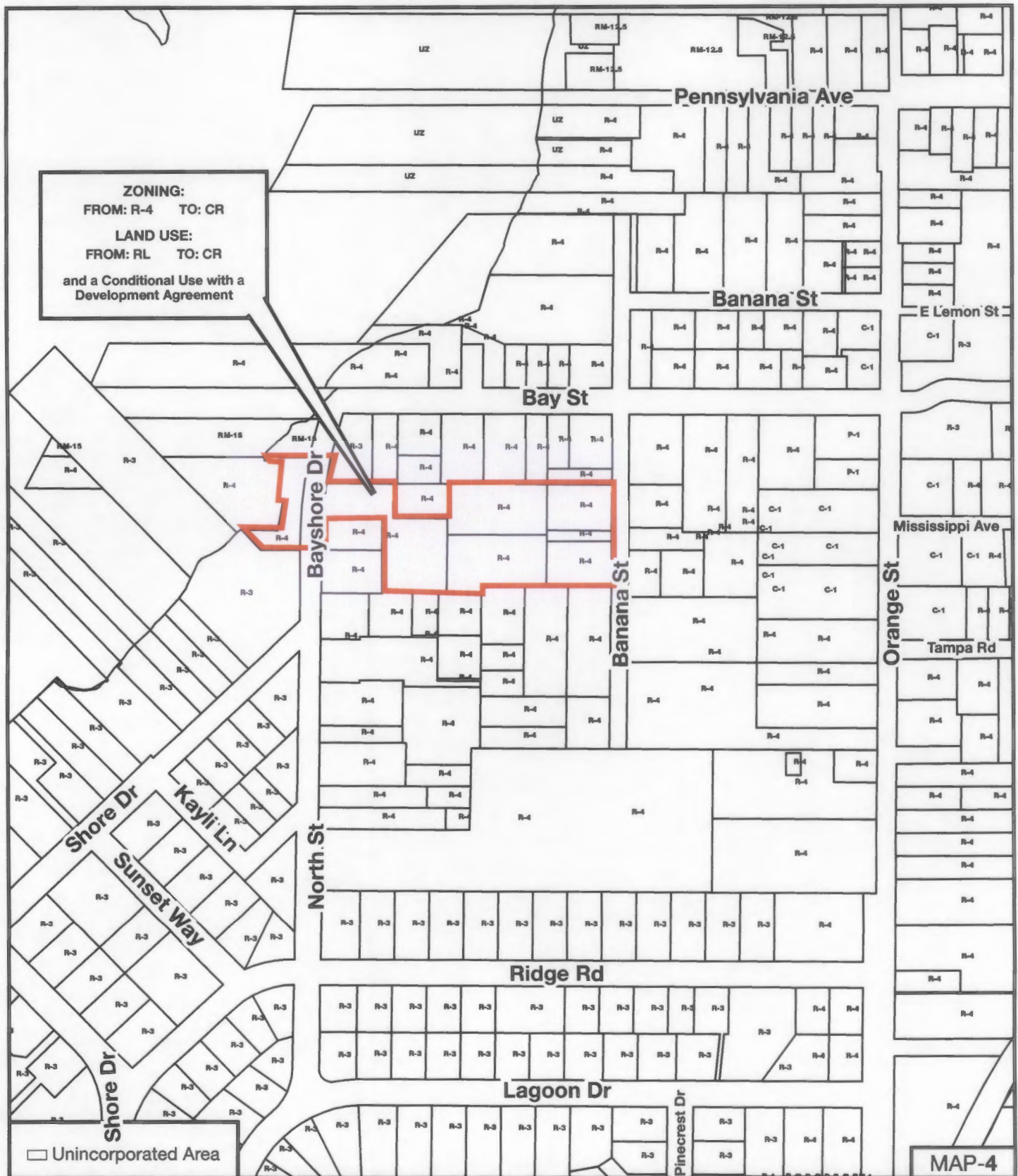
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ZONING From: R-4, One, Two & Three Family Residential-To: CR, Commercial Recreation
LAND USE From: RL, Residential Low-To: CR, Commercial Recreation & a Conditional Use to allow a commercial marina along with a Development Agreement limiting the use & height of the structures on the site.



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Prepared by: Pinellas County Strategic Planning & Initiatives March 2013



Z/LU/CU-7-3-13

ZONING From: R-4, One, Two & Three Family Residential-To: CR, Commercial Recreation
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Prepared by: Pinellas County Strategic Planning & Initiatives March 2013



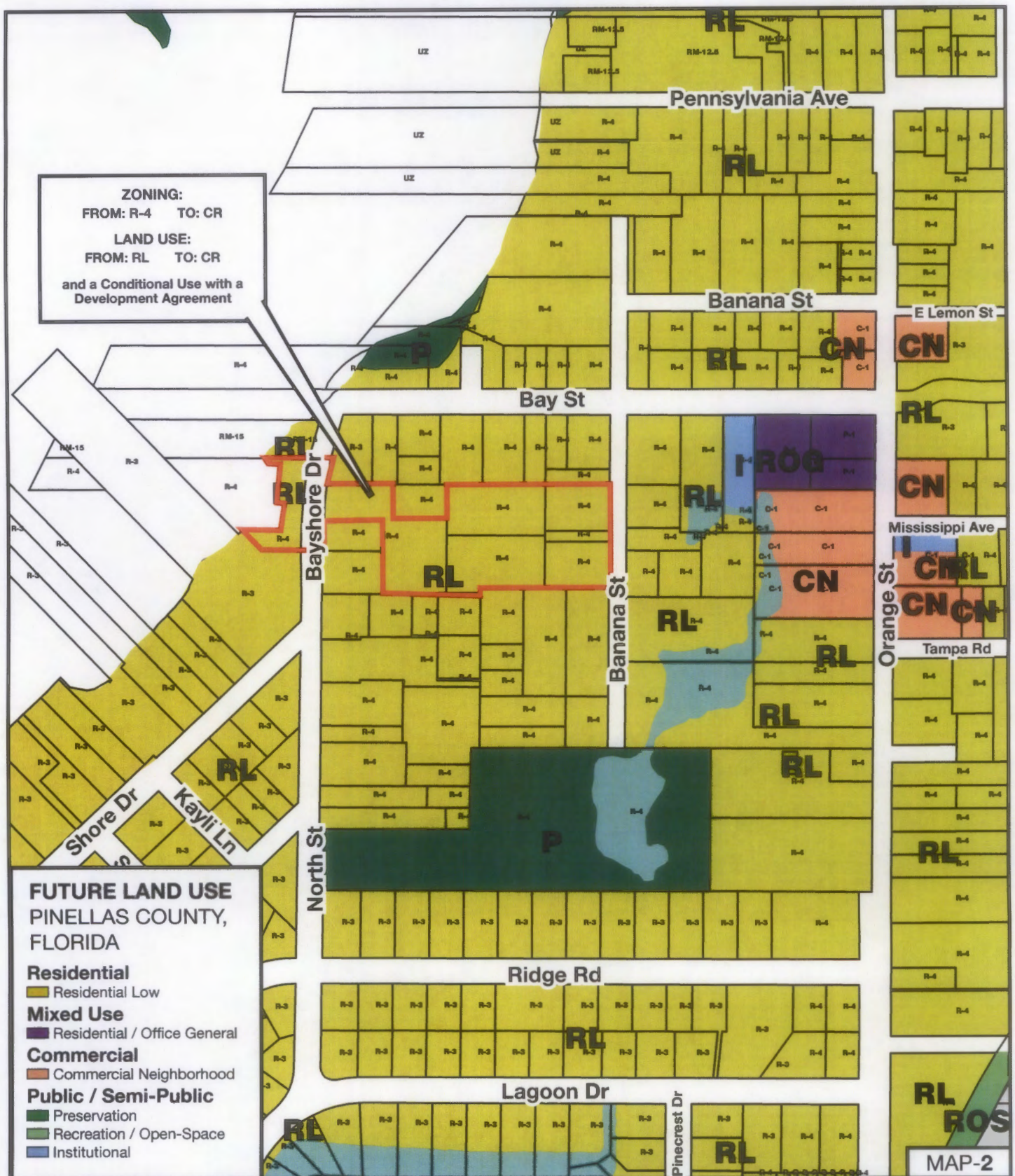
Z/LU/CU-7-3-13

ZONING From: R-4, One, Two & Three Family Residential-To: CR, Commercial Recreation
LAND USE From: RL, Residential Low-To: CR, Commercial Recreation & a Conditional Use to allow a commercial marina along with a Development Agreement limiting the use & height of the structures on the site.



Parcel I.D. 11/28/15/29898/006/0036 11/28/15/02542/000/0010 10/28/15/12816/001/1100 11/28/15/02542/000/0001
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Prepared by: Pinellas County Strategic Planning & Initiatives March 2013



Z/LU/CU-7-3-13

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11/28/15/02542/000/0030 11/28/15/02542/000/0040 11/28/15/02542/000/0020

Prepared by: Pinellas County Strategic Planning & Initiatives March 2013



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("AGREEMENT") is dated _____, 2013, effective as provided in Section 5 of this Agreement, and entered into between SPECKLED TROUT BOATYARD, INC., a Florida corporation, SPECKLED TROUT HOLDINGS, INC., a Florida corporation, SPECKLED TROUT LANDING, INC., a Florida Corporation, and SPECKLED TROUT MARINA, LLC, a Florida corporation (collectively, "OWNER") and PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida acting through its Board of County Commissioners, the governing body thereof ("COUNTY").

RECITALS:

A. Sections 163.3220—163.3243, Florida Statutes, which set forth the Florida Local Government Development Agreement Act ("ACT"), authorize the COUNTY to enter into binding development agreements with persons having a legal or equitable interest in real property located within the unincorporated area of the County.

B. Under Section 163.3223 of the ACT, the COUNTY has adopted Chapter 134, Article VII of Part III, the Pinellas County Land Development Code ("CODE"), establishing procedures and requirements to consider and enter into development agreements.

C. OWNER is the owner of approximately 3.25 acres m.o.l. of upland real property located at generally at 343 Bayshore Blvd. (collectively, "PROPERTY"), which is located in the unincorporated area of the County, more particularly described on composite Exhibit "A" attached hereto and as identified by owner and parcel identification numbers on Exhibit A-1.

D. In 1995, the COUNTY approved the non-conforming use for the parking of cars and the storage of boat trailers and boats on trailers and for the minimal maintenance of the boats by their owners on a portion of the Property shown as Parcels 1 and 3 (the "NC-40 PROPERTY") on the attached Concept Plan attached hereto as Exhibit "B" ("CONCEPT PLAN").

E. In 2012, OWNER purchased the adjacent property shown as Parcel 2 on the Concept Plan ("RESIDENTIAL PROPERTY") and desires to develop and use a portion of the RESIDENTIAL PROPERTY for marina purposes in accordance with the zoning designation sought, with such development generally limited by this AGREEMENT.

F. The PROPERTY currently has a land use designation of Residential Low ("RL") and is zoned R-4, One, Two and Three-Family Residential District("R-4"), subject to the NC-40 non-conforming determination as to the NC-40 PROPERTY.

G. The OWNER has requested that the COUNTY place a land use designation of Commercial Recreation ("CR") and zoning designation of Commercial Recreation ("CR") and issue a conditional use for the operation of a commercial marina on the PROPERTY.

H. Upon effectiveness of this AGREEMENT, the existing marina use will be a conforming use under the County Code.

I. The COUNTY cannot justify the changes contemplated herein without restrictions as included in this Agreement and supports this change in zoning and land use designation based upon the provisions of the AGREEMENT.

J. The COUNTY and OWNER have determined that it would be mutually beneficial to enter into a development agreement governing the matters set forth herein and have negotiated this AGREEMENT in accordance with the CODE and the ACT.

K. The COUNTY has found that the terms of this AGREEMENT are consistent with the Pinellas County Comprehensive Plan and the CODE.

STATEMENT OF AGREEMENT

In consideration of and in reliance upon the premises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto intending to be legally bound and in accordance with the ACT, agree as follows:

SECTION 1. RECITALS. The above recitals are true and correct and are a part of this AGREEMENT.

SECTION 2. INCORPORATION OF THE ACT. This AGREEMENT is entered into in compliance with and under the authority of the CODE and the ACT, the terms of which as of the date of this AGREEMENT are incorporated herein by this reference and made a part of this AGREEMENT. Words used in this AGREEMENT without definition that are defined in the ACT shall have the same meaning in this AGREEMENT as in the ACT.

Section 3. Property Subject to this Agreement. The Property is subject to this Agreement.

SECTION 4. OWNERSHIP. The OWNER is the owner in fee simple of the PROPERTY, as shown on Exhibit A-1.

Section 5. Effective Date/Duration of this Agreement

5.1 This AGREEMENT shall become effective as provided for by the ACT and shall be contingent upon (i) obtaining final approval, (ii) effectiveness of a land use designation of CR and a zoning designation of CR, as requested on the PROPERTY, (iii) effectiveness of the Conditional Use on the Property, and (iv) the passage of time for all appeals periods.

5.2 This AGREEMENT shall continue in effect until terminated as defined herein but for a period not to exceed five (5) years.

Section 6. Obligations under this Agreement

6.1 Obligations of the OWNER

6.1.1. Binding Obligations. The obligations under this AGREEMENT shall be binding on OWNER, its successors or assigns.

6.1.2. Development Review Process. At the time of development of the PROPERTY, OWNER will submit such applications and documentation as are required by law and shall comply with the County's CODE applicable at the time of approval of the Agreement except as otherwise stated herein.

6.1.3. Development Restrictions. The following restrictions shall apply to development of the PROPERTY:

6.1.3.1 The PROPERTY shall be developed substantially in conformance with the CONCEPT PLAN.

6.1.3.2 OWNER shall comply with the building intensities and height required by the PROPERTY'S zoning and land use designations, unless otherwise modified by this AGREEMENT.

6.1.3.3 OWNER agrees to limit the use and development of the PROPERTY consistent with the restrictions included in the Conditional Use, attached hereto as Exhibit "C" ("Conditional Use Conditions").

6.2. Obligations of the County

6.2.1 Concurrent with the approval of this AGREEMENT, the COUNTY shall promptly process an amendment to the land use plan and zoning designation for the PROPERTY as set forth in Recital G above, all in accordance with the CODE.

6.2.2 COUNTY will promptly process site and construction plan applications for the Property that are consistent with this AGREEMENT, the Comprehensive Plan and that meet the requirements of the CODE at the time of the effective date of this Agreement. Notwithstanding anything contained herein to the contrary, the Owner shall comply with the County floodplain, flood protection and stormwater management regulations in place at the time of application for final site plan approval.

6.2.3 Pursuant to the terms herein and the CONCEPT PLAN, the COUNTY hereby grants a Conditional Use for the operation of the existing commercial marina and expansion of the existing use consistent with the Concept Plan, pursuant to Section

138-890(1). The commercial marina includes a boat ramp, snack and bait shop, parking for cars and boat trailers, parking and storage of boats on trailers, and additional parking for customers, subject to the terms included herein and the Conditional Use Conditions.

6.2.4 The final effectiveness of the redesignation referenced in Section 6.2.1. and this Development Agreement are subject to:

6.2.4.1 The provisions of Chapter 125 and 163, Florida Statutes, as they may govern such amendments;

6.2.4.2 The expiration of any appeal periods or, if an appeal is filed, at the conclusion of such appeal; and

SECTION 7. PUBLIC FACILITIES TO SERVICE DEVELOPMENT. The following public facilities are presently available to the PROPERTY from the sources indicated below. Development of the PROPERTY will be governed by the concurrency ordinance provisions applicable at the time of development approval. With respect to transportation, the concurrency provisions for the proposed development have been met.

7.1. Potable water from Pinellas County

7.2. Sewer service from Pinellas County.

7.3. Fire protection from Palm Harbor Fire District.

7.4. Drainage facilities for the PROPERTY will be provided by OWNER.

SECTION 8. REQUIRED LOCAL GOVERNMENT PERMITS. The required local government development permits for development of the PROPERTY include, without limitation, the following:

8.1. Site plan approval(s) and associated utility licenses and right-of-way utilization permits;

8.2. Construction plan approval(s);

8.3. Building permit(s); and

8.4. Certificate(s) of occupancy.

SECTION 9. CONSISTENCY. The COUNTY finds that development of the PROPERTY consistent with the terms of this AGREEMENT is consistent with the Pinellas County Comprehensive Plan.

Section 10. Termination.

10.1 If OWNER'S obligations set forth in this AGREEMENT are not followed in a timely manner, as determined by the County Administrator, after notice to OWNER and an opportunity to be heard, existing permits shall be administratively suspended and issuance of new permits suspended until OWNER has fulfilled its obligations. Failure to timely fulfill its obligations may serve as a basis for termination of this AGREEMENT by the COUNTY, at the discretion of the COUNTY and after notice to OWNER and an opportunity for OWNER to be heard.

10.2 In the event of termination pursuant to Section 10.1, or failure to commence the development of the PROPERTY within the duration of the AGREEMENT as defined in Section 5 above, the COUNTY shall have the option to return the PROPERTY to its current land use and zoning designations. OWNER agrees to cooperate and not contest any administrative procedures necessary to implement restoration of the land use and zoning designations. This obligation survives the termination of the AGREEMENT for the time necessary to accomplish the redesignations.

Section 11. Other Terms and Conditions.

11.1. Except in the case of termination, until five (5) years after the date of this AGREEMENT, the PROPERTY shall not be subject to subsequently adopted laws and policies unless the COUNTY has held a public hearing and determined:

11.1.1 They are not in conflict with the laws and policies governing this AGREEMENT and do not prevent development of the land uses, intensities, or densities in the AGREEMENT;

11.1.2 That substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement;

11.1.3 They are essential to the public health, safety, or welfare, and expressly state that they shall apply to the development that is subject to a development agreement;

11.1.4 They are specifically anticipated and provided for in this Agreement;

11.1.5 The local government demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this AGREEMENT; or

11.1.6 This Agreement is based on substantially inaccurate information provided by OWNER.

SECTION 12. COMPLIANCE WITH LAW. The failure of this AGREEMENT to address any particular permit, condition, term or restriction shall not relieve OWNER from the necessity of complying with the law governing such permitting requirements, conditions, terms or restrictions.

SECTION 13. NOTICES. Notices and communications required or desired to be given under this Agreement shall be given to the parties by hand delivery, by nationally recognized overnight courier service such as Federal Express, or by certified mail, return receipt requested, addressed as follows (copies as provided below shall be required for proper notice to be given):

If to OWNER: T. Richard Bennett
Speckled Trout Marina, LLC
343 Bayshore Road
Palm Harbor, FL 34683

With copy to: Katherine E. Cole, Esq.
Hill Ward Henderson
311 Park Place, Suite 240
Clearwater, FL 33770
Email: kcole@hwlaw.com

If to COUNTY: Pinellas County Board of County Commissioners
c/o County Attorney's Office
315 Court St.
Clearwater, FL 33756

Properly addressed, postage prepaid, notices or communications shall be deemed delivered and received on the day of hand delivery, the next business day after deposit with an overnight courier service for next day delivery, or on the third (3rd) day following deposit in the United States mail, certified mail, return receipt requested. The parties may change the addresses set forth above (including the addition of a mortgagee to receive copies of all notices), by notice in accordance with this Section.

SECTION 14. RIGHT TO CURE. OWNER will not be deemed to have failed to comply with the terms of this AGREEMENT until OWNER shall have received notice from the COUNTY of the alleged non-compliance and until the expiration of a reasonable period after receipt of such notice to cure such non-compliance. Whether the time period has been reasonable shall be based on the nature of the non-compliance and shall be determined in the sole judgment of the County Administrator, reasonably exercised.

SECTION 15. MINOR NON-COMPLIANCE. OWNER will not be deemed to have failed to comply with the terms of this AGREEMENT in the event such non-compliance, in the judgment of the County Administrator, reasonably exercised, as a minor or inconsequential nature.

SECTION 16. COVENANT OF COOPERATION. The parties shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this AGREEMENT and in achieving the completion of development of the PROPERTY.

SECTION 17. APPROVALS. Whenever an approval or consent is required under or contemplated by this AGREEMENT such approval or consent shall not be unreasonably

withheld, delayed or conditioned. All such approvals and consents shall be requested and granted in writing.

SECTION 18. COMPLETION OF AGREEMENT. Upon the completion of performance of this AGREEMENT or its revocation or termination, a statement evidencing such completion, revocation or termination shall be signed by the parties hereto and recorded in the official records of the COUNTY.

SECTION 19. ENTIRE AGREEMENT. This AGREEMENT (including any and all Exhibits attached hereto all of which are a part of this AGREEMENT to the same extent as if such Exhibits were set forth in full in the body of this AGREEMENT), constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof.

SECTION 20. CONSTRUCTION. The titles, captions and section numbers in this AGREEMENT are inserted for convenient reference only and do not define or limit the scope or intent and should not be used in the interpretation of any section, subsection or provision of this AGREEMENT. Whenever the context requires or permits, the singular shall include the plural, and plural shall include the singular and any reference in this AGREEMENT to OWNER includes OWNER's successors or assigns. This AGREEMENT was the production of negotiations between representatives for the COUNTY and OWNER and the language of the Agreement should be given its plain and ordinary meaning and should not be construed against any party hereto. If any term or provision of this AGREEMENT is susceptible to more than one interpretation, one or more of which render it valid and enforceable, and one or more of which would render it invalid or unenforceable, such term or provision shall be construed in a manner that would render it valid and enforceable.

SECTION 21. PARTIAL INVALIDITY. If any term or provision of this AGREEMENT or the application thereof to any person or circumstance is declared invalid or unenforceable, the remainder of this AGREEMENT, including any valid portion of the invalid term or provision and the application of such invalid term or provision to circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and shall with the remainder of this AGREEMENT continue unmodified and in full force and effect. Notwithstanding the foregoing, if such responsibilities of any party thereto to the extent that the purpose of this AGREEMENT or the benefits sought to be received hereunder are frustrated, such party shall have the right to terminate this AGREEMENT upon fifteen (15) days notice to the other parties.

SECTION 22. GOVERNING LAW. This AGREEMENT shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflict of laws principles of such state.

SECTION 23. COUNTERPARTS. This AGREEMENT may be executed in counterparts, all of which together shall continue one and the same instrument.

IN WITNESS WHEREOF, the parties have hereto executed this AGREEMENT the date and year first above written.

WITNESSES:

LLC, a Florida limited liability company

Speckled Trout Marina,

Denna V Taylor Bennett

Printed Name: Denna V Taylor-Bennett

By

T. Richard Bennett

T. Richard Bennett, Manager

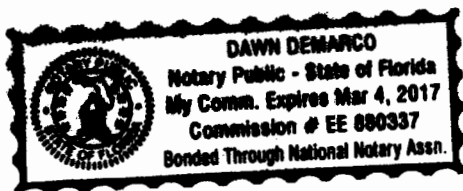
Jill B Howard

Printed Name: Jill B Howard

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 12 day of November, 2013, by T. Richard Bennett, Manager, Speckled Trout Marina, LLC, a Florida limited liability company, on behalf of the company. He ☐ is personally known to me or ☒ produced FL. DL as identification.



[Signature]
Notary Public

Print Name: _____

WITNESSES:

Speckled Trout Holdings, Inc.

Denna V Taylor Bennett
Printed Name: Denna V Taylor Bennett

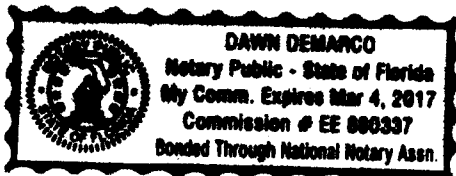
By: T. Richard Bennett
T. Richard Bennett
President

Jill B Howard
Printed Name: Jill B Howard

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 12 day of November, 2013, by T. Richard Bennett, President, Speckled Trout Holdings, Inc., a Florida corporation, on behalf of the corporation and company. He ☐ is personally known to me or ☒ produced FL ID as identification.



[Signature]
Notary Public

Print Name: _____

WITNESSES:

Speckled Trout Boatyard, Inc.

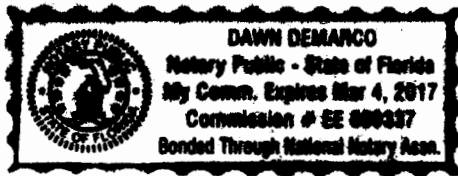
Denna V Taylor-Bennett
Printed Name: Denna V Taylor-Bennett
Will B Howard
Printed Name: Will B Howard

By: T. Richard Bennett
T. Richard Bennett
President

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 12 day of November, 2013, by T. Richard Bennett, President, Speckled Trout Boatyard, Inc., a Florida corporation, on behalf of the corporation and company. He ☐ is personally known to me or ☒ produced FL. ID as identification.



Dawn Demarco
Notary Public
Print Name: _____

WITNESSES:

Speckled Trout Landing, Inc.

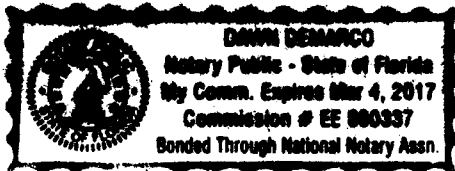
Denna V. Taylor Bennett
Printed Name: Denna V. Taylor Bennett
Jill B. Howard
Printed Name: Jill B. Howard

By: T. Richard Bennett
T. Richard Bennett
President

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 19 day of November, 2013, by T. Richard Bennett, President, Speckled Trout Landing, Inc., a Florida corporation, on behalf of the corporation and company. He ☐ is personally known to me or ☒ produced FL. D.H. as identification.



[Signature]
Notary Public

Print Name: _____

ATTEST: KEN BURKE, CLERK

PINELLAS COUNTY, FLORIDA

BY: _____
Deputy Clerk

Chairman, Board of County
Commissioners

Approved as to Form:

[Signature]
Office of County Attorney

EXHIBIT "A"

Legal Description of Property
(Shimp Sketch)

LEGAL DESCRIPTION

PARCEL 1

THAT PART OF BLOCK 6, OF FUTRELL'S SUBDIVISION, AS RECORDED IN DEED BOOK S, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID BLOCK 6, RUN S00°51'10"W ALONG THE EAST LINE OF BLOCK 6, 396.0 FEET; THENCE RUN N89°41'17"W PARALLEL TO THE NORTH LINE OF BLOCK 6, 300.0 FEET; THENCE S00°51'10"W 16.0 FEET; THENCE N89°42'17"W 80.0 FEET FOR A POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUE N89°42'17"W 150 FEET; THENCE N00°51'10"E 97.0 FEET; THENCE N89°42'17"W 150.0 FEET; THENCE N00°51'10"E 154.0 FEET; THENCE S89°42'17"E 300.0 FEET; THENCE S00°51'10"W 251.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ROAD RIGHT OF WAY.

LESS AND EXCEPT:

THAT PART OF BLOCK 6, OF FUTRELL'S SUBDIVISION, AS RECORDED IN DEED BOOK S, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID BLOCK 6, RUN S00°51'10"W ALONG THE EAST LINE OF BLOCK 6, 396.0 FEET; THENCE RUN N89°42'17"W PARALLEL TO THE NORTH LINE OF BLOCK 6, 300 FEET; THENCE S00°51'10"W 16.0 FEET; THENCE N89°42'17"W 230.0 FEET; THENCE N00°51'10"E 97 FEET TO A POINT OF BEGINNING; THENCE N89°42'17"W 150 FEET TO THE RIGHT-OF-WAY LINE OF BAYSHORE DRIVE; THENCE N00°51'10"E 74 FEET; THENCE S89°42'17"E 150 FEET; THENCE S00°51'10"W 74 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PART OF BLOCK 6, OF FUTRELL'S SUBDIVISION, AS RECORDED IN DEED BOOK S, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID BLOCK 6, RUN S00°51'10"W ALONG THE EAST LINE OF BLOCK 6, 396.00 FEET; THENCE RUN N89°42'17"W PARALLEL TO THE NORTH LINE OF BLOCK 6, 300.00 FEET; THENCE S00°51'10"W 16.0 FEET; THENCE N89°42'17"W 80.00 FEET; THENCE N00°51'10"E 171.00 FEET TO THE POINT OF BEGINNING; THENCE N89°42'17"W 125.00 FEET; THENCE N00°51'10"E 80.00 FEET; THENCE S89°42'17"E 125.00 FEET; THENCE S00°51'10"W 80.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2

A PORTION OF BLOCK 6, FUTRELL'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK S, PAGES 234 AND 235, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE S00°51'10"W, ALONG THE EAST BOUNDARY OF SAID BLOCK 6, A DISTANCE OF 161.00 FEET TO THE POINT OF BEGINNING; THENCE S00°50'21"W, ALONG SAID EAST BOUNDARY OF BLOCK 6, A DISTANCE OF 234.92 FEET; THENCE N89°43'12"W, A DISTANCE OF 299.85 FEET; THENCE S00°52'58"W, A DISTANCE OF 16.14 FEET; THENCE N89°40'02"W, A DISTANCE OF 80.06 FEET; THENCE N00°51'07"E, A DISTANCE OF 251.18 FEET; THENCE S89°41'26"E, A DISTANCE OF 379.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3

A PORTION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 6 OF FUTRELL'S SUBDIVISION, AS RECORDED IN DEED BOOK S, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE PROCEED DUE WEST FOR 823 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF BAY STREET WITH THE EAST RIGHT-OF-WAY OF SECTION AVENUE (BAYSHORE DRIVE); THENCE SOUTHWESTERLY ALONG THE EAST RIGHT-OF-WAY OF SECTION AVENUE (BAYSHORE DRIVE) FOR 185.33 FEET TO THE SOUTHWEST CORNER OF SAM AVERETT PROPERTY; THENCE N89°38'43"W FOR 60 FEET TO THE WEST RIGHT-OF-WAY OF SECTION AVENUE (BAYSHORE DRIVE) FOR A POINT OF BEGINNING; THENCE N00°53'53"E FOR 61.00 FEET TO THE SOUTHEAST CORNER OF GULFSIDE PROPERTIES TRACT; THENCE N89°38'43"W ALONG THE SOUTH LINE OF SAID GULFSIDE PROPERTIES TRACT FOR 44.08 FEET TO A POINT ON A LINE LYING 10 FEET WEST OF AND PARALLEL TO THE EXISTING SEAWALL; THENCE ALONG SAID LINE FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) S00°43'21"E FOR 12.88 FEET, (2) S07°36'16"W FOR 90.07 FEET, (3) S84°46'21"E FOR 12.38 FEET, (4) S06°42'57"W FOR 51.94 FEET, (5) S68°43'01"W FOR 9.34 FEET TO A POINT ON A LINE LYING 10.00 FEET NORTH OF AND PARALLEL TO THE EXISTING SEAWALL; THENCE N84°51'30"W ALONG SAID LINE FOR 105.61 FEET; THENCE S55°38'32"E FOR 30.32 FEET; THENCE S42°30'36"E FOR 66.70 FEET; THENCE N89°58'19"E FOR 90.00 FEET TO THE WEST RIGHT-OF-WAY OF SAID SECTION AVENUE (BAYSHORE DRIVE); THENCE N00°53'53"E, FOR 153.78 FEET TO THE POINT OF BEGINNING.

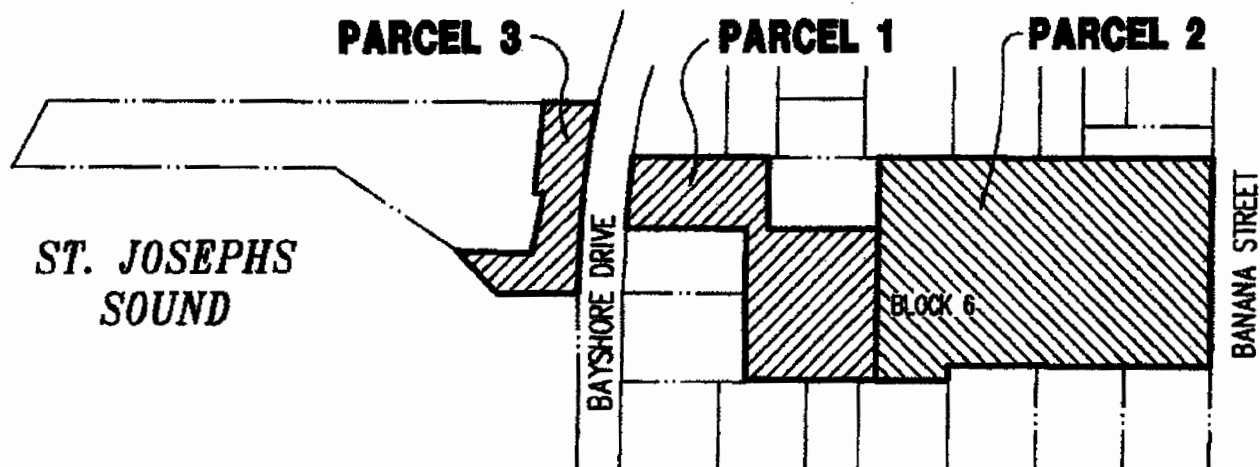
TOGETHER WITH ANY LANDS LYING BETWEEN SAID WEST RIGHT-OF-WAY OF SECTION AVENUE (BAYSHORE DRIVE), AS PLATTED, AND THE MONUMENTED WEST RIGHT-OF-WAY SAID SECTION AVENUE (BAYSHORE DRIVE).

SECTION . 10 & 11 . , TOWNSHIP . 28 . SOUTH, RANGE . 15 . EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH
THIS IS NOT A SURVEY



0 200
GRAPHIC SCALE
1 inch = 200 feet



CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp II

GEORGE A. SHIMP II, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 120137A

DATE SURVEYED: N/A

DRAWING FILE: 120137A.DWG

DATE DRAWN: 12-14-2012

LAST REVISION: SEE SHEET 1

X REFERENCE: SEE SHEET 1



GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED

LAND SURVEYORS LAND PLANNERS

3301 DeSOTO BOULEVARD, SUITE D

PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1258

LB 1834

SECTION . 10 & 11 , TOWNSHIP . . . 28 . . . SOUTH, RANGE . . . 15 . . . EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

ABBREVIATIONS

A = ARC LENGTH	FFP = FOUND FINCHED PIPE	PROP = PROPERTY
A/C = AIR CONDITIONER	FRM = FRAME	PSM = PROFESSIONAL SURVEYOR & MAPPER
AF = ALUMINUM FENCE	FZL = FLOOD ZONE LINE	PT = POINT OF TANGENCY
ALUM = ALUMINUM	GAR = GARAGE	PMT = PAVEMENT
ASPH = ASPHALT	G/E = GLASS ENCLOSURE	RAD = RADIUS
BFE = BASE FLOOD ELEVATION	HWF = HOG WIRE FENCE	R = RECORD
BLDG = BUILDING	HWL = HIGH WATER LINE	REF = REFERENCE
BLK = BLOCK	INV = INVERT	RES = RESIDENCE
BM = BENCH MARK	LB = LAND SURVEYING BUSINESS	RL = RADIAL LINE
BNDY = BOUNDARY	LFE = LOWEST FLOOR ELEV	RLS = REGISTERED LAND SURVEYOR
BRG = BEARING	LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER	RND = ROUND
BWF = BARBED WIRE FENCE	LS = LAND SURVEYOR	RNG = RANGE
C = CALCULATED	M = MEASURED	RRS = RAIL ROAD SPIKE
CB = CHORD BEARING	MAS = MASONRY	R/W = RIGHT-OF-WAY
CBS = CONCRETE BLOCK STRUCTURE	MES = MIXED END SECTION	SCM = SET CONCRETE MONUMENT
CHD = CHORD	MH = MANHOLE	S/E = SCREENED ENCLOSURE
CL = CENTERLINE	MHWL = MEAN HIGH WATER LINE	SEC = SECTION
CLF = CHAIN LINK FENCE	MSL = MEAN SEA LEVEL	SET N&D = SET NAIL AND DISK RLS# 2512
CLOS = CLOSURE	N&B = NAIL AND BOTTLE CAP	SIR = SET 1/2" IRON ROD RLS# 2512
COL = COLUMN	N&D = NAIL AND DISK	SD = SQUARE
CONC = CONCRETE	N&T = NAIL AND TAB	SRF = SPLIT RAIL FENCE
CR = COUNTY ROAD	NGVD = NATIONAL GEODETIC VERTICAL DATUM	SR = STATE ROAD
C/S = CONCRETE SLAB	NO = NUMBER	STY = STORY
COR = CORNER	O/A = OVERALL	SUB = SUBDIVISION
COV = COVERED AREA	OHW = OVERHEAD WIRE(S)	S/W = SIDEWALK
D = DEED	OR = OFFICIAL RECORDS	TB = "T" BAR
DOT = DEPARTMENT OF TRANSPORTATION	O/S = OFFSET	TBM = TEMPORARY BENCH MARK
DRNG = DRAINAGE	P = PLAT	TC = TOP OF CURB
D/W = DRIVEWAY	PB = PLAT BOOK	TOB = TOP OF BANK
EL OR ELEV = ELEVATION	PC = POINT OF CURVE	TOS = TOE OF SLOPE
EDP = EDGE OF PAVEMENT	PCC = POINT OF COMPOUND CURVE	TRANS = TRANSFORMER
EDW = EDGE OF WATER	PCP = PERMANENT CONTROL POINT	TWP = TOWNSHIP
ESMT = EASEMENT	PG = PAGE	TYP = TYPICAL
FCM = FOUND CONCRETE MONUMENT	PK = PARKER KALON	UG = UNDERGROUND
FES = FLARED END SECTION	PL = PROPERTY LINE	UTL = UTILITY
FIP = FOUND IRON PIPE	POB = POINT OF BEGINNING	WD = WOOD
FIR = FOUND IRON ROD	POC = POINT OF COMMENCEMENT	WF = WOOD FENCE
FL = FLOW LINE	POL = POINT ON LINE	WIF = WROUGHT IRON FENCE
FLO = FIELD	PP = POWER POLE	WIT = WITNESS
FND = FOUND	PRC = POINT OF REVERSE CURVATURE	WRF = WIRE FENCE
FOP = FOUND OPEN PIPE	PRM = PERMANENT REFERENCE MONUMENT	WV = WATER VALVE
FPC = FLORIDA POWER CORP.		

*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.

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CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 54-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp II

GEORGE A. SHIMP II, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 120137A

DATE SURVEYED: N/A

DRAWING FILE: 120137A.DWG

DATE DRAWN: 12-14-2012

LAST REVISION: SEE SHEET 1

X REFERENCE: SEE SHEET 1



**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS

3301 DASHOTO BOULEVARD, SUITE D

PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

LB 1834

Exhibit A-1

Entity	Tax Parcel Number	
Speckled Trout Holdings, Inc.	11/28/15/02542/000/0010 11/28/15/02542/000/0020 11/28/15/02542/000/0030 11/28/15/022542/000/0040	Residential Property
Speckled Trout Boatyard, Inc.	11/28/15/29898/006/0036	NC-40 Property
Speckled Trout Landing, Inc.	10/28/15/12816/001/1100	NC-40 Property
Speckled Trout Marina, LLC	11/28/15/02542/000/001	Private Road

EXHIBIT “B”

Concept Plan

Exhibit "C"

CONDITIONS

1. The **Property** is subject to the following General Conditions:
 - a) Full site plan review, including review for compliance with County landscaping and parking regulations, is required for the Property (parcels 1, 2, and 3), with site development to be done substantially in conformance with the Concept Plan (attached).
 - b) Property owner will apply for (within a year of site plan approval) and retain State of Florida certification as a Clean Marina.
 - c) Hours of operation are sunrise to sundown.
 - d) If security lighting and/or cameras are installed on the Property, the lighting shall be low level and lights/cameras shall be directed away from the adjacent residential areas. Outdoor intercoms are not permitted.
 - e) No vehicular ingress or egress to the Property is allowed off of, or on to, Banana Street, unless for routine grounds maintenance.
 - f) Minimal boat maintenance is allowed on the Property. However, crab trap storage, boat building activities, fiberglass repairs, engine rebuilding, spray painting, pressure washing of boats, sanding, blasting, or any other activity that emits noise or noxious odors in violation of County code are prohibited on the Property.
 - g) Other than the duplex permitted on Parcel 3, no other residential development is permitted on the Property.
 - h) Nothing herein shall restrict construction of restroom facilities on the Property consistent with an approved Site Plan.
 - i) In the event any of the General or Specific Conditions are not met, the Board of County Commissioners may rescind the Conditional Use on this Property.
2. On **Parcel 1 of the Property**, the following Specific Conditions apply:
 - a) On the northwestern-most "rectangle" of parcel 1 – vehicles, or vehicles with boat trailers, are permitted. Storage of boats is not permitted (*note that "vehicles" means passenger vehicles, not boats or boat trailers*); however, temporary drop off of boats is allowed prior to storage.
 - b) On the southern "rectangle" of parcel 1, a 10 foot setback is required on the western and southern perimeter. Only vehicles are permitted to park within that setback area. Storage of boats and/or boat trailers is not permitted.
 - c) Boat storage, including vehicles with boat trailers, may park elsewhere on that "rectangle," but not within the setback area described in 2b above.

- d) A six-foot high opaque fence or solid masonry wall is required along the southernmost, western and northern portions of the parcel which abut residential properties not owned by the Property owner, as depicted on the Concept Plan.

3. On **Parcel 2 of the Property**, the following Specific Conditions apply:

- a) On the northern side of the parcel, a landscape buffer/setback with an average width of 20 feet is required. The landscape buffer/setback may be of varying widths designed to accommodate/protect the existing trees as much as possible. No vehicles, boats, or trailers, may park, or be stored, within that setback/buffer area.
- b) On the southern side of the parcel, a landscape buffer/setback is required. The landscape buffer/setback shall generally average 10 feet, but can be variable in order to best protect/retain the existing trees. No vehicles, boats or trailers may park, or be stored, within the landscape buffer/setback area.
- c) Boats and boat trailers may be parked elsewhere on the parcel.
- d) A storage shed, no taller than 15 feet in height and no larger than 25 ft. by 40 ft. , is permitted on parcel 2; no other vertical development is allowed, except as provided in 1.h, above. There shall be no boat storage in the storage shed.
- e) A six-foot high opaque fence or solid masonry wall is required along the northern and southern perimeters of the parcel, as depicted on the Concept Plan. A similar fence is required along the eastern perimeter of the boat storage area but may include a locked gate for maintenance/emergency access.
- f) Regarding the portion of the parcel depicted on the Concept Plan as the Banana Street Buffer, no uses are permitted other than stormwater retention. To the extent possible, retention of tree canopy in the buffer area is required and will be addressed at the time of site plan review.

4. On **Parcel 3 of the Property**, the following Specific Conditions apply:

- a) A bait/snack shop, no larger than 300 square feet, is permitted on Parcel 3.
- b) A duplex is permitted to be constructed on Parcel 3; no other residential units are permitted.

RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 3.25 ACRES LOCATED 160 FT. SOUTH OF BAY STREET AND BEING ON THE EAST AND WEST SIDE OF BAYSHORE DRIVE (ADDRESS BEING: 343 BAYSHORE DRIVE, OZONA); PAGES 91, 93 OF THE ZONING ATLAS, AS BEING IN SECTIONS 10 AND 11, TOWNSHIP 28, RANGE 15; FROM R-4, ONE, TWO & THREE FAMILY RESIDENTIAL TO COMMERCIAL RECREATION WITH A DEVELOPMENT AGREEMENT LIMITING THE USE OF THE SITE FOR PARKING, STORAGE OF BOATS AND BOAT TRAILERS, AND TRANSIENT UNITS NOT TO EXCEED 45 FEET IN HEIGHT; UPON APPLICATION OF SPECKLED TROUT MARINA, LLC THROUGH KATHERINE E. COLE, ESQUIRE, HILL WARD HENDERSON, REPRESENTATIVE, Z/LU/CU-7-3-13.

WHEREAS, Speckled Trout Holdings, Inc., owning property with Parcel I. D. numbers 11/28/15/02542/000/0010, 0020, 0030, and 0040, Speckled Trout Boatyard, Inc., owning property with Parcel I. D. number 11/28/15/29898/006/0036, Speckled Trout Landing, Inc., owning property with Parcel I. D. number 10/28/15/02542/001/1100, and Speckled Trout Marina, LLC, owning property with Parcel I. D. number 11/28/15/02542/000/0001 (hereinafter collectively referenced as "Owners"), said parcels of property located at 343 Bayshore Drive, Ozona, Florida (hereinafter collectively referenced as "Property"), have 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 to CR, Commercial Recreation, and to approve a development agreement limiting the use of the Property for a commercial marina with parking, storage of boats and boat trailers, and transient units not to exceed 45 feet in height; and

WHEREAS, Owners have concurrently submitted an application in case #Z/LU/CU-7-3-13 for a conditional use for a commercial marina in a Commercial Recreation (CR) zone; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification and development agreement 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, and the proposed development agreement approved.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 10th day of December, 2013, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Exhibit "A"

be, and the same is hereby changed from R-4, One, Two & Three Family Residential to CR, Commercial Recreation, and a development agreement approved, subject to an amendment to the Pinellas County Future Land Use Map from Residential Low to Commercial Recreation, Z/LU/CU-7-3-13.

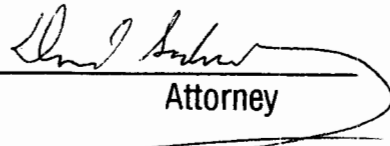
Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By 
Attorney

LEGAL DESCRIPTION

PARCEL 1

THAT PART OF BLOCK 6, OF FUTRELL'S SUBDIVISION, AS RECORDED IN DEED BOOK S, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID BLOCK 6, RUN S00°51'10"W ALONG THE EAST LINE OF BLOCK 6, 308.0 FEET; THENCE RUN N89°41'17"W PARALLEL TO THE NORTH LINE OF BLOCK 6, 300.0 FEET; THENCE S00°51'10"W 16.0 FEET; THENCE N89°42'17"W 80.0 FEET FOR A POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUE N89°42'17"W 150 FEET; THENCE N00°51'10"E 97.0 FEET; THENCE N89°42'17"W 150.0 FEET; THENCE N00°51'10"E 154.0 FEET; THENCE S89°42'17"E 300.0 FEET; THENCE S00°51'10"W 251.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ROAD RIGHT OF WAY.

LESS AND EXCEPT:

THAT PART OF BLOCK 6, OF FUTRELL'S SUBDIVISION, AS RECORDED IN DEED BOOK S, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID BLOCK 6, RUN S00°51'10"W ALONG THE EAST LINE OF BLOCK 6, 308.0 FEET; THENCE RUN N89°42'17"W PARALLEL TO THE NORTH LINE OF BLOCK 6, 300 FEET; THENCE S00°51'10"W 18.0 FEET; THENCE N89°42'17"W 230.0 FEET; THENCE N00°51'10"E 97 FEET TO A POINT OF BEGINNING; THENCE N89°42'17"W 150 FEET TO THE RIGHT-OF-WAY LINE OF BAYSHORE DRIVE; THENCE N00°51'10"E 74 FEET; THENCE S89°42'17"E 150 FEET; THENCE S00°51'10"W 74 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PART OF BLOCK 6, OF FUTRELL'S SUBDIVISION, AS RECORDED IN DEED BOOK S, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID BLOCK 6, RUN S00°51'10"W ALONG THE EAST LINE OF BLOCK 6, 398.00 FEET; THENCE RUN N89°42'17"W PARALLEL TO THE NORTH LINE OF BLOCK 6, 300.00 FEET; THENCE S00°51'10"W 16.0 FEET; THENCE N89°42'17"W 80.00 FEET; THENCE N00°51'10"E 171.00 FEET TO THE POINT OF BEGINNING; THENCE N89°42'17"W 125.00 FEET; THENCE N00°51'10"E 80.00 FEET; THENCE S89°42'17"E 125.00 FEET; THENCE S00°51'10"W 80.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2

A PORTION OF BLOCK 6, FUTRELL'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK S, PAGES 234 AND 235, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE S00°51'10"W, ALONG THE EAST BOUNDARY OF SAID BLOCK 6, A DISTANCE OF 161.00 FEET TO THE POINT OF BEGINNING; THENCE S00°50'21"W, ALONG SAID EAST BOUNDARY OF BLOCK 6, A DISTANCE OF 234.92 FEET; THENCE N89°43'12"W, A DISTANCE OF 299.85 FEET; THENCE S00°52'58"W, A DISTANCE OF 16.14 FEET; THENCE N89°40'02"W, A DISTANCE OF 80.06 FEET; THENCE N00°51'07"E, A DISTANCE OF 251.18 FEET; THENCE S89°41'26"E, A DISTANCE OF 379.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3

A PORTION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 6 OF FUTRELL'S SUBDIVISION, AS RECORDED IN DEED BOOK 5, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE PROCEED DUE WEST FOR 623 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF BAY STREET WITH THE EAST RIGHT-OF-WAY OF SECTION AVENUE (BAYSHORE DRIVE); THENCE SOUTHWESTERLY ALONG THE EAST RIGHT-OF-WAY OF SECTION AVENUE (BAYSHORE DRIVE) FOR 185.33 FEET TO THE SOUTHWEST CORNER OF SAM AVERETT PROPERTY; THENCE N89°38'43"W FOR 60 FEET TO THE WEST RIGHT-OF-WAY OF SECTION AVENUE (BAYSHORE DRIVE) FOR A POINT OF BEGINNING; THENCE N00°53'53"E FOR 61.00 FEET TO THE SOUTHEAST CORNER OF GULFSIDE PROPERTIES TRACT; THENCE N89°38'43"W ALONG THE SOUTH LINE OF SAID GULFSIDE PROPERTIES TRACT FOR 44.08 FEET TO A POINT ON A LINE LYING 10 FEET WEST OF AND PARALLEL TO THE EXISTING SEAWALL; THENCE ALONG SAID LINE FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) S00°43'21"E FOR 12.88 FEET, (2) S07°36'16"W FOR 90.07 FEET, (3) S84°46'21"E FOR 12.38 FEET, (4) S06°42'57"W FOR 51.84 FEET, (5) S88°43'01"W FOR 9.34 FEET TO A POINT ON A LINE LYING 10.00 FEET NORTH OF AND PARALLEL TO THE EXISTING SEAWALL; THENCE N84°51'30"W ALONG SAID LINE FOR 105.61 FEET; THENCE S55°38'32"E FOR 30.32 FEET; THENCE S42°30'36"E FOR 66.70 FEET; THENCE N89°38'19"E FOR 80.00 FEET TO THE WEST RIGHT-OF-WAY OF SAID SECTION AVENUE (BAYSHORE DRIVE); THENCE N00°53'53"E, FOR 153.78 FEET TO THE POINT OF BEGINNING.

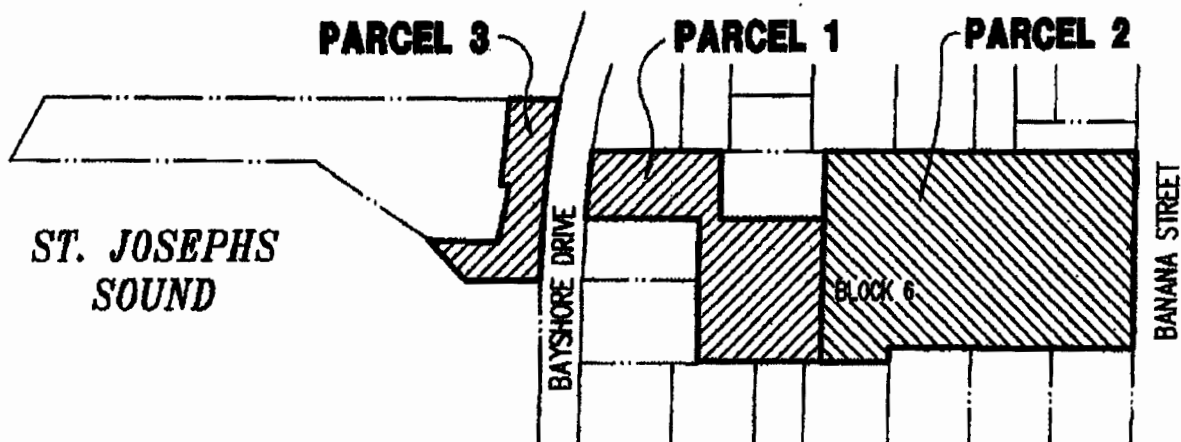
TOGETHER WITH ANY LANDS LYING BETWEEN SAID WEST RIGHT-OF-WAY OF SECTION AVENUE (BAYSHORE DRIVE), AS PLATTED, AND THE MONUMENTED WEST RIGHT-OF-WAY SAID SECTION AVENUE (BAYSHORE DRIVE).

SECTION . 10 & 11 . TOWNSHIP . 28 . SOUTH, RANGE . 15 . EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH
THIS IS NOT A SURVEY



0 200
GRAPHIC SCALE
1 inch = 200 feet



CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp II

GEORGE A. SHIMP II, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 120137A

DATE SURVEYED: N/A

DRAWING FILE: 120137A.DWG

DATE DRAWN: 12-14-2012

LAST REVISION: SEE SHEET 1

X REFERENCE: SEE SHEET 1



**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS

3301 DeSOTO BOULEVARD, SUITE D

PALM HARBOR, FLORIDA 34683

PHONE (727) 784-6496 FAX (727) 786-1256

LB 1834

SECTION . 10 & 11, TOWNSHIP . 28 SOUTH, RANGE . 15 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

ABBREVIATIONS

A = ARC LENGTH	FPP = FOUND PINCHED PIPE	PROP = PROPERTY
A/C = AIR CONDITIONER	FRM = FRAME	PSM = PROFESSIONAL SURVEYOR & MAPPER
AF = ALUMINUM FENCE	FZL = FLOOD ZONE LINE	PT = POINT OF TANGENCY
ALUM = ALUMINUM	GAR = GARAGE	PMT = PAVEMENT
ASPH = ASPHALT	G/E = GLASS ENCLOSURE	RAD = RADIUS
BFE = BASE FLOOD ELEVATION	HWF = HOG WIRE FENCE	R = RECORD
BLDG = BUILDING	HWL = HIGH WATER LINE	REF = REFERENCE
BLK = BLOCK	INV = INVERT	RES = RESIDENCE
BM = BENCH MARK	LB = LAND SURVEYING BUSINESS	RL = RADIAL LINE
BNDRY = BOUNDARY	LFE = LOWEST FLOOR ELEV	RLS = REGISTERED LAND SURVEYOR
BRG = BEARING	LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER	RND = ROUND
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CBS = CONCRETE BLOCK STRUCTURE	MES = MITERED END SECTION	SCM = SET CONCRETE MONUMENT
CND = CHORD	MH = MANHOLE	S/E = SCREENED ENCLOSURE
CL = CENTERLINE	MHNL = MEAN HIGH WATER LINE	SEC = SECTION
CLF = CHAIN LINK FENCE	MSL = MEAN SEA LEVEL	SET N&D = SET NAIL AND DISK RLS# 2512
CLOS = CLOSURE	N&B = NAIL AND BOTTLE CAP	SR = SET 1/2" IRON ROD RLS# 2512
COL = COLLAR	N&D = NAIL AND DISK	SQ = SQUARE
CONC = CONCRETE	N&T = NAIL AND TAB	SRF = SPLIT RAIL FENCE
CR = COUNTY ROAD	NOVD = NATIONAL GEODETIC VERTICAL DATUM	SR = STATE ROAD
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DOT = DEPARTMENT OF TRANSPORTATION	O/S = OFFSET	TBM = TEMPORARY BENCH MARK
DRNG = DRAINAGE	P = PLAT	TC = TOP OF CURB
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EOP = EDGE OF PAVEMENT	PCD = POINT OF COMPOUND CURVE	TRANS = TRANSFORMER
EW = EDGE OF WATER	PCP = PERMANENT CONTROL POINT	TWP = TOWNSHIP
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FIR = FOUND IRON ROD	POC = POINT OF COMMENCEMENT	WF = WOOD FENCE
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FLD = FIELD	PP = POWER POLE	WIT = WITNESS
FND = FOUND	PRC = POINT OF REVERSE CURVATURE	WRF = WIRE FENCE
FOP = FOUND OPEN PIPE	PRM = PERMANENT REFERENCE MONUMENT	WV = WATER VALVE
FPC = FLORIDA POWER CORP.		

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George A. Shimp II

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LAST REVISION: SEE SHEET 1

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**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS

3301 PASO PASE BOULEVARD, SUITE D

PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1266

LB 1834

RESOLUTION NO. _____

RESOLUTION FOR A CONDITIONAL USE TO ALLOW A COMMERCIAL MARINA FOR PARCELS CONTAINING APPROXIMATELY 3.25 ACRES LOCATED 160 FT. SOUTH OF BAY STREET AND BEING ON THE EAST AND WEST SIDE OF BAYSHORE DRIVE (ADDRESS BEING: 343 BAYSHORE DRIVE, OZONA); PAGES 91 & 93 OF THE ZONING ATLAS, AS BEING IN SECTIONS 10 & 11, TOWNSHIP 28, RANGE 15; UPON APPLICATION OF SPECKLED TROUT MARINA, LLC THROUGH KATHERINE E. COLE, ESQUIRE, HILL WARD HENDERSON, REPRESENTATIVE, Z/LU/CU-7-3-13

WHEREAS, Speckled Trout Holdings, Inc., owning property with Parcel I. D. numbers 11/28/15/02542/000/0010, 0020, 0030, and 0040, Speckled Trout Boatyard, Inc., owning property with Parcel I. D. number 11/28/15/29898/006/0036, Speckled Trout Landing, Inc., owning property with Parcel I. D. number 10/28/15/02542/001/1100, and Speckled Trout Marina, LLC, owning property with Parcel I. D. number 11/28/15/02542/000/0001 (hereinafter collectively referenced as "Owners"), said parcels of property located at 343 Bayshore Drive, Ozona, Florida (hereinafter collectively referenced as "Property"), have petitioned the Board of County Commissioners of Pinellas County for a conditional use to allow a commercial marina, on the parcels of real property described above; and

WHEREAS, Owners have concurrently submitted an application in case #Z/LU/CU-7-3-13 to amend the land use and zoning classifications of the Property to Commercial Recreation (CR) with an accompanying Development Agreement that has a Concept Plan as an attachment, that is also attached as Exhibit "A" to this Resolution; and

WHEREAS, the attached Concept Plan designates the above referenced parcels of the Property in specific areas of Parcels 1, 2 and 3; and

WHEREAS, legal notice of public hearing on such proposed conditional use 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 conditional use for the Property should be granted.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County, in regular session duly assembled this 10th day of December, 2013, that the conditional use to allow for a commercial marina on the Property in Pinellas County, Florida, is hereby granted with the following conditions, subject to the rezoning of the Property from R-4, One, Two & Three Family Residential to CR, Commercial Recreation, and an amendment to the Pinellas County Future Land Use Map from Residential Low to Commercial Recreation, in case # Z/LU/CU-7-3-13:

1. The Property is subject to the following General Conditions:

- a) Full site plan review, including review for compliance with County landscaping and parking regulations, is required for the Property (parcels 1, 2, and 3), with site development to be done substantially in conformance with the Concept Plan (attached).
- b) Owners will apply for (within a year of site plan approval) and retain State of Florida certification as a Clean Marina.
- c) Hours of operation are sunrise to sundown.
- d) If security lighting and/or cameras are installed on the Property, the lighting shall be low level and lights/cameras shall be directed away from the adjacent residential areas. Outdoor intercoms are not permitted.
- e) No vehicular ingress or egress to the Property is allowed off of, or on to, Banana Street, unless for routine grounds maintenance.
- f) Minimal boat maintenance is allowed on the Property. However, crab trap storage, boat building activities, fiberglass repairs, engine rebuilding, spray painting, pressure washing of boats, sanding, blasting, or any other activity that emits noise or noxious odors in violation of County code are prohibited on the Property.
- g) Other than the duplex permitted on Parcel 3, no other residential development is permitted on the Property.
- h) Nothing herein shall restrict construction of restroom facilities on the Property consistent with an approved Site Plan.
- i) In the event any of the General or Specific Conditions are not met, the Board of County Commissioners may rescind the Conditional Use on this Property.

2. On Parcel 1 of the Property, the following Specific Conditions apply:

- a) On the northwestern-most “rectangle” of parcel 1 – vehicles, or vehicles with boat trailers, are permitted. Storage of boats is not permitted (*note that “vehicles” means passenger vehicles, not boats or boat trailers*); however, temporary drop off of boats is allowed prior to storage.
- b) On the southern “rectangle” of parcel 1, a 10 foot setback is required on the western and southern perimeter. Only vehicles are permitted to park within that setback area. Storage of boats and/or boat trailers is not permitted.

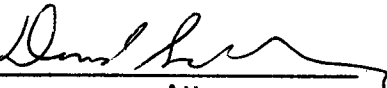
- c) Boat storage, including vehicles with boat trailers, may park elsewhere on that “rectangle,” but not within the setback area described in 2b above.
 - d) A six-foot high opaque fence or solid masonry wall is required along the southernmost, western and northern portions of the parcel which abut residential properties not owned by the Property owner, as depicted on the Concept Plan.
3. On Parcel 2 of the Property, the following Specific Conditions apply:
- a) On the northern side of the parcel, a landscape buffer/setback with an average width of 20 feet is required. The landscape buffer/setback may be of varying widths designed to accommodate/protect the existing trees as much as possible. No vehicles, boats, or trailers, may park, or be stored, within that setback/buffer area.
 - b) On the southern side of the parcel, a landscape buffer/setback is required. The landscape buffer/setback shall generally average 10 feet, but can be variable in order to best protect/retain the existing trees. No vehicles, boats or trailers may park, or be stored, within the landscape buffer/setback area.
 - c) Boats and boat trailers may be parked elsewhere on the parcel.
 - d) A storage shed, no taller than 15 feet in height and no larger than 25 ft. by 40 ft., is permitted on parcel 2; no other vertical development is allowed, except as provided in 1.h, above. There shall be no boat storage in the storage shed.
 - e) A six-foot high opaque fence or solid masonry wall is required along the northern and southern perimeters of the parcel, as depicted on the Concept Plan. A similar fence is required along the eastern perimeter of the boat storage area but may include a locked gate for maintenance/emergency access.
 - f) Regarding the portion of the parcel depicted on the Concept Plan as the Banana Street Buffer, no uses are permitted other than stormwater retention. To the extent possible, retention of tree canopy in the buffer area is required and will be addressed at the time of site plan review.
4. On Parcel 3 of the Property, the following Specific Conditions apply:
- a) A bait/snack shop, no larger than 300 square feet, is permitted on Parcel 3.
 - b) A duplex is permitted to be constructed on Parcel 3; no other residential units are permitted.

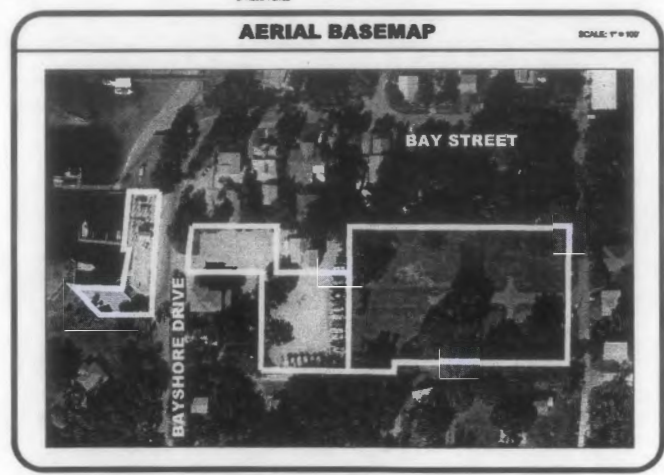
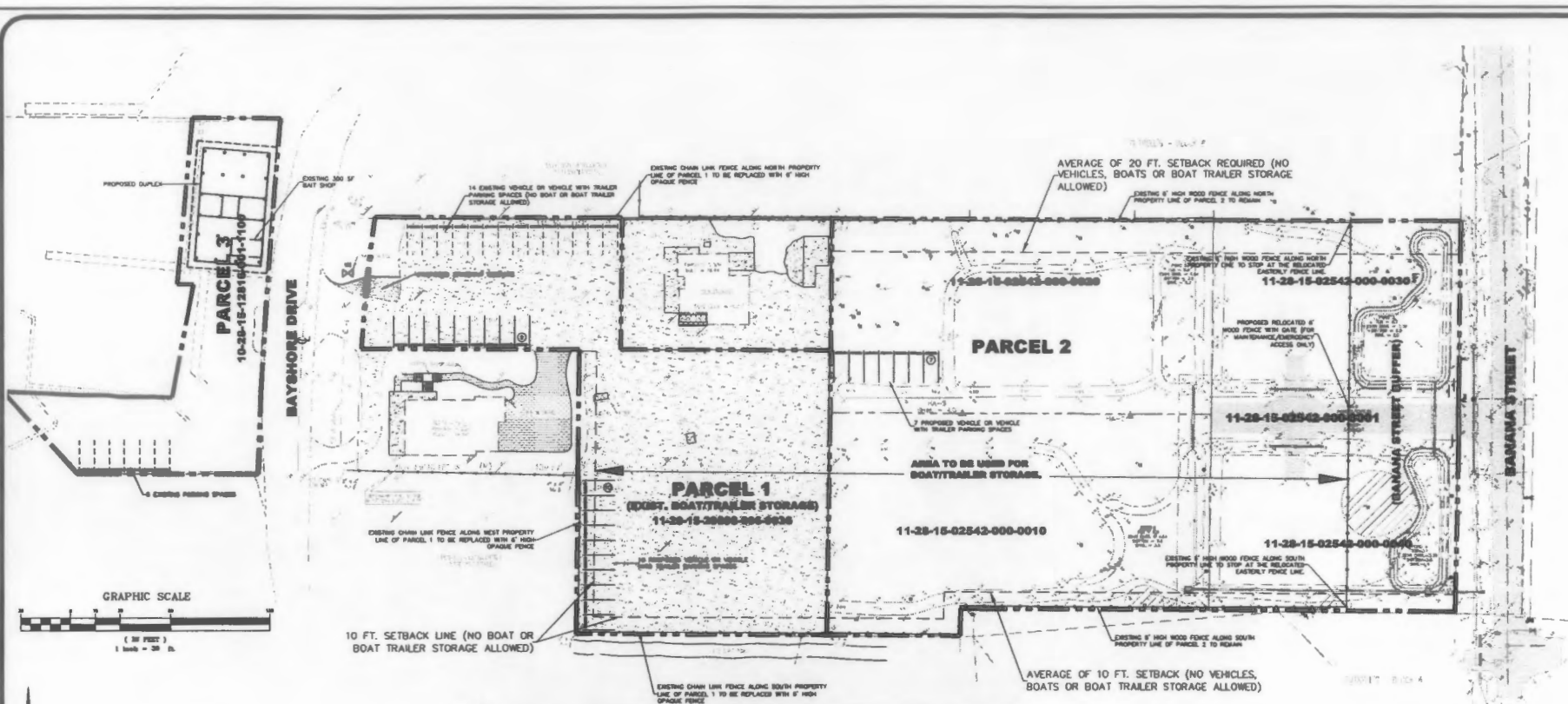
Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY
By 
Attorney



SITE DATA	
PARCEL ID #s	11-28-15-02543-000-0010*, 11-28-15-02543-000-0030*, 11-28-15-02543-000-0038*, 11-28-15-02543-000-0040*, 11-28-15-02543-000-0001*, 11-28-15-23880-000-0030 & 10-28-15-12810-001-1100
ZONING	R-4
LAND USE	RECREATION
GROSS SITE AREA	3.55 ACRES
PROPOSED IMPROVEMENTS	REQUIRED, 10 VEH BLPs @ 1 SPACES; 4 BLPs @ 3 SPACES PROPOSED: 48 SPACES
*PLAT VARIATION APPLIES FOR ONE PARCEL, IS TO BE ASSIGNED UPON APPROVAL OF VARIATION	

CONCEPT PLAN

LMA
 LAND, MARINE & ASSOCIATES, INC.
 1100 S. W. 10th Ave., Suite 1000, Fort Lauderdale, FL 33304
 Tel: 954-561-1000, Fax: 954-561-1001
 Email: info@lma-inc.com, www.lma-inc.com

SPECKLED TROUT MARINA
 BOAT STORAGE EXPANSION
SPECKLED TROUT MARINA
 341 BAYSHORE DRIVE
 PALM HARBOR, FL 34683

NOTICE TO CONTRACTOR/OWNER
 THIS CONCEPT PLAN IS NOT A FINAL DESIGN. IT IS A PRELIMINARY DESIGN. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.

DESIGN: JAL
 DATE: 11-28-2013
 DRAWN: JAL
 CHECKED: JAL
 SCALE: AS SHOWN

SHEET
1
 OF 1

EXHIBIT "A"

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 3.25 ACRES LOCATED 160 FT. SOUTH OF BAY STREET AND BEING ON THE EAST AND WEST SIDE OF BAYSHORE DRIVE (ADDRESS BEING: 343 BAYSHORE DRIVE, OZONA), LOCATED IN SECTIONS 10 & 11, TOWNSHIP 28, RANGE 15, FROM RESIDENTIAL LOW TO COMMERCIAL RECREATION, 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 December 10, 2013, that

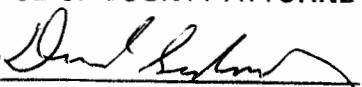
Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 3.25 acres located 160 ft. south of Bay Street and being on the east and west side of Bayshore Drive (address being: 343 Bayshore Drive, Ozona). Referenced as Case Z/LU-7-3-13, and owned by Speckled Trout Holdings, Inc., Speckled Trout Boatyard, Inc., Speckled Trout Landing, Inc., and Speckled Trout Marina, LLC, from Residential Low to Commercial Recreation. (See attached Exhibit "A")

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Residential Low to Commercial Recreation 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

LEGAL DESCRIPTION

Exhibit "A"

PARCEL 1

THAT PART OF BLOCK 6, OF FUTRELL'S SUBDIVISION, AS RECORDED IN DEED BOOK S, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID BLOCK 6, RUN S00°51'10"W ALONG THE EAST LINE OF BLOCK 6, 398.0 FEET; THENCE RUN N89°41'17"W PARALLEL TO THE NORTH LINE OF BLOCK 6, 300.0 FEET; THENCE S00°51'10"W 16.0 FEET; THENCE N89°42'17"W 80.0 FEET FOR A POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUE N89°42'17"W 150 FEET; THENCE N00°51'10"E 97.0 FEET; THENCE N89°42'17"W 150.0 FEET; THENCE N00°51'10"E 154.0 FEET; THENCE S89°42'17"E 300.0 FEET; THENCE S00°51'10"W 251.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ROAD RIGHT OF WAY.

LESS AND EXCEPT:

THAT PART OF BLOCK 6, OF FUTRELL'S SUBDIVISION, AS RECORDED IN DEED BOOK S, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID BLOCK 6, RUN S00°51'10"W ALONG THE EAST LINE OF BLOCK 6, 398.0 FEET; THENCE RUN N89°42'17"W PARALLEL TO THE NORTH LINE OF BLOCK 6, 300 FEET; THENCE S00°51'10"W 16.0 FEET; THENCE N89°42'17"W 230.0 FEET; THENCE N00°51'10"E 97 FEET TO A POINT OF BEGINNING; THENCE N89°42'17"W 150 FEET TO THE RIGHT-OF-WAY LINE OF BAYSHORE DRIVE; THENCE N00°51'10"E 74 FEET; THENCE S89°42'17"E 150 FEET; THENCE S00°51'10"W 74 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PART OF BLOCK 6, OF FUTRELL'S SUBDIVISION, AS RECORDED IN DEED BOOK S, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID BLOCK 6, RUN S00°51'10"W ALONG THE EAST LINE OF BLOCK 6, 398.00 FEET; THENCE RUN N89°42'17"W PARALLEL TO THE NORTH LINE OF BLOCK 6, 300.00 FEET; THENCE S00°51'10"W 16.0 FEET; THENCE N89°42'17"W 80.00 FEET; THENCE N00°51'10"E 171.00 FEET TO THE POINT OF BEGINNING; THENCE N89°42'17"W 125.00 FEET; THENCE N00°51'10"E 80.00 FEET; THENCE S89°42'17"E 125.00 FEET; THENCE S00°51'10"W 80.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2

A PORTION OF BLOCK 6, FUTRELL'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK S, PAGES 234 AND 235, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE S00°51'10"W, ALONG THE EAST BOUNDARY OF SAID BLOCK 6, A DISTANCE OF 161.00 FEET TO THE POINT OF BEGINNING; THENCE S00°50'21"W, ALONG SAID EAST BOUNDARY OF BLOCK 6, A DISTANCE OF 234.92 FEET; THENCE N89°43'12"W, A DISTANCE OF 299.85 FEET; THENCE S00°52'58"W, A DISTANCE OF 16.14 FEET; THENCE N89°40'02"W, A DISTANCE OF 80.06 FEET; THENCE N00°51'07"E, A DISTANCE OF 251.18 FEET; THENCE S89°41'26"E, A DISTANCE OF 379.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3

A PORTION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 6 OF FUTRELL'S SUBDIVISION, AS RECORDED IN DEED BOOK S, PAGE 234, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE PROCEED DUE WEST FOR 623 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF BAY STREET WITH THE EAST RIGHT-OF-WAY OF SECTION AVENUE (BAYSHORE DRIVE); THENCE SOUTHWESTERLY ALONG THE EAST RIGHT-OF-WAY OF SECTION AVENUE (BAYSHORE DRIVE) FOR 185.33 FEET TO THE SOUTHWEST CORNER OF SAM AVERETT PROPERTY; THENCE N89°38'43"W FOR 60 FEET TO THE WEST RIGHT-OF-WAY OF SECTION AVENUE (BAYSHORE DRIVE) FOR A POINT OF BEGINNING; THENCE N00°53'53"E FOR 61.00 FEET TO THE SOUTHEAST CORNER OF GULFSIDE PROPERTIES TRACT; THENCE N89°38'43"W ALONG THE SOUTH LINE OF SAID GULFSIDE PROPERTIES TRACT FOR 44.08 FEET TO A POINT ON A LINE LYING 10 FEET WEST OF AND PARALLEL TO THE EXISTING SEAWALL; THENCE ALONG SAID LINE FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) S00°43'21"E FOR 12.88 FEET, (2) S07°36'16"W FOR 90.07 FEET, (3) S84°46'21"E FOR 12.38 FEET, (4) S06°42'57"W FOR 51.94 FEET, (5) S88°43'01"W FOR 9.34 FEET TO A POINT ON A LINE LYING 10.00 FEET NORTH OF AND PARALLEL TO THE EXISTING SEAWALL; THENCE N84°51'30"W ALONG SAID LINE FOR 105.61 FEET; THENCE S55°38'32"E FOR 30.32 FEET; THENCE S42°30'36"E FOR 86.70 FEET; THENCE N89°58'19"E FOR 90.00 FEET TO THE WEST RIGHT-OF-WAY OF SAID SECTION AVENUE (BAYSHORE DRIVE); THENCE N00°53'53"E, FOR 153.78 FEET TO THE POINT OF BEGINNING.

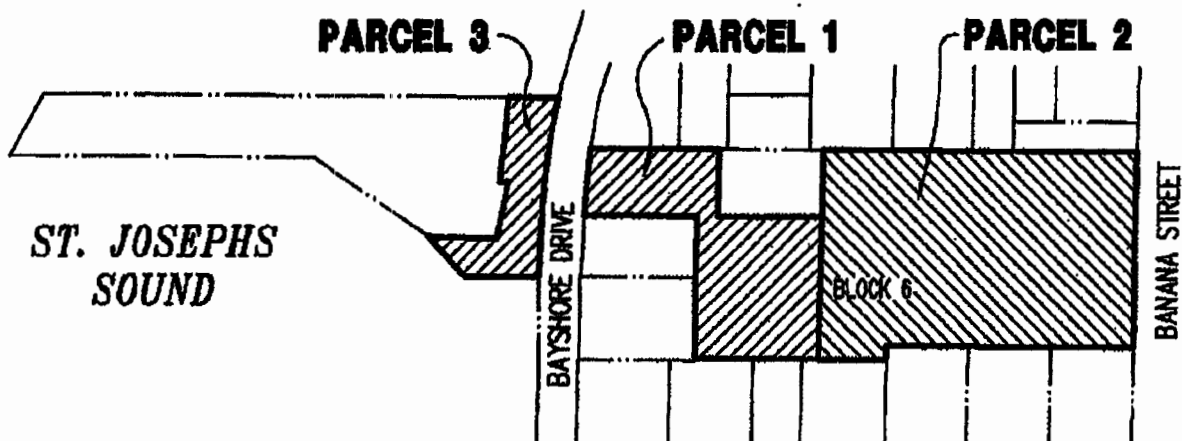
TOGETHER WITH ANY LANDS LYING BETWEEN SAID WEST RIGHT-OF-WAY OF SECTION AVENUE (BAYSHORE DRIVE), AS PLATTED, AND THE MONUMENTED WEST RIGHT-OF-WAY SAID SECTION AVENUE (BAYSHORE DRIVE).

SECTION . 10 & 11 . , TOWNSHIP . . . 28 . . . SOUTH, RANGE . . . 15 . . . EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH
THIS IS NOT A SURVEY



0 200
GRAPHIC SCALE
1 inch = 300 feet



CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp II

GEORGE A. SHIMP II, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 120137A

DATE SURVEYED: N/A

DRAWING FILE: 120137A.DWG

DATE DRAWN: 12-14-2012

LAST REVISION: SEE SHEET 1

X REFERENCE: SEE SHEET 1



**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS
3901 DASOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

LB 1834

SECTION . 10 & 11 , TOWNSHIP . 28 . SOUTH, RANGE . 15 . EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

ABBREVIATIONS

A = ARC LENGTH	FTP = FOUND PINCHED PIPE	PROP = PROPERTY
A/C = AIR CONDITIONER	FRM = FRAME	PSM = PROFESSIONAL SURVEYOR & MAPPER
AF = ALUMINUM FENCE	FZL = FLOOD ZONE LINE	PT = POINT OF TANGENCY
ALUM = ALUMINUM	GAR = GARAGE	PWMT = PAVEMENT
ASPH = ASPHALT	G/E = GLASS ENCLOSURE	RAD = RADIUS
BFE = BASE FLOOD ELEVATION	HWF = HOG WIRE FENCE	R = RECORD
BLDG = BUILDING	HWL = HIGH WATER LINE	REF = REFERENCE
BLK = BLOCK	INV = INVERT	RES = RESIDENCE
BM = BENCH MARK	LB = LAND SURVEYING BUSINESS	RL = RADIAL LINE
BNDY = BOUNDARY	LFE = LOWEST FLOOR ELEV	RLS = REGISTERED LAND SURVEYOR
BRG = BEARING	LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER	RND = ROUND
BWF = BARBED WIRE FENCE	LS = LAND SURVEYOR	RNG = RANGE
C = CALCULATED	M = MEASURED	RRS = RAIL ROAD SPIKE
CB = CHORD BEARING	MAS = MASONRY	R/W = RIGHT-OF-WAY
CBS = CONCRETE BLOCK STRUCTURE	MES = MIXED END SECTION	SCM = SET CONCRETE MONUMENT
CHD = CHORD	MH = MANHOLE	S/E = SCREENED ENCLOSURE
CL = CENTERLINE	MHWL = MEAN HIGH WATER LINE	SEC = SECTION
CLF = CHAIN LINK FENCE	MSL = MEAN SEA LEVEL	SET NAD = SET NAIL AND DISK RLS# 2512
CLOS = CLOSURE	NAB = NAIL AND BOTTLE CAP	SR = SET 1/2" IRON ROD RLS# 2512
COL = COLLAR	NAD = NAIL AND DISK	SQ = SQUARE
CONC = CONCRETE	NAT = NAIL AND TAB	SRF = SPLIT RAIL FENCE
CR = COUNTY ROAD	NOVD = NATIONAL GEODETIC VERTICAL DATUM	SR = STATE ROAD
C/S = CONCRETE SLAB	NO = NUMBER	STY = STORY
COR = CORNER	O/A = OVERALL	SUB = SUBDIVISION
COV = COVERED AREA	OHV = OVERHEAD WIRE(S)	S/W = SIDEWALK
D = DEED	OR = OFFICIAL RECORDS	TB = "T" BAR
DOT = DEPARTMENT OF TRANSPORTATION	O/S = OFFSET	TBM = TEMPORARY BENCH MARK
DRNG = DRAINAGE	P = PLAT	TC = TOP OF CURB
D/W = DRIVEWAY	PB = PLAT BOOK	TOB = TOP OF BANK
EL OR ELEV = ELEVATION	PC = POINT OF CURVE	TOS = TOE OF SLOPE
EOP = EDGE OF PAVEMENT	PCC = POINT OF COMPOUND CURVE	TRANS = TRANSFORMER
EW = EDGE OF WATER	PCP = PERMANENT CONTROL POINT	TWP = TOWNSHIP
ESMT = EASEMENT	PG = PAGE	TYP = TYPICAL
FCM = FOUND CONCRETE MONUMENT	PK = PARKER KALON	UG = UNDERGROUND
FES = FLARED END SECTION	PL = PROPERTY LINE	UTL = UTILITY
FP = FOUND IRON PIPE	POB = POINT OF BEGINNING	WD = WOOD
FR = FOUND IRON ROD	POC = POINT OF COMMENCEMENT	WF = WOOD FENCE
FL = FLOW LINE	POL = POINT ON LINE	WIF = WROUGHT IRON FENCE
FLO = FIELD	PP = POWER POLE	WT = WITNESS
FND = FOUND	PRC = POINT OF REVERSE CURVATURE	WRF = WIRE FENCE
FOP = FOUND OPEN PIPE	PRM = PERMANENT REFERENCE MONUMENT	WV = WATER VALVE
FPC = FLORIDA POWER CORP.		

*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.

*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 54-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp II

GEORGE A. SHIMP II, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 120137A

DATE SURVEYED: N/A

DRAWING FILE: 120137A.DWG

DATE DRAWN: 12-14-2012

LAST REVISION: SEE SHEET 1

X REFERENCE: SEE SHEET 1



GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED

LAND SURVEYORS LAND PLANNERS

3301 DASOTO BOULEVARD, SUITE B

PALM HARBOR, FLORIDA 34683

PHONE (727) 904-6496 FAX (727) 706-1966

LB 1834

Petition to Keep the Speckled Trout Marina Ramp
Open to the Public

RECEIVED

NOV 12 2013

To the Honorable Pinellas County Commissioners:

We, the undersigned, hereby state and affirm our support to permit ~~boat and trailer~~ parking in Speckled Trout Marina's Banana Terrace lots 1 and 2. We understand this request will allow the necessary parking to keep Speckled Trout Marina boat ramp open to the general public.

Signed:

#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	10/6	Denna Bennett	343 BAYSHORE DR	Palm Harbor	FL	34683	727-787-8961
2	10/6	HARRY ROBERTSON	310 RIDGE RD	OZONA	FL	34662	227 784 4971
3	10/6	Silliman, Lizzy	777 Lennawood	OLDSMAR	FL	34677	727 623 7605
4	10/6	Dan Gerhart	16109 Chastain Rd	Odessa FL	FL	813	920-3638
5	10/6	Roxanne Gebase	16109 Chastain Rd	Odessa FL	FL	813	920-3638
6	10/6	Gabrielle Gebase	16109 Chastain Rd	Odessa	FL	813	888-300-5888
7	10/6	Kristina Rocco	16508 BOTANICAN	LUTZ	FL	33558	813 264 0712
8	10/6	Constance Rocco	16508 BOTANICAN PL	LUTZ	FL	33558	813 264 0712
9	10/6	Curtis Kelly	23044 mayfair	Land o lakes	FL	33649	813 834 0539
10	10/6	HENRY E. RICHARDSON	21855 47TH DR	LAKE CITY	FL	32024	386-365-6840
11	10/6	JL Eckstein	3922 Orchard Hill	Palm Harbor	FL	34681	727-459-1973
12	10/6	Dina Sweeney	3702 Carrollwood Pl Gr #20	Tampa	FL	33624	813-298-6103
13	10/10	Sean-Luc Eckstein	27051 Hollybrook TR	Wesley chapel	FL	33544	813 300.0330
14	10/6	Jonathan Meyer	5410 N Swanne AVE	Tampa	FL	33604	813 385-8435
15	10/6	Hollie Vance	4115 W. San Pedro St	Tampa	FL	33629	813 839 4879

Speckled Trout Marina; 343 Bayshore Drive, Palm Harbor (Ozona), FL 34683 Phone: 727-787-8961

Petition to Keep the Speckled Trout Marina Ramp Open to the Public

To the Honorable Pinellas County Commissioners:

We, the undersigned, hereby state and affirm our support to permit boat and trailer parking in Speckled Trout Marina's Banana Terrace lots 1 and 2. We understand this request will allow the necessary parking to keep Speckled Trout Marina boat ramp open to the general public.

Signed:

#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	10/6	Bruce Landis	4037 Priddy Circle	Tampa	FL	33618	813 960 0885
2	10/6	Tom Huddleston					
3	10/6	Pete Spiridis	10451 Peppershale Ct	Trinity	FL	34655	727-518-5892
4	10/6	Troy Jones	212 Stone Dr.	Ozona	FL	34683	420-6662
5	10/6	Robert Ward	14631 Tudor Chase Dr	Tampa	FL	33626	813 476 5146
6	10/6	Naomi Ward	14631 Tudor Chase Dr	Tampa	FL	33626	813 573 2476
7	10/6	Debra Ward	14631 Tudor Chase Dr	Tampa	FL	33626	813 401 0244
8	10/6	Chris Benedict	16025 Shinnecock Dr.	Odessa	FL	33556	813 920-2558
9	10/6	Karen Benedict	16025 Shinnecock Dr.	Odessa	FL	33556	(813) 920-2558
10	10/6	Rob Burdett	1472 Ruth Rd.	Dunedin	FL	34698	(727) 364-6501
★ 11	10/6	Jack Norton	1062 Santa Barbara Dr	Dunedin	FL	34696	727 644-5657
12	10/6	Chris Telby	8416 Flagstone Dr	Tampa	FL	33618	861-723-2170
13	10/6	Kellye McVay	8416 Flagstone Dr.	Tampa	FL	33618	772 408 3288
14	10/6	Sean Baird	408 S Audubon Ave	Tampa	FL	33609	272-634-5526
15	10/6	Daylen Kilbuck			FL	33609	813-880-5014

Petition to Keep the Speckled Trout Marina Ramp Open to the Public

To the Honorable Pinellas County Commissioners:

We, the undersigned, hereby state and affirm our support to permit boat and trailer parking in Speckled Trout Marina's Banana Terrace lots 1 and 2. We understand this request will allow the necessary parking to keep Speckled Trout Marina boat ramp open to the general public.

Signed:

#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	10/6	Lorey Bennett	343 Bayshore Dr	Palm Harbor	FL	34683	(727)224-0722
2	10/6	Emily Suggs	639 Orange Street	Palm Harbor	FL	34683	(727)631-5490
3	10/6	EDR BARKER	635 ORANGE ST	P.H.	FL	34683	" 480-0293
4	10/7	PATTY Lee	353 Wellington Ave	Oldsmar	FL	34677	813 855-2766
5	10/7	Louis Perre	36827 Summers Rd	Dade city	FL	33542	813-744-6438
A 6	10/7	Daniel Lee	353 Wellington Ave	Oldsmar	FL	34677	813 855-2766
7	10/7	GEORGE LUKASZEWICZ	103 NESTLEBRANCH DR	SAFETY HARBOR	FL	34685	727-669-0605
8	"	Stephanie Lukaszewicz	"	"	"	"	"
9	10/7	Tim Coomer	104 Timbernew Drive	Safety Harbor	FL	34685	727-723-3930
10	10/7	Kyrachy Coomer	104 Timbernew Drive	Safety Harbor	FL	34685	727-723-3930
11	10/7	Steve Trapp	7221 Northbridge Blvd	Tampa	FL	33615	813 965-5614
12	10/7	Tom Mankson	6810 Sheldon Rd	Tampa	FL	33615	(813) 415-9216
13	10/7	Whitman R	6810 Sheldon Rd	Tampa	FL	33615	(813) 418-2753
14	10/7	Andrew Polak	3140 Granite Ridge Loop	Land O Lakes	FL	34638	(757) 615 1963
15	10/7	Mike Tennan	100 Melrose Dr	Safety Harbor	FL	34685	727 418-1647

Petition to Keep the Speckled Trout Marina Ramp Open to the Public

To the Honorable Pinellas County Commissioners:

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Signed:

#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	10-7-12	Jennifer Copeland	3086 Enisgrove Dr	Palm Harbor	FL	34683	727 448-4280
2	10-7-12	Rex Copeland	3086 Enisgrove Dr. S	Palm Harbor	FL	34683	727 648-4280
3	10-07	Ray Smith	1318 Hawaii Ave	P. H.	FL	34683	504-2412
4	10-7	Todd Christensen	212 Countryside Key Blvd	Oldsmar	FL	34677	474-8637
5	10-7	Cindy Horclue	19406 Pine Tree Rd	Odessa	FL	33556	920-9735
6	10-7	Janine Horn	6436 Basil Ln	New Port Richey	FL	34653	727 932-4124
7	10-7	Stacy Sharrone	915 Lynneka Ln	Tarpon Springs	FL	34689	727 916-1187
8	10/7	TEN SHARRONE	915 LYNNEKA LN.	TARPON SPRINGS	FL	34689	(727) 224-9342
9	10/7	Richard Bieber	1323 Gulfview Woods	Tarpon Springs	FL	34689	352-454-3445
10	10/17	Michelle Madsen	1463 Saddle Ct	Palm Harbor	FL	34683	771-1620
11	10/7	Erik Madsen	1463 Saddle Court	Palm Harbor	FL	34683	771-1620
12	10/7	Dave Weber	2785 Capwood LN	Clearwater	FL	33761	812-8059
13	10/7	Doug Guilfoile	234 ABERDEEN ST	DUNEDIN	FL	34698	736-3445
14	10/7	Karen Kepler	250 Tads Tr	Oldsma	FL	33467	727-255-4357
15	10/7	Rahin Sema	11905 Royce Walk	Tampa	FL	33606	813-892-7361

Petition to Keep the Speckled Trout Marina Ramp Open to the Public

To the Honorable Pinellas County Commissioners:

We, the undersigned, hereby state and affirm our support to permit boat and trailer parking in Speckled Trout Marina's Banana Terrace lots 1 and 2. We understand this request will allow the necessary parking to keep Speckled Trout Marina boat ramp open to the general public.

Signed:

#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	10/7	Rabih Seman	10536 N. Florida Ave	Tampa	FL	33612	937-603-3008
2	10/7	Mike [unclear]	1275 Newtark Ave	Dunedin	FL	34698	727 236 1018
3	10/7	Scott Votaw	672 Vista Trail Ct	Ozona	FL	34683	727-798-4794
4	10/7	Mike Bloomfield	872 Vista Trail Ct	Ozona	FL	34683	727-480-0008
5	10/7	Ben Torrens	1500 12th St	Palm Harbor	FL	34683	727 645 3635
6	10/7	Kandy Sewell	3 Lemon St #3	Ozona	FL	34683	727-288-8210
7	10-7	Kerrie Cox	1500 12th St.	P.H.	FL	34683	727 645 363
8	10-7	Richard Proctor	345 Bay St. Palm Harbor	PH	FL	34683	727 299 5226
9	10/7	TED TOBER	239 Ridge Rd	Ozona	FL	34683	727 285 4803
10	10/7	Cecilia Camacho	5810 Oakwood Ct	Holiday	FL	34690	(727) 727-2560
11	10/7	Amila Smith	302 Lagoon Dr	Ozona	FL	34683	(727) 244-7262
12	10/7	Carl Senbaugh	3606 Fairway Forest Dr	Palm Harbor	FL	34685	727 255 4005
13	10/7	Susan Senbaugh	" " "	" "	"	"	"
14	10/7	Jack Metcalfe	344 79th Ct N	St. Pete	FL	33710	727 512-2711
15	10/7	Tracy [unclear]	"	"	"	"	(727) 278-7750

Petition to Keep the Speckled Trout Marina Ramp Open to the Public

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Signed:

#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	10/7	Vincent Jennings	2009 Essex Dr	Holiday	FL	34691	727-457-7777
2	10-7	Melissa Jennings	Holiday FL				727-500-3018
3	10-7	Erin Hill	3458 Taylorswood Ter	Palm Harbor	FL	34685	
4	10-7	Vince-a King	1475 Fairfield Dr	Clearwater	FL	33764	
5	10-8	Brent Hilman	260 Turtle Creek Cir	Oldsmar	FL	34677	(727) 698-7120
6	10-8	Tim Hilman	760 Turtle Creek Cir	Oldsmar	FL	34677	727-698-7120
7	10-8	Jon & Barbara	2040 Cassin Dr.	Palm Harbor	FL	34683	727-787-6699
8	10-8	Danette Maceri	595 Hickory Ave	Oldsmar	FL	34677	727-787-6689
9	10-8	Kris Kubik	341 Bailey St	Safety Harbor	FL	34695	641-8254
10	10-8	PAUL	1564 L'AU	Safety Harbor	FL	34695	835-8246
11	10-9	Steve Coker	8732 Teacher Lane	Zephyrhills	FL	33541	813-695-0451
12	10-9	Jim Crowe	8732 Teacher Ln	Zephyrhills	FL	33541	239-265-8214
13	12/2	Mike Jones	8222 Stockman Way	Tampa	FL	33614	813-748-2540's
14	12/2	Scott Ruckey	351 Col St.	Dunedin	FL	34628	424-5115
15	12/2	Glenn McKel	2907 Hwy Pine Ct	Clearwater	FL	33764	478-342-0299

Petition to Keep the Speckled Trout Marina Ramp Open to the Public

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Signed:

#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	10/13	Roger McConin	110 Brian St	TAMPA	FL	33614	813-299-3861
2	10/13	Peggy Zchar	110 Brian St	Tampa	FL	33614	813-965-7120
3	10/13	Jose Zoro	11225 FANTASIA DR.	TAMPA	FL	33624	615-456-9954
4	10/13	Teresa Boyd	11225 FANTASIA DR.	Tampa	FL	33624	615-415-2119
5	10/13	Charles Green	2117 Ponty Pool Dr.	mt Juliet	FL	37122	615- 615 59626
6	10/13	Samuel Green	2117 Ponty Pool Dr.	mt Juliet	FL	37122	615-681-1302
7	10/13	Roy Kaiser	2687 Surrey Dr	Palm Harbor	FL	34684	727-804-4058
8	10/13	Michael Malone	1624 Dale Cir S.	Dunedin	FL	34696	727-455-0020
9	10/13	Jenn Malone	1624 Dale Cir S.	Dunedin	FL	34696	727-455-0020
10	10/13	Lisa Kaiser	2687 Surrey Dr	Palm Harbor	FL	34684	727-804-5868
11	10/13	Hayley Haggatt	700 Bayside Blvd	Oldsmar	FL	34677	727-687-9183
12	10/13	Stacy Hagan	1851 Thruway Ln	Trinity	FL	34655	727-804-7929
13	10/13	Jim Storey	9313 Benford Ct	New Port Richey	FL	34654	727-386-6435
14	10/13	William Bennett	3658 Fremont Dr	Palm Harbor	FL	34684	727-807-1090
15	10/13	Melinda Bennett	3658 Fremont Dr	Palm Harbor	FL	34684	727-807-1090

Petition to Keep the Speckled Trout Marina Ramp Open to the Public

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Signed:

#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	10/13	John Witekus	1764 BARN OWL WAY	PALM HARBOR	FL	34683	727 637-0980
2	10/13	DEBBIE WATEKUS	1764 BARN OWL WAY	PALM HARBOR	FL	34683	637-0980
3	10/13	Jonathan Wright	404 Orchid lane	Palm Harbor	FL	34683	871-3766
4	10/13	Carbace Wright	404 Orchid lane	Palm Harbor	FL	34683	871-3766
5	10/14	Steven L Myers	1237 Carroll Blvd Ln	Tampa, FL		33612	813 961 0030
6	10/14	Aaron Fisher	1036 Carroll Cove Pl	Tampa	FL	33612	813 629-3377
7	10/14	Patty McMahon	PO BOX 43	Palm Harbor	FL	34683	727-785-9325
8	10/14	Bill Wheeler	PO BOX 43	Palm Harbor	FL	34683	727-785-9325
9	10/14	Anthony Ransdoller	15576 NW 141st CT	Williston, FL	FL	34681	888-741-0241
10	10/14	John MAY	103 Redway CT	Palm Harbor	FL	34684	727 348-3694
11	10/14	Joe Stallings	1689 Eagle Trace Blvd	Troutman	NC	28055	727-789-6779
12	10/14	Marco Stina	1689 Eagle Trace Blvd	Palm Harbor	FL	34684	727 519 1555
13	10/14	Wayne Lemmons	322 Causeway	Dunedin	FL	34698	813-965-2823
14	10/14	Sue Lemmons	322 Causeway Dr.	Dunedin	FL	34698	727-678-6517
15	10/15	Rick Bennett	343 Bayshore Dr	Palm Harbor	FL	34683	727 560 1932

Speckled Trout Marina; 343 Bayshore Drive, Palm Harbor (Ozona), FL 34683 Phone: 727-787-8961

Petition to Keep the Speckled Trout Marina Ramp Open to the Public

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Signed:

#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	10/18	Robert McBride	3896 DARSTON ST	PALM HARBOR	FL		908-489-2065
2	10/18	D Kuzel	515 HAMMOCK DR	LL C	LL		773 9193
3	10/18	B. Depina	15145 WINDWISPER DR	OLDSBORO	FL	33552	813 749 6390
4	10/18	Eugene Chum	13106 SHADY STANLEY	ODDAR	FL	33507	813 207 2444
5	10/20	Arnold Jr	854 Prid. oak Ct Tampa	Tampa Spgs	FL	34689	727-243-2087
6	10/20	Mike	3131 CONSUMPTION PLACE	McLennan	FL	32931	321-543-3284
7	10/20	Joe yllr	5220 Bayshore Dr	Tampa	FL	33618	(813) 401-0175
8	10/20	Joe Lashbrook	10709 Gallup PL	TAMPA	FL	33621	513-335-6940
9	10/20	Scott Emswold	10711 Gallup PL	Tampa	FL	33621	727-224-6591
10	10/20	Mike NEMES	2216 RICHTEK ST	DUNEDIN	FL	34648	727 774 2708
11	10/20	Diane McBride	3896 DARSTON ST	PALM HARBOR	FL	34685	908 337-1022
12	10/20	Shirley & Carol	1011 OAKVIEW DR	Orlando	FL	32811	407-504-5800
13	10/20	Chris Hart	12823 WOODMILL DR.	Palm Beach Gardens	FL	33418	(561) 779-2616
14	10/20	Cassandra Hart	12823 WOODMILL DR.	Palm Beach Gardens	FL	33418	561-779-2673
15	10/2	CHRIS MINAG	3207 TOWN AVE	NAP	FL	34655	727-645-6412

Petition to Keep the Speckled Trout Marina Ramp Open to the Public

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Signed:

#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	11/2/12	Brandon Fletcher	9191 Hickory Mill RD	Salisbury	MD	21801	443-235-6352
2	11/2/12	SHELLEY FLETCHER	9191 HICKORY MILL RD	Salisbury	MD	21801	410-896-3934
3	11/2/11	Eugene Chen	13200 Shore Club	San Diego	CA	92121	
4	11/04/12	CHAS. WADE	4452-80 Ave P.P.	Pineville	NC	28134	727-768-0911
5	11-4-12	NICK MINOCHA	3207 Town Ave	Trinity	FL	34685	813-376-8133
6	11-4	Shawn Statterey	3553 Ridge Blvd	Palm Harbor	FL	34684	727-786-9213
7	11-4	Susan Statterey	3553 Ridge Blvd	Palm Harbor	FL	34684	727-786-9213
8	11-4	Samantha Statterey	3553 Ridge Blvd	Palm Harbor	FL	34684	727-786-9213
9	11-4	Shelly Batten	2676 Arjay Ct.	Palm Harbor	FL	34684	813-416-5769
10	11-4	Randy Juettner	2676 Arjay Ct.	Palm Harbor	FL	34684	813-731-2321
11	11-4	ED FELKINS	2971 LAMAR LAKE	Palm Harbor	FL		727-474-2854
12	11-4	Sarah Jarrell	10812 Preservation View Dr Apt 105	Tampa	FL	33626	813-1024-3118
13	11-4	Aaron Jarrell	10812 Preservation View Dr Apt 105	Tampa	FL	33626	813-235-1535
14	11-4	LEROY BONDUR	10310 Bondur Blvd	Hudson	FL	34667	727-862-1644
15	11-4	Sam + Dorothy minosh	185 Forest Grove Blvd	Palm Harbor	FL	34683	727-773-2656

Speckled Trout Marina; 343 Bayshore Drive, Palm Harbor (Ozona), FL 34683 Phone: 727-787-8961

Petition to Keep the Speckled Trout Marina Ramp Open to the Public

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Signed:

#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	11/4/12	Brad Baum	435 19TH St	Palm Harbor	FL	34683	(727) 224-3076
2	11/4/12	Nicole Baum	435 19th St.	Palm Harbor	FL	34683	727-459-9173
3	11/4/12	Mark Helm	2630 Brewton Ct	Clearwater	FL	33761	727-330-7417
4	11/4/12	Charles Helm	2630 Brewton Ct	Clearwater	FL	33761	702-308-7667
5	11/4/12	Lynnda McElkin	2907 Jerry Breen Ct	Clearwater	FL	33764	727-600-8194
6	11/9/12	Jessie Wallend	2448 Columbia Dr Unit 46	Clearwater	FL	33763	727-475-6402
7	11/8/12	Dennis J. Clark	4613 Dresler Cir	Tampa	FL	33634	813-886-8787
8	11/10/12	Walter Munoz	2359 FINLAND A LANE #55	CLEARWATER	FL	33763	727-799-1085
9	11-10-12	Bess Erhardt	11513 Casa Manera way #102	Tampa	FL	33635	813-791-8041
10	11-10-12	Ed Rayas	12508 Rawhide Dr.	Tampa	FL	33626	813-892-0282
11	11/12/12	Bred Perez	10531 Happy Hollow Ave	Tampa	FL	33552	813-956-8210
12	11/12/2012	RYAN HENDREN	5155 Corvette Dr	Tampa	FL	33624	813-900-9081
13	11/11	Robert Fleming	2400 Feather Sound Dr.	Clearwater	FL	33762	
14	11/11	ROBERT ZANDER	4707 TAMWORTH DR	PAIM HARBOR	FL	34685	727-941-9082
15	11/11	TOMMY (ZIPP)	5114 TAMWORTH DR	Palm Harbor			

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#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1		Ron DeFrece	1521 Wisconsin	Palm Harbor	FL	34683	727 453 8646
2		William Korte	2994 Meadow Wood Dr	Clearwater	FL	33761	727-789-2244
3		Monica Korte	2994 Meadow Wood Dr	Clearwater	FL	33761	735-1318
4		Bill Korte	2994 Meadow Wood Dr	Clearwater	FL	33761	789-2244
5		Charles Solano	4979 Redwood Circle	Palm Har	FL	34683	727-559-529
6		FRANKLINSON	32447 Square Stone St	Webster	FL	33597	352-220-2780
7		Travis Solano	10217 Spanish Breeze Ct	Riverview	FL	33578	402-309-0425
8		Richard Phillips	1522 Wisconsin Ave	Palm Harbor	FL	34683	727-756-3826
9		Howard Meth	1207 RANCHVIEW DR	Dunedin	FL	34696	727-631-4191
10		JOHN CARPENTER	2 SPANISH ST	UNIONTOWN	PA	15414	724-437-8125
11		Jim Alkin	7119 US Hwy 19N	Palm Harbor	FL	34684	727-255-2252
12		Diana Craig	4154 Melba Dr.	Safety Harbor	FL	34695	727-774-4385
13		Jim Comfort	34010 SW 54	Zephyrhills	FL	33543	813-995-4930
14		Tony Calderone	602 O Range St	Ozona	FL	34660	727-359-1125
15		Kim Johnson	6324 Western Lane	Apollo Beach	FL	34676	813-453-5890

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#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	1-15	Ken Housard	409 GLEBE Rd	Lottsburg	VA	22511	703-9097820
2	12-18	Jason Pearson	422 Benson	Valrico	FL	33594	813 277 6000
3	12-19	Sosha Deppre	303 Banana Street	Ozona	FL	34660	727-631-5059
4	12-19	Jonathan Deppre	503 Banana Street	Ozona	FL	34660	(207) 750-9026
5	12-28	Taylor Bennett	415 Parkdale Dr. Unit 3B	Charleston	SC	29414	27 204-0995
6	12-28	Jack Hill	3103 SILVERMILL RD?	LAND O LAKES	FL	34638	813 919-7176
7	12-28	Christopher Meacham	434 W Wellington Ave	Lincolnton	NC	60657	(904) 534-7978
8	1-13	Calvin Broadhead	318 Day St.	Ozona	FL	34660	727-657-1779
9	1-13	Jarrett Ellis	343 Bay St.	"	"	"	727-365-4733
10	1-9-13	Steve Coker	8732 Teacher Lane	Zephyrhills	FL	33541	813-695-0451
11	1-2-13	Cur Hutcher	6422 Birch Dr	Lakeland	FL	33811	803 704 1980
12	1/12/13	Denna Bennett	343 Bay Shore Dr	Palm Harbor	FL	34683	727-224-1111
13	1/12/13	Rick Bennett	343 Bayshore Dr	Palm Harbor	FL	34683	727 224 1111
14	1/12/13	Bob Dell	2833 Phoenicia Run	Clearwater	FL	33754	727 799 4993
15	1/13/13	Chris Hall	3042 HURSTMOON DR.	Palm Harbor	FL	34683	727-953-6841

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#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	1/13/13	Juli Garisto	1958 Groveland Rd	Palm Harbor	FL	34683	(727) 831-3961
2	1/13/13	Paul Zartman	1958 Groveland Rd.	Palm Harbor	FL	34683	(727) 434-2392
3	1/13/13	Kim Waag	119 Woodland Ct	Safety Harbor	FL	34695	726-0999
4	1/13/13	Terry Clarkis	571 Bay St	Palm Harbor	FL	34683	727-787-2821
5	1/19/13	Bob Zizzo	2282 Grovecrest ave	Palm Harbor	FL	34683	727-424-5055
6	1-21-13	Jane Cook	2813 Thistle Court S	Palm Harbor	FL	34684	727-734-0495
7	1/21/13	Scott Montoya	754 WILDFLOWER DR	Palm Harbor	FL	34683	727-789-9191
8	1/27/13	Chad Walker	200 main ST Dunedin	Dunedin	FL	34698	727-628-9989
9	1/27/13	Keth Robinson	1303 Brookline Dr	Ossess	FL	33556	727-457-1185
10	1/27/13	Phil [unclear]	1355 Bay Harbor Dr	Palm Harbor	FL	34683	722-781-1469
11	1/29/13	Marvin Lieberman	204 Sunset Dr.	WILMOTTE FL.	FL	60091	841-252-1841
12	1/29/13	Mike Tuntz	2076 Indian Creek CT	Dunedin	FL	34698	972-834-4487
13	2/3	Khunee Chahal	310 Congress St.	Olds Man	FL	34677	727-612-6001
14	"	Nancy Verzi	" " "	"	"	"	"
15	2/3	Sam King	2323 Cobbs Ct. [unclear]	Palm Harbor	FL	34684	251-605-1121

Petition to Keep the Speckled Trout Marina Ramp Open to the Public

To the Honorable Pinellas County Commissioners:

We, the undersigned, hereby state and affirm our support to permit boat and trailer parking in Speckled Trout Marina's Banana Terrace lots 1 and 2. We understand this request will allow the necessary parking to keep Speckled Trout Marina boat ramp open to the general public.

Signed:

#	Date:	Name:	Street Address:	City:	State:	Zip:	Phone:
1	2-7-13	WAYNE PIPPIN	9669 W-Silver LK RD	Mears MI	MI		704-7467301
2	2-7-13	Guy P. Pippin	715 NATALIE LN	Palm Harbor	FL	34683	704 746 7760
3	2-9-13	JERRY WALLACE					
4	2-9-13	Jason Perrott	1413 Florida Ave	Palm Harbor	FL	34683	727-431-0314
5	2-9-13	Brian Wilson	2207 Larkspur Trail	Dulico	FL	33544	813-240-5592
6	2-9-13	Jared Perrott	311 Grosse Ave	Tarpon Springs	FL	34689	727-271-9979
7	2-9-13	Ken Howard	409 GLEBE RD	Lottsburg	VA	22511	703-529-7401
8	2-9-13	Jonathan Dupuis	305 Banana	Ozona	FL	34660	207-730-8106
9	2-22-13	SARAH ARMANTRAY	4101 Crosswater	Tampa	FL	33615	813-885-3943
10	3/30/13	Robert C. Jaks	8337 PAVILION DRIVE	HUDSON	FL	34601	727-862-3342
11							
12							
13							
14							
15							

8/1/2013

Z/LU/CU-7-3-13

To Whom It May Concern,

I am writing this letter on behalf of my family. We currently store our boat at Speckled Trout Marina in Ozona, Florida. It was brought to my attention that the future of this amazing and historic marina is in jeopardy due to zoning issues.

We are heartbroken to hear this because we feel we finally found a place that is affordable and convenient for a family who loves boating with our child. The overcrowding of the public ramps causes tremendous stress and takes away from what boating should be all about.

The availability of ramps in the Palm Harbor area causes a huge issue and Speckled Trout Marina has found a way to take the stress out of boating so we can enjoy (stress free!) what we work so hard for.

Another item worth mentioning is how this marina is such an asset to the community and how it increases property value!

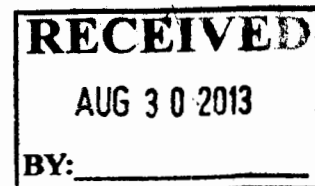
We ask to please consider changing the zone of the vacant 3 acres next to this marina to Commercial Recreational zoning so this amazing place that makes our weekends so great, can continue. This land is needed for additional parking and is essential to the future of this growing business.

I appreciate your time in reading my request and hope that you truly consider making this change.

Sincerely,

Amanda, Brad and Mason Auge

727.742.9498



Date: 24 FEB 2013

To: zoning@pinellascounty.org

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

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

Dear Sirs:

I am a resident of Pinellas County, Florida and a long-term patron of the Speckled Trout Marina. The marina, located in Ozona, has operated at this location for over 100 years. It caters to local residents from surrounding Ozona and Palm Harbor as well as most of northern Pinellas County including Oldsmar, Tarpon Springs, and Dunedin. It is one of a very few marinas that provide public access to the Gulf of Mexico, and is a vital asset to Pinellas County and its boating residents.

I fully support the applicant's request for a land use plan amendment and rezoning from R-4 Family Residential to CR Commercial Recreational, and a land use change from residential low to commercial recreational with a Development Agreement. The request is consistent with the historic use of the property and the existing use of the property. I understand this rezoning would allow for the additional storage of boats and I encourage the Pinellas County Planning Department to support and recommend the request to the Pinellas County Commissioners.

I can be reached for questions or further discussion at

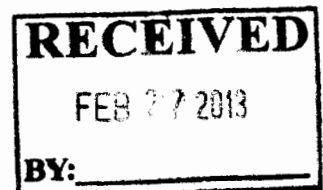
Sincerely,

Name: C Mr. Cono F. Casale, Jr.
861 Maple Ct. Apt. 301
Address: Dunedin, FL 34698-6725

TEL 727 734 0215

E-MAIL boatind7@verizon.net

MEMBER, USCG AUXILIARY FLAT 11A 11-10 DUNEDIN



Date: FEB. 19, 2013

To: zoning@pinellascounty.org

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

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

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I can be reached for questions or further discussion at

Sincerely, Edward A. Collins

Name: Edward A. Collins - Edward A. Collins
Address: 3301 BAYSHORE BLVD. #289
DUNEDIN FLA. 34698

Date: Feb. 19, 2013

To: zoning@pinellascounty.org

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

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

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I can be reached for questions or further discussion at

Sincerely, *Maria Collins*

Name: Maria COLLINS

Address: 3301 Bayshore Blvd.
#289

Dunedin, Florida 34698

To: zoning@pinellascounty.org

Pinellas County Planning Department
Zoning Division
440 Court Street, 4th Floor
Clearwater, Fl 33756

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

Dear Sirs:

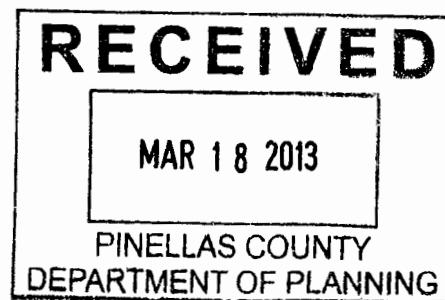
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I can be reached for questions or further discussion at 727 735 1895

Sincerely,

Brian & Kim Coyne
1640 Brady Drive
Dunedin
FL
34698



To: zoning@pinellascounty.org

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

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

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I can be reached for questions or further discussion at

Sincerely,

Wayne Craig
3916 Orchard Hill Circle
Palm Harbour FL 34684

To: zoning@pinellascounty.org

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

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

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I can be reached for questions or further discussion at

Sincerely,

Jean Claude Eckstein
3922 Orchard Hill Circle
Palm Harbour FL 34684

To: zoning@pinellascounty.org

Pinellas County Planning Department
Zoning Division
440 Court Street, 4th Floor
Clearwater, Fl 33756

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

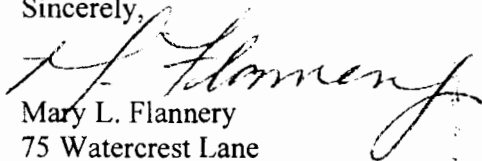
Dear Sirs:

I am a military resident of Lonoke County, Arkansas and a long-term patron of the Speckled Trout Marina. The marina, located in Ozona, has operated at this location for over 100 years. It caters to local residents from surrounding Ozona and Palm Harbor, most of northern Pinellas County including Oldsmar, Tarpon Springs, Dunedin as well as visitors and tourists nationwide. It is one of a very few marinas that provide public access to the Gulf of Mexico, and is a vital asset to Pinellas County and its boating residents.

I fully support the applicant's request for a land use plan amendment and rezoning from R-4 Family Residential to CR Commercial Recreational, and a land use change from residential low to commercial recreational with a Development Agreement. The request is consistent with the historic use of the property and the existing use of the property. I understand this rezoning would allow for the additional storage of boats and I encourage the Pinellas County Planning Department to support and recommend the request to the Pinellas County Commissioners.

I can be reached for questions or further discussion at (850) 910-2805.

Sincerely,



Mary L. Flannery
75 Watercrest Lane
Austin, AR 72007

To: zoning@pinellascounty.org

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

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

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I can be reached for questions or further discussion at

Sincerely,

Glenn & Kathleen Gerhard
3948 Eagle Cove W. Dr.
Palm Harbor, FL 34685

(727) 542-8873

To: zoning@pinellascounty.org

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

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

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I can be reached for questions or further discussion at 727-789-9540.

Sincerely,

Patricia Goldschmidt
2330 Newton Drive
Palm Harbor, FL 34683

To: zoning@pinellascounty.org

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

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

Dear Sirs:

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I can be reached for questions or further discussion at 727-789-9540.

Sincerely,

William Goldschmidt
2330 Newton Drive
Palm Harbor, FL 34683

Swinton, Tammy M

From: Jill Howard [jillbhoward@gmail.com]
Sent: Saturday, February 23, 2013 1:35 PM
To: Zoning
Subject: Speckled Trout Marina

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

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

Dear Sirs:

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I can be reached for questions or further discussion at

Sincerely,

--

Jill B. Howard
369 Bayshore Drive
Palm Harbor (Ozona) FL 34683
727-786-9566

To: zoning@pinellascounty.org

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

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

Dear Sirs:

We are residents of Pinellas County, Florida and long-term patrons of the Speckled Trout Marina. The marina, located in Ozona, has operated at this location for over 100 years. It caters to local residents from surrounding Ozona and Palm Harbor as well as most of northern Pinellas County including Oldsmar, Tarpon Springs, and Dunedin. It is one of a very few marinas that provide public access to the Gulf of Mexico, and is a vital asset to Pinellas County and its boating residents.

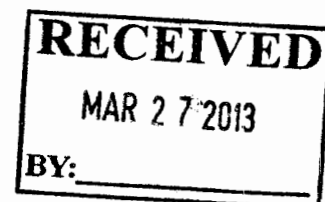
We FULLY SUPPORT the applicant's request for a land use plan amendment and rezoning from R-4 Family Residential to CR Commercial Recreational, and a land use change from residential low to commercial recreational with a Development Agreement. The request is consistent with the historic use of the property and the existing use of the property. We understand this rezoning would allow for the additional storage of boats and we strongly encourage the Pinellas County Planning Department to support and recommend the request to the Pinellas County Commissioners.

Those opposed to the current, historical and future intended uses of this property are not being fair to those who rely on this marina facility for access to the coastal waters for recreation and enjoyment. Moreover, the marina has been there for so long, they knew and understood the facility was obviously in operation when they moved, or purchased surrounding property. Not to approve this change in zoning will not change the current operations, nor change those who are opposed current situation. Please approve Speckled Trout Marinas' request for a land use plan amendment and rezoning from R-4 Family Residential to CR Commercial Recreational, and a land use change from residential low to commercial recreational with a Development Agreement.

Thanks so much for your consideration in our letter. We can be reached for questions or further discussion at: (843)-708-1550 or (727)-781-1550

Sincerely, *J. Bentley Jones*

J. Bentley Jones & Sidney B. Jones
3713 Embassy Circle
Palm Harbor, FL 34685



To: zoning@pinellascounty.org

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

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

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I can be reached for questions or further discussion at

Sincerely,

[Name] *Andrew & Lynne Lusinski*
[Street Address] *945 Maple Ridge Rd*
[City, State, Zip] *Palm Harbor, FL 34683*

To: zoning@pinellascounty.org

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

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I can be reached for questions or further discussion at

Sincerely,

Darlene Lupardus
1388 Red Oak Drive
Tarpon Springs, FL 34689

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



RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

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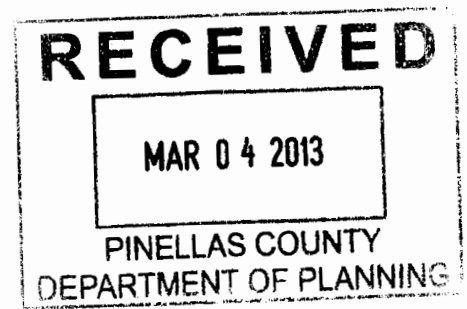
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I can be reached for questions or further discussion at

Sincerely,

Joseph Mariano
2291 Willow Tree Trail
Clearwater FL 33763

Date: 2/24/13



To: zoning@pinellascounty.org

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

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I can be reached for questions or further discussion at

Sincerely,

A handwritten signature in cursive script that reads "Walter P. Murray".

Name: WALTER P. MURRAY

Address: 2359 FINLANDIA LANE #55
CLEARWATER, FL 33763

Swinton, Tammy M

Subject: FW: Land Use Zoning for Speckled Trout Marina

From: jp moore [<mailto:jjwaterside@verizon.net>]

Sent: Friday, March 29, 2013 9:24 AM

To: Zoning

Subject: Land Use Zoning for Speckled Trout Marina

RE: CASE #: Z/LU – 7 – 3- 13

We would like to offer our support to the request in the above noted Case # and ask that you do the same.

The Speckled Trout Marina & launch has been used by our family & friends for years.

Unlike the rude & usually drunk crowds at the Anclote launch, Speckled Trout Marina and its owners offer a quiet, friendly,

family oriented launch area where we, our children & grandchildren can safely get onto the waterway.

They are a family business that has created jobs and they have been and are working hard to improve their site.

We ask you to please give them supportive consideration as they seek to continue to serve the boating & fishing public.

Sincerely,

Joseph & Joanne Moore

To: zoning@pinellascounty.org

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

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

Dear Sirs:

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There has been a shortage of marinas for many years. Boaters are eager for a spot on Tampa Bay's vanishing waterfront will have to act fast. Waterfront slips are getting scarcer as real estate investors gobble up marinas and convert them to private clubs selling previously rented boat slips in trend called "dockominiums."

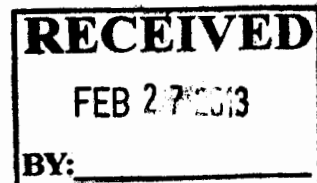
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Feel free to contact me at the below address and/or phone number.

Sincerely,

Tracey Short


1007 Palm Terrace Drive
Clearwater FL 33755
727-656-6324



Swinton, Tammy M

Subject: FW: Keep Speckled trout Open to public

From: SHAWN SLATTERY [<mailto:sslattery13@verizon.net>]

Sent: Thursday, April 04, 2013 10:40 AM

To: Zoning

Subject: Keep Speckled trout Open to public

Dear Sirs:

I am a resident of Pinellas County, Florida and a long-term patron of the Speckled Trout Marina. The marina, located in Ozona, has operated at this location for over 100 years. It caters to local residents from surrounding Ozona and Palm Harbor as well as most of northern Pinellas County including Oldsmar, Tarpon Springs, and Dunedin. It is one of a very few marinas that provide public access to the Gulf of Mexico, and is a vital asset to Pinellas County and its boating residents.

I fully support the applicant's request for a land use plan amendment and rezoning from R-4 Family Residential to CR Commercial Recreational, and a land use change from residential low to commercial recreational with a Development Agreement. The request is consistent with the historic use of the property and the existing use of the property. I understand this rezoning would allow for the additional storage of boats and I encourage the Pinellas County Planning Department to support and recommend the request to the Pinellas County Commissioners.

I can be reached for questions or further discussion at

Sincerely,

Shawn and Susan Slattery
3553 Ridge Blvd
Palm Harbor, FL 34684
Phone : 727-786-9213

Swinton, Tammy M

Subject: FW: Speckled Trout Marina CASE Z/LU-7-3-13

From: Robert Yeaw [<mailto:pooldoctor47@yahoo.com>]

Sent: Friday, March 29, 2013 8:59 AM

To: Zoning

Subject: Speckled Trout Marina CASE Z/LU-7-3-13

To who it may concern,

I am sending this email in support of the Speckled Trout Marina. This marina has become an institution to the fishermen/tax payers over the many years that it has been open. I hope you consider rezoning to allow them to make the changes necessary for them to continue providing boaters and fishermen with a safe and family friendly place to store boats, launch boats and purchase bait. This is the only place I can launch my boat on the weekends with my young grandchildren because it has no dangerous currents, no unmarked channels, and does not appeal to boaters who's primary object to boat on the weekends is an opportunity to drink alcohol. The owners are fine people just trying to make a living.

Thank you,

Robert D. Yeaw

To: zoning@pinellascounty.org

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

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

Dear Sirs:

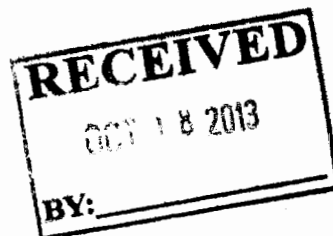
I am a resident of Pinellas County, Florida and a long-term patron of the Speckled Trout Marina. The marina, located in Ozona, has operated at this location for over 100 years. It caters to local residents from surrounding Ozona and Palm Harbor as well as most of northern Pinellas County including Oldsmar, Tarpon Springs, and Dunedin. It is one of a very few marinas that provide public access to the Gulf of Mexico, and is a vital asset to Pinellas County and its boating residents.

I fully support the applicant's request for a land use plan amendment and rezoning from R-4 Family Residential to CR Commercial Recreational, and a land use change from residential low to commercial recreational with a Development Agreement. The request is consistent with the historic use of the property and the existing use of the property. I understand this rezoning would allow for the additional storage of boats and I encourage the Pinellas County Planning Department to support and recommend the request to the Pinellas County Commissioners.

I can be reached for questions or further discussion at 614-580-3811

Sincerely, Michael G. Suplaczyk

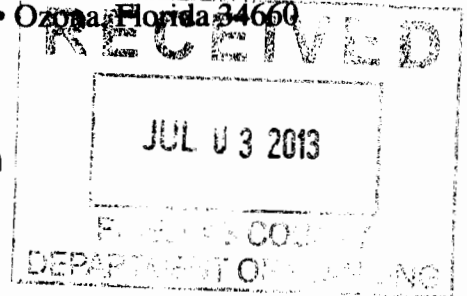
[Name] Michael G. Suplaczyk
[Street Address] 3000 Bay Shore Dr #110
[City, State, Zip] Dunedin, Florida 34698





Ozona Village Improvement Society O.V.I.S.

P.O. Box 81 • Ozona, Florida 34660

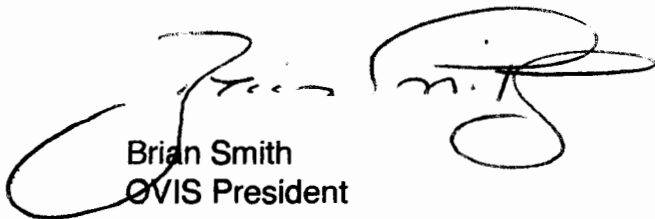


Subject: Speckled Trout Marina - OVIS Recommendation

June 25, 2013

Dear Chairman Ken Welch and Members or the Board of County Commissioners and Chairman Lauralee Westine and Members of the Local Planning Agency,

At its meeting of June 24th, OVIS reviewed the current status of the rezoning and plan change from Residential to Commercial Recreation for the Speckled Trout Marina in Ozona. After a very comprehensive discussion of the project, OVIS concluded that the rezoning and plan change would not be a good action for the community of Ozona. There are many consequences connected with the rezoning and the related development agreement. The Ozona community is a careful balance of mixed land uses (both designated and nonconforming) that has worked well to date. We believe introducing the concept of rezoning properties will dramatically affect this harmonic balance. Actually, for this reason OVIS has had a long-standing position of not agreeing to rezonings in the community because of this careful balance of uses that has evolved over 100 years. This was the impetus behind the community's interest in establishing a Community Overlay within the County's Comprehensive Plan, which, as you know, has been adopted by the County Commission and is now part of the County Comprehensive Plan. This particular proposed rezoning will have impacts both intended and unintended for the immediate property, the neighboring properties, and with respect to a door-opening policy for other marinas and uses that can argue that they have similar situations. OVIS members have also received considerable comment from the community expressing concern and opposition to this rezoning proposal. OVIS therefore has taken action to indicate to the County that it is in opposition to this rezoning and plan change for the Speckled Trout Marina.



Brian Smith
OVIS President

Speckled Trout Marina Rezoning Opposition

Case No. Z/LU-7-3-13

We are writing this letter in opposition of the zoning change from NC-40 to CR for the existing Speckled Trout Marina property and to strongly oppose the zoning change from R-4 to CR for the Banana Trace property recently acquired by Speckle Trout. We believe that the inclusion of the Banana Trace property in their overall request is both misleading and inappropriate.

In 1995, Pinellas County approved non-conforming (NC-40) use for Speckled Trout Marina. This designation allowed for the parking of cars, the storage of boat trailers and boats on trailers and the minimal maintenance of boats by their owners, on property zoned R-4. Many of these activities have been conducted on this property for over 100 years.

In 2001, John Bennett purchased Speckled Trout Marina and continued to operate the business consistent with the NC-40 designation. Upon Mr. Bennett's death in 2011, T. Richard Bennett and Jill Howard inherited the marina property and business. In March 2012, Speckled Trout Marina, LLC purchased the four residential lots know as Banana Terrace and immediately started to expand the activities allowed on their existing property by their NC-40 designation, to this newly purchased, R-4 zoned property. These activities continued until the marina was cited by the Pinellas County code enforcement office, for violations and use not consistent with the R-4 zoning.

We have recently learned that Speckled Trout Marina, LLC has applied for a zoning change from R-4 to CR, Commercial Recreation, for both the property covered by the NC-40 designation and the recently purchased Banana Trace property. Based on the current R-4 designation for the Banana Trace property and the fact that it has never been used for anything other than residential development, we strongly oppose the request for the zoning change and believe that combining this request with the NC-40 to CR zoning change was intentionally misleading and inappropriate. Additionally, since the Banana Trace property is not part of the operating marina, no precedent exists for this requested change.

1. The rezoning of Parcels 1 and 3 (existing marina operating on both sides of Bayshore Dr.) from NC-40 to CR would allow for operation of a Commercial Marina (Muni Code; Sec 138-270). In addition to the current, non-conforming activities being conducted on the property, the marina would be able to add minor repair and maintenance of water craft, retail sales of gas, oil, bait, tackle, marine supplies, beer, wine and other items generally found in a retail marina store.
2. The rezoning of parcel 2 (four residential lots know as Banana Terrace) from R-4 to CR has no basis. This property has never been part of the existing marina or any other commercial operation and is surrounded on all sides by R-4, residential property, some with single family dwellings. The proposed change in zoning would allow for the further expansion of the current/expanded marina operation into a residential neighborhood. This rezoning sets a

precedent for this to occur wherever R-4 property abuts an existing commercial operation. In fact, currently there are additional R-4 properties for sale that abut Parcels 1 and 3 of the marina. If purchased by Speckled Trout and rezoned, the operation could continue to expand further in residential areas.

3. On November 1, 2010, Pinellas County Ordinance 10-58, The Ozona Community Overlay, was filed with the State of Florida. In reference to the coexistence of residential and commercial activities, the Overlay specifically states that *"Residential development has developed in a low intensive character that is accepted in the community as the preferred development pattern. It is the intent to continue these compatible relationships between residential, commercial and various land use types."* The decision to rezone residential property that has been developed and parceled for single family homes, consistent with the Ozona Community Overlay, into commercial property that will be used for the expansion of an existing marina, sets a dangerous precedent.

In closing, as residents of Ozona for 30 years and as avid boaters, we enjoy the convenient use of several of our community marinas. While supporting those current operations, we are **strongly opposed** to the rezoning filed by Speckled Trout LLC., a change that will adversely affect the quiet community we live in, is inconsistent with the Ozona Community Overlay and establishes a dangerous precedent that would provide for the continued expansion of commercial activity into residential neighborhoods.

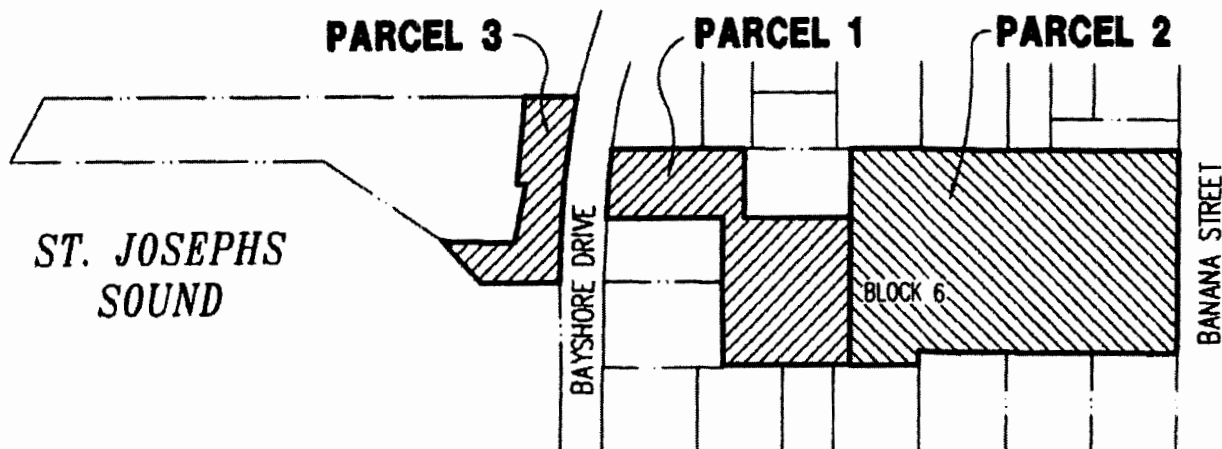
Wesley and Maureen Bracy
305 Banana St
Palm Harbor, FL 34683
727-781-0704
wmbracy@myway.com

SECTION . 10 & 11 , TOWNSHIP . 28 . SOUTH, RANGE . 15 . EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH
THIS IS NOT A SURVEY



0 200
GRAPHIC SCALE
1 inch = 200 feet



SHEET 3 OF 4

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp II

GEORGE A. SHIMP II, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 120137A DATE SURVEYED: N/A
DRAWING FILE: 120137A.DWG DATE DRAWN: 12-14-2012
LAST REVISION: SEE SHEET 1 X REFERENCE: SEE SHEET 1



**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

LB 1834

Swinton, Tammy M

Subject: FW: Case Z/LU-7-3-13 - Speckled Trout Marina Applicant

From: DONALD CONOVER [mailto:decono@tampabay.rr.com]

Sent: Wednesday, April 03, 2013 3:46 PM

To: ;

Subject: [BULK]

Importance: Low

4-2-2013

Dear Commissioner,

As a home owner that is affected by the massive changes the Speckled Trout Marina has proceeded with over the past year. I ask you to **DENY** the zoning change RE: Case No Z/LU-7-3-13, Speckled Trout Marina Applicant.

My property is on the North portion of the parking area of the STM. I have lived at this location for over 32 years and have had very little problems having the Marina as a good neighbor.

At that time there was only one area to flush the boat engines located in the center of the parking lot 150 feet from my property. It was loud when used, but far enough away it wasn't a problem as long as the engine was only at idle speed. The owners cars were used to transport the boats into the water and back to the parking areas, not the tractor that has been used for the past 9 months.

Now I feel as if I now live with an industrial park in my back yard.

I now have 7 boats along the 60 feet of property 3 feet from a chain link fence flushing the engines of their boats. The noise is not acceptable for any residential area. I feel my property value has gone down because of the noise and the increase of traffic going to and from the marina.

Please tell me there is less traffic after the marina has increased the parking area 2/3 more than a year ago. Everyone that has a boat/trailer parked there now will drive to use their boat. There is no room for the cars they drive to park now.

Every business is required to have a percentage of customer parking. The marina now has 60 plus storage locations and 10 boat lifts for storing boats. I do not see and parking are to take care of the owners vehicles.

There is no public rest rooms for those people to use. When asked Rick said that food would be available for people in the future the answer was **YES** on the water portion of the marina's property served from a food truck.

I feel the present marina has abused what has been grandfathered in as a boat storage area by not having the proper permits to do what he is doing presently. Under no condition should be allowed to expand.

I strongly feel if you do not **DENY** this permit change you will be clearing the way for each of the other 8 marinas in Ozona plus the other boat storage areas also in Ozona to expand where residential homes now exist.

Thank you for your time and the wise decisions you are faced with,

Don Conover

Home phone 727-786-8755

Mail address;

Donald E Conover

PO Box 623

Ozona ,Fl 34660

Street address;

Donald E Conover

303 Bay ST

Palm Harbor Fl,34683

March 1, 2013

Development Review Services
440 Court Street
Clearwater, FL 33756

Re: Zoning/Land Use Case Z/LU 7-3-13

Dear Sir/Madam,

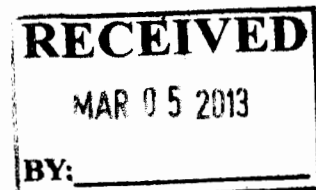
We would like to voice our concern with the case before you, being Z/LU 7-3-13, for the property in Ozona, Florida known currently as the Speckled Trout Marina. My wife and I are 33 year residents of Ozona, living at 322 Ridge Road. This roadway is a major thoroughfare for traffic to and from the marina. We are in objection to any change in use of that property that would result in increased traffic on Ridge Road. Our road already has to have calming devices (road bumps) in order to slow down traffic. Should the request for a change of use result in a use that creates less traffic, then we have no objection.

We appreciate the opportunity to set forth our thoughts.

Sincerely,

Bill Woods / Melanie Woods

Bill and Melanie Woods
322 Ridge Road
Palm Harbor, FL 34683
(727) 784-2443



bcc 10/22

August 21, 2013

Board of County Commissioners
315 Court Street
Clearwater 33756

HAND DELIVERED TO EACH

9

RE: Case #: Z/LU-7-3-13, RE. Speckled Trout Marina, Ozona, Florida

Dear Chairman Welch, Commissioners Justice, Latvala, Long, Morroni, Roche, and Seel:

On Thursday July 25, property owners (listed below) met to discuss the zoning application by Speckled Trout Marina. Most of us participated in public meetings hosted by OVIS with the marina owners. Most of us signed a petition previously submitted to the County.

The attached map illustrates that we are adjoining property owners. As you may know, Speckled Trout operates as a marina under a special dispensation "grandfathered in" on residentially zoned property. **Non-conforming use designation is appropriate for this marina.** Over the past 12 months boat storage and operations have escalated and intensified on the existing Speckled Trout parcel. Boat storage and wash stations were expanded without setbacks or buffers. Residents along Bay St. are sandwiched between a busy yet narrow road and commercial activity happening at the lot line behind them. **Sanctioning this by giving commercial / recreational zoning to what is residential property would set a precedent for future decisions** in Ozona and unincorporated Pinellas County.

We are united in opposition to Speckled Trout being rezoned.

Over the past 12 months at Banana Trace (parcel east of Speckled Trout) hauling in of fill and gravel and tree trimming work took place, in anticipation of expansion of boat storage and parking. At the existing Speckled Trout site electrical and plumbing work was done. There is a perception among the adjoining neighbors that **commercial activities have been expanded without regard to pre-existing agreements made with the county, abutting property residents and previous owners** (i.e., as to setbacks along the road right of way, buffering along property lines from marina activities, as to what property is residential as opposed to NC-40 use, and as to what type of work can be done without obtaining permits).

The neighbors do not want to be placed in an adversarial role with the property owner. **As residents adjoining Speckled Trout we have expectations of safe, healthy, and peaceful enjoyment of our homes and property.** We do not wish to be in a position of "watching" for violations. Our objections are based upon concerns about traffic congestion, safety, set backs, buffers, noise, dust, lighting, environmental consequences. We are concerned regarding the enjoyment and value of our homes. **We are concerned regarding the consequences of changing residential zoning to commercial/recreational and how this will affect our property values.**

Traffic congestion and safety are major concerns. As it is now, a narrow curved public road with visibility challenges *and* no designated sidewalk bisects Speckled Trout. The road width barely accommodates two vehicles passing side by side. **This road is a major feeder road for our Ozona**

neighborhood. It is one of the streets most utilized by pedestrians and golf carts. Speckled Trout management pulls boats back and forth across this road by tractor, to facilitate launching. Weekends and holidays are particularly busy with the sound of motors running, the tractor in operation and boats on trailers along the streets. Crossing Bayshore is part of the non-conforming use necessary to the marina; please do not add more traffic and pressure to this narrow roadway.

Regarding the Banana Trace property: Regardless of what zoning is in place, will existing protection / exclusion zones around mature pine and oak trees be honored? Native trees are assets to our neighborhood. There is concern as to future plans that might affect the health and longevity of these trees.

Previously the County Staff has received the following:

1. A petition circulated by neighbors (signed by +60) in opposition to commercial rezoning
2. A letter from OVIS expressing opposition after careful consideration and on behalf of the Ozona community
3. Extensive research: "Objections to Zoning Application, Part I, Part II and Part III" authored by Carol Hewett

Sincerely,

Adjoining Neighbors of Speckled Trout Marina in Ozona:

Duplicate Name Wesley and Maureen Bracy, 305 Banana St.

Raiza Cabral, 325 Banana St.

Duplicate Name Don Conover, 303 Bay St.

J. Emanuel, 51 Banana St. & representing L. Emanuel, 322 Banana Rd. & F. Emanuel, 316 Banana Rd.

Robert and Terry Fortner, 319 Bay St.

Steve Grannan, 326 Bay St., owner of 317 Banana St.

Dennis Green, representing Bruce Johnson, 318 Banana Rd.

Carol Hewett, 258 Banana Rd.

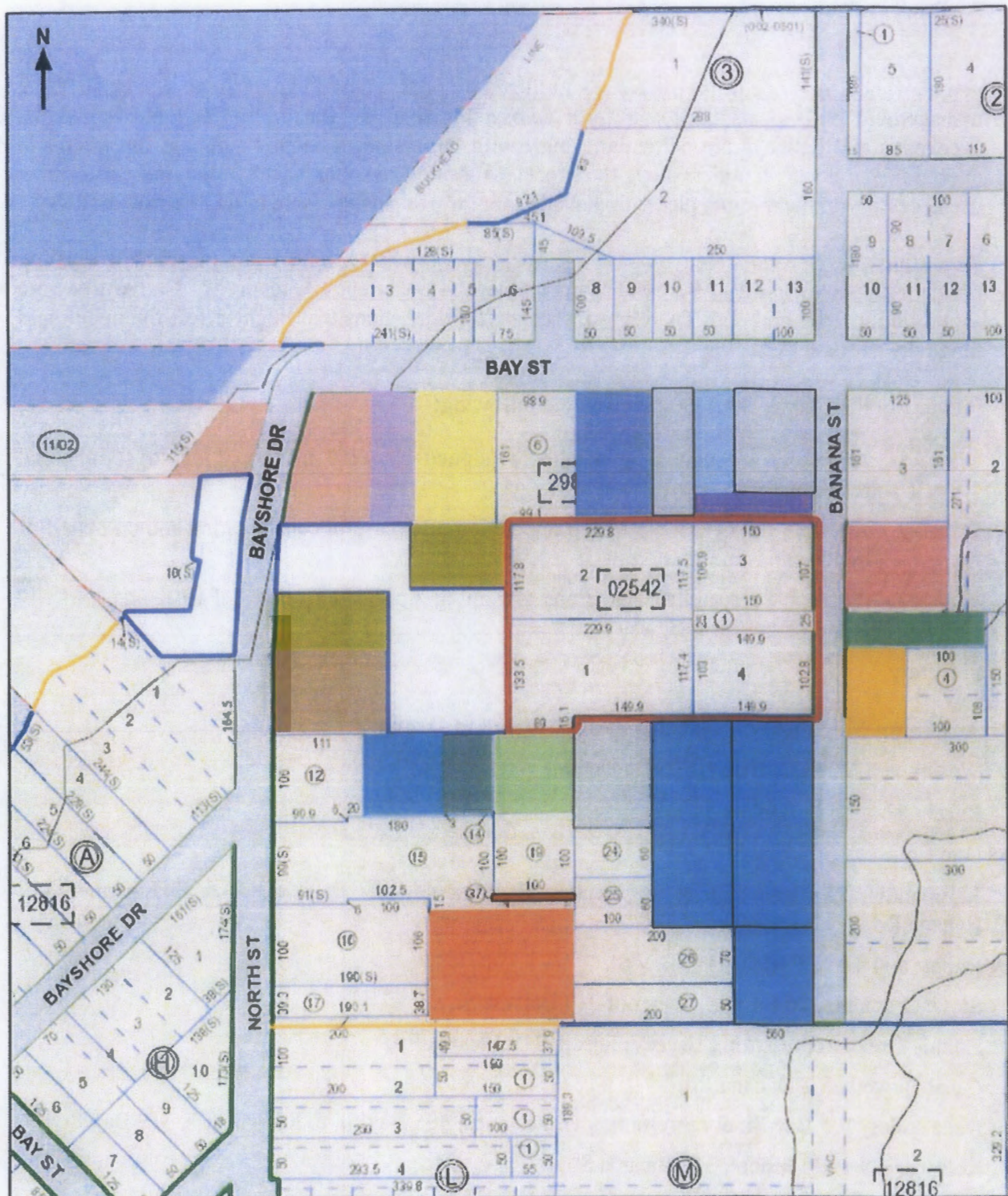
Dana Jones, 305 Bay St. & representing Greta Jones, 305 Bay St. & Kirby Jones, 311 Bay St.

Kelby and Wendy Moore, 313 Banana St.

Duplicate Name Daniel Morse, 325 Bay St.

Judy Nagel, 312 Banana Rd. & representing Steve Gagg, 307 & 379 Bayshore
& the Averetts at 377 Bayshore


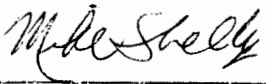
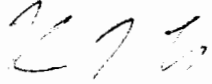
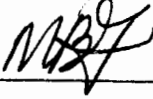
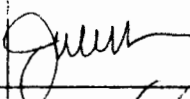
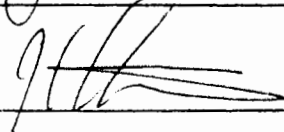
Enclosure: Map indicating properties of adjoining neighbors listed above.



Legend		Banana Trace Parcel	Speckled Trout Existing Property
Averett	Conover	Grannon	Moore
Bennett	Emanuel	Hewett	Morse
Bracy	Fortner	Johnson	Nagel
Cabral	Gagg	Jones	Unoccupied/For Sale

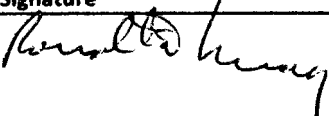
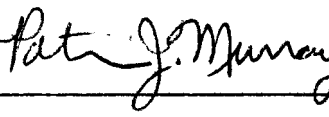
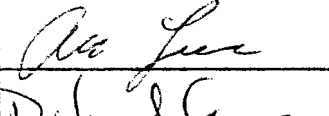
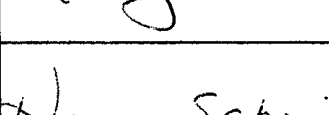
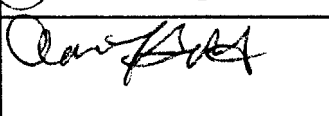
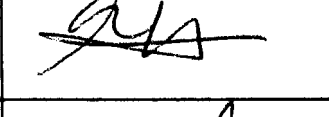
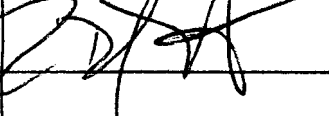
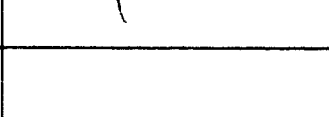
Speckled Trout Marina Rezoning Opposition
Case No. Z/LU-7-3-13

62

Petition Summary		We are strongly opposed to the rezoning filed by Speckled Trout LLC., a change that will adversely affect the quiet community we live in, is inconsistent with the Ozone Community Overlay and establishes a dangerous precedent that would provide for the continued expansion of commercial activity into residential neighborhoods.			
Printed Name	Signature	Address	Phone	E-mail	Date
ALAN OBAL		169 Shore Dr.	786-4032	Trevorobal@Aol.com	2/26/13
Mike Shelley		165 Shore Dr.	785-5911	Ratdog5755A@yahoo	2/26/13
Kevin Curry		198 Lagoon Dr	813 966 1512	KCurry71at@gmail.com	2/28/13
Marcia Fitzgerald		Vista trail ct Ozona	787-1761	—	3/19/13
Julie Knutson		315 Lagoon Dr.	781-6222	JMAPEACE@aol.com	3/19/13
John Knutson		315 Lagoon Dr	781-6222	JMAPEACE@aol.com	

Speckled Trout Marina Rezoning Opposition

Case No. Z/LU-7-3-13

Petition Summary		We are <u>strongly opposed</u> to the rezoning filed by Speckled Trout LLC, a change that will adversely affect the quiet community we live in, is inconsistent with the Ozona Community Overlay and establishes a dangerous precedent that would provide for the continued expansion of commercial activity into residential neighborhoods.			
Printed Name	Signature	Address	Phone	E-mail	Date
RONALD F. MURRAY		325 Sunset Way PALM HARBOR, FL	315-804-1262	RPmurray@Gmx.Com	1/16/2013
Patricia J. Murray		325 Sunset Way Palm Harbor, FL	315-804-1287	RPMURRAY@Gmx.Com	3/1/2013
Alec Liech		233 North St. Palm Harbor, FL	727-785-6352	—	3/1/2013
DOUGLAS W JOHNSON		905 MICHIGAN AVE PALM HARBOR 34683	205 616 8862 727	DWJOHNSONCHTMAIL.COM	3/2/2013
KATHLEEN SCHMID		237 SHORE DR P.H. FL 34683	727 781 2573	ESCHMID@TAMPABAY.IL.COM	3/14/13
Anne F Swallow		PO BOX 395 OZONA, FL 34660	727-787-6470	dollys@tntanetech.net	3/14/13
Geoffrey C Swallow		PO BOX 395 OZONA FL	727-787-4099	geoff@winattech.net	3/14/13
MARTIN DEL MARTE		604 BETMAN BL.	727-786-6087	wj02k@yahoo.com	3/16/13


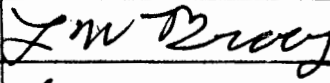
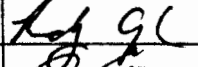

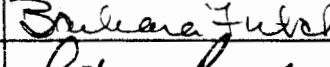
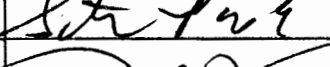
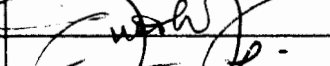
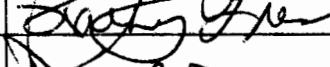
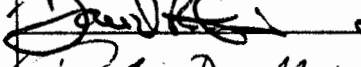
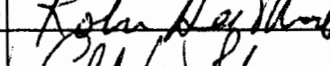
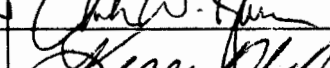
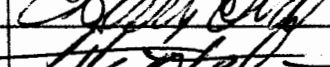


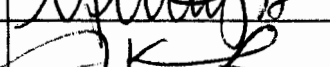
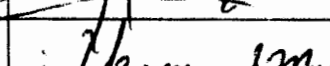
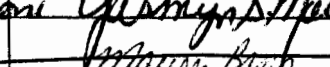
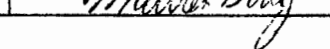
ressieis@verizon.net

Speckled Trout Marina Rezoning Opposition
Case No. Z/LU-7-3-13

Petition Summary		We are <u>strongly opposed</u> to the rezoning filed by Speckled Trout LLC., a change that will adversely affect the quiet community we live in, is inconsistent with the Ozona Community Overlay and establishes a dangerous precedent that would provide for the continued expansion of commercial activity into residential neighborhoods.			
Printed Name	Signature	Address	Phone	E-mail	Date
Nancy C. Dalton	Nancy Dalton	208 South St.	727-785-7591	rdalton15@tampabay.rr.com	2/11/13
Don Harrison	Don Harrison	339 Bay St.	424-812-2561	OZONIA686@tampabay.rr.com	2/13/13
Anthony Maccaroni	[Signature]	320 Sunset way	727 641 0271	AWMACC@AOL.com	2/25/13
Dennis Green	Dennis Green	407 Laurel	741-2904	green407@msn.com	2/25
John Riesen	John Riesen	330 Penn Ave #3	727-784-9777	jriesen@gmail.com	2/25/13
Tiffany Mariani	Tiffany Mariani	318 Lagoon drive	727-662-1344	marant@live.com	3/22/13
Ann Newton	Ann Newton	321 Lagoonda	784-1158	afnewt@gmail.com	3/23/13
Rhonda Koch	Rhonda Koch	377 Grand Bay Dr	727 458-2776	RhondaKoch@gmail.com	3/22/13
Robert Koch	[Signature]	377 Grand Bay Dr	727-638-3449	BobKoch62@gmail.com	3/23/13
Robert	[Signature]	397 Grand Bay Drive	727-572-9571	tjseibertjr@aol.com	3/24/13

Speckled Trout Marina Rezoning Opposition

Case No. Z/LU-7-3-13

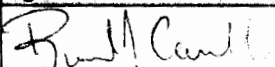
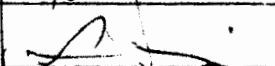



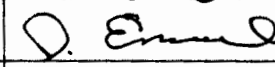
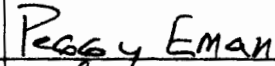
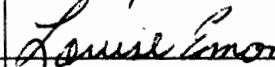
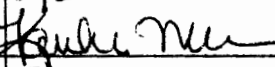
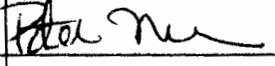
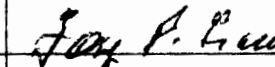

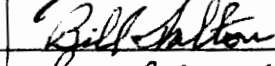


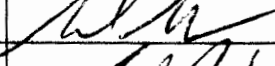
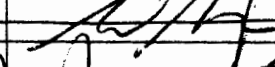
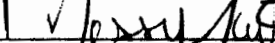
Petition Summary		We are strongly opposed to the rezoning filed by Speckled Trout LLC., a change that will adversely affect the quiet community we live in, is inconsistent with the Ozone Community Overlay and establishes a dangerous precedent that would provide for the continued expansion of commercial activity into residential neighborhoods.			
Printed Name	Signature	Address	Phone	E-mail	Date
Tim Brown		623 Danny St	727-647-255	Tim.Brown@	2-9-13
Lew Bracy		300 Lagoon Dr	787-4320102	Tampa Bay, FL, CA Lew Bracy @ my way, .com	2-9-13
Rudy Grewl		304 Ridge Rd	813-310-1057	rgrewl@crisiscenter.com	2-9-13
Stuart Futch		298 Shore Dr	727 458-8155	S-futch@yahoo.com	2/9/13
Barbara Futch		298 Shore Dr	727-786-8155	stbakemi@yahoo.com	2/9/13
STEVE PARKS		225 Shore Dr	727-420-8590	GOLF CART JUNCTIONE AOL	2-9-13
Judy Nagel		312 Lagoon	727-264-2296	Mrs. Chapin Demand. Com	
KATHY LIEM		233 North St	727-785-6352	KHLiem1011@CS.com	2-10-13
	David Renna	309 Ridge	727 786-2407	dabac@28c.msn.com	2/11/13
Robin DeMonte		318 Ridge Rd	727 455-3236	Robelmonte@excite.com	2/10/13
CHARLES RYBURN		211 LAGOON DR	(727) 786-7318	CCSNRYBURN@aol.com	2-10-13
Kerry Obal		169 Shore Dr	727 786-4032	Trevorobal@aol.com	2-10-13
ALAN OBAL		169 Shore Dr.	727-786-4032	Trevorobal@aol.com	2/10/13
Chris Camp		401 Pennsylvania	813-645-6754	Chris@SRS Tampa.com	2-10-13
Mattie Mings		1916 Shore Dr.	727-406-5058	mattie.bishop@address.com	2/10/13
Jamie Lis		398 Laurel Ln	727-559-1172	Jamie.Lis@me.com	2/10/13
Yasmeen Maccaoui		320 Sunset Way	727-785-2609	Yasmeen zero@aol.com	2/10/13
Maurice Bracy		305 Danny St	727-781-0704	Maurice Bracy @ jmk11	2/10/13

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Speckled Trout Marina Rezoning Opposition

Case No. Z/LU-7-3-13

Petition Summary		We are <u>strongly opposed</u> to the rezoning filed by Speckled Trout LLC., a change that will adversely affect the quiet community we live in, is inconsistent with the Ozona Community Overlay and establishes a dangerous precedent that would provide for the continued expansion of commercial activity into residential neighborhoods.			
Printed Name	Signature	Address	Phone	E-mail	Date
Richard Carroll		156 Shore Dr	727-686-2898	NA	3/9/12
Susan M. William		225 Shore Dr.	727 743-9755	N/A	2/9/13
Paula Dalton		401 Dickel	727-784-3679	teeldive@verizon.net	
Bill Dalton		401 Dickel	727-784-3679	"	2-9-13
GERALD EMANUEL		51 Banana St	727 785-4837	NA	2/9/13
Jan Emanuel		51 Banana St	727 785-4837	NA	2/9/13
Peggy Emanuel		320 Banana St	727-784-3347	N/A	2/9/13
Louise Emanuel		322 Banana St	727 783 -3347	NA	2/10/13
Karoline Moran		622 Orange St	727 504-0189	KarolineMoran@gmail.com	2-10-13
Peter Moran		622 Orange St	813 503-1125	N/A	2-10-13
Fay Lann		624 orange St	727 784-3698	N/A	2-10-13
mike walton		521 Penn Ave.	727-692-1902	mwalton@carroll.com	2-10-13
Bill Walton		517 Penn Ave.	727 786 6948	N/A	2-10-13
Yvel Cambour		7 Lemon St	727 789-2012		2-10-13
DANIEL MORSE		325 Bay St.	789 415-2866		2-10-13
Robert Arnold		317 Banana St.	(727) 485-4281	-	2-10-13
Robert Arnold		317 Banana St.	(727) 485-4281	-	2-10-13
Jessy Lann		317 Banana St	(865) 978-0953	-	2-10-13

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Speckled Trout Marina Rezoning Opposition
Case No. Z/LU-7-3-13

Petition Summary		We are strongly opposed to the rezoning filed by Speckled Trout LLC., a change that will adversely affect the quiet community we live in, is inconsistent with the Ozona Community Overlay and establishes a dangerous precedent that would provide for the continued expansion of commercial activity into residential neighborhoods.			
Printed Name	Signature	Address	Phone	E-mail	Date
Dan Conover	RE Conover	303 Bay St	727-786-8755	deconov@TAMPABAY.FL.COM	2/17/13
EReta Jones	[Signature]	305 Bay St	727-787-3929	jeta.jones@yale.com	
Kirsty Jones	[Signature]	311 Bay St	727-668-2237	KirstyJones210@yahoo.com	2/28/13
Gail Conover	[Signature]	303 Bay St	727-786-8755	gconov4@tampabay.fl.com	3/1/13
Ken F. Clodice	[Signature]	526 KENTUCKY CRYSTAL BEACH, FL 34681	727-366-1446	kenneth-c@nsw.com	3/27/13
Reggie Hall BESS, REG	[Signature]	312 Ridge	727-784-2137	reggie@verizon.net	

Speckled Trout Marina Rezoning Opposition

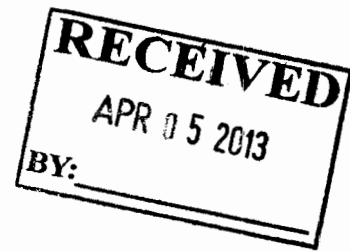
Case No. Z/LU-7-3-13

Petition Summary		We are <u>strongly opposed</u> to the rezoning filed by Speckled Trout LLC., a change that will adversely affect the quiet community we live in, is inconsistent with the Ozona Community Overlay and establishes a dangerous precedent that would provide for the continued expansion of commercial activity into residential neighborhoods.			
Printed Name	Signature	Address	Phone	E-mail	Date
duplicate signature Wesley Bracy	<i>W. Bracy</i>	305 Banana St Ozona, FL	727-281-0704	Wesley.bracy@ ClarkConstruction.com	2-11-13

April 1, 2013

John Cueva
Zoning Manager

County Planning Dept
440 Court St
4th floor Clearwater, FL 33756



Dear Mr. Cueva,

Regarding: Speckled Trout Marina Case # Z/LU-7-3-13.

We are strongly opposed to the rezoning filed by Speckled Trout LLC, a change that will adversely affect the quiet community we live in, is inconsistent with the Ozona Community Overlay and establishes a dangerous precedent that would provide for the continued expansion of commercial activity into residential neighborhoods.

Attached is a copy of our petition containing over 60 signatures from the Ozona residents.

Sincerely,

Maureen Bracy
W Bracy Duplicate
Name
Wesley and Maureen Bracy
305 Banana St
Palm Harbor, FL 34683
727-781-0704
Maureen.bracy@gmail.com

To: zoning@pinellascounty.org

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

Duplaczuk

RE: Z/LU-7-3-13; Speckled Trout Marina, Applicant

Dear Sirs:

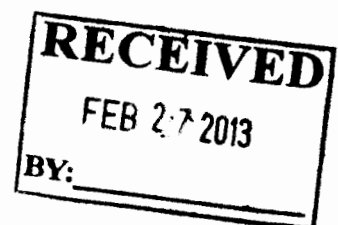
I am a resident of Pinellas County, Florida and a long-term patron of the Speckled Trout Marina. The marina, located in Ozona, has operated at this location for over 100 years. It caters to local residents from surrounding Ozona and Palm Harbor as well as most of northern Pinellas County including Oldsmar, Tarpon Springs, and Dunedin. It is one of a very few marinas that provide public access to the Gulf of Mexico, and is a vital asset to Pinellas County and its boating residents.

I fully support the applicant's request for a land use plan amendment and rezoning from R-4 Family Residential to CR Commercial Recreational, and a land use change from residential low to commercial recreational with a Development Agreement. The request is consistent with the historic use of the property and the existing use of the property. I understand this rezoning would allow for the additional storage of boats and I encourage the Pinellas County Planning Department to support and recommend the request to the Pinellas County Commissioners.

I can be reached for questions or further discussion at 614-580-3811

Sincerely, *Michael G Duplaczuk*

[Name] *Michael G Duplaczuk*
[Street Address] *3000 Bay Shore Dr #110*
[City, State, Zip] *Dunedin, Florida 34698*



2/14/11 - 7-3-13

8/1/2013

Duplicate

To Whom It May Concern,

I am writing this letter on behalf of my family. We currently store our boat at Speckled Trout Marina in Ozone, Florida. It was brought to my attention that the future of this amazing and historic marina is in jeopardy due to zoning issues.

We are heartbroken to hear this because we feel we finally found a place that is affordable and convenient for a family who loves boating with our child. The overcrowding of the public ramps causes tremendous stress and takes away from what boating should be all about.

The availability of ramps in the Palm Harbor area causes a huge issue and Speckled Trout Marina has found a way to take the stress out of boating so we can enjoy (stress free!) what we work so hard for.

Another item worth mentioning is how this marina is such an asset to the community and how it increases property value!

We ask to please consider changing the zone of the vacant 3 acres next to this marina to Commercial Recreational zoning so this amazing place that makes our weekends so great, can continue. This land is needed for additional parking and is essential to the future of this growing business.

I appreciate your time in reading my request and hope that you truly consider making this change.

Sincerely,

Amanda, Brad and Mason Auge

727.742.9498

