

BOARD OF COUNTY COMMISSIONERS

DATE: July 15, 2014
AGENDA ITEM NO. 26

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature:

Subject:

Zoning Case No. (Q) Z-11-6-14 (Global Family Fellowship, Inc.)

Department:

Planning and Development Services

Staff Member Responsible:

Jacob Stowers, Interim Executive Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS APPROVE THE ZONING REQUEST.

Summary Explanation/Background:

The subject site has been used as a church since the 1970's and is designated as Institutional on the Future Land Use Map to reflect such use. The site has been zoned A-E, Agricultural Estate since 1979 and was zoned agricultural before then. The proposed use is a charter school for grades K-8, with up to 400 students, which would be allowed under the proposed P/SP, Public/Semi-Public zoning district. The proposed charter school is consistent with the existing Institutional land use designation on the property. Initially, when staff met with the applicant, concerns regarding the queuing of cars dropping off students were raised; however, the applicant has revised the concept plan to now adequately address those previous concerns. At the Local Planning Agency (LPA) public hearing, staff from the Department of Environment and Infrastructure noted there will be road improvements at the intersection of Hercules Avenue and Virginia Avenue adjacent to this site, which should allay concerns raised by surrounding citizens about the potential impact of the proposed rezoning on the surrounding roads.

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

Staff Report with LPA Recommendation, Maps, Resolution, Correspondence & Site Plan

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



Regarding: Case No. Z-11-6-14

LPA Recommendation: The LPA finds that the proposed amendment is consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the zoning amendment. (The vote was 6-0, in favor)

LPA Public Hearing: June 11, 2014

PLANNING STAFF RECOMMENDATION:

Staff recommends that the LPA find the proposed amendment to the Zoning Atlas to be consistent with the Pinellas County Comprehensive Plan, based on the findings in this report.

Staff further recommends that the LPA recommend to the Pinellas County Board of County Commissioners approval of the zoning amendment.

CASE SUMMARY

APPLICANT'S NAME: Global Family Fellowship, Inc., c/o Nick Panico

DISCLOSURE: Nick S. Panico-President, Michael Johnson-Vice President, Gary Pentecost-Secretary & John Schultz-Treasurer

REPRESENTED BY: N/A

ZONING CHANGE	
FROM:	A-E, Agricultural Estate Residential
TO:	P/SP, Public/Semi-Public

PROPERTY DESCRIPTION: Approximately 4.8 acres located on the east side of Hercules Avenue 135 ft. north of Pinehurst Drive located in the unincorporated area of Clearwater (street address being: 2289 N. Hercules Avenue, Clearwater).

PARCEL ID(S): 36/28/15/00000/420/0100

PROPOSED BCC HEARING DATE: July 15, 2014

CORRESPONDENCE RECEIVED TO DATE:

Five letters and a petition with 9 signatures received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

One person appeared in opposition. Three persons appeared in favor.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Institutional	A-E	Church
Adjacent Properties:			
North	Residential Low	RM-15	Multi-family
East	Residential Low	R-3	Single Family
South	Residential Low	R-3	Single Family
West	Residential Low	R-3	Single Family

STAFF DISCUSSION AND ANALYSIS

OVERVIEW

This subject site is located at the southeast corner of the intersection of Virginia Avenue and North Hercules Avenue. It abuts a condominium development to the north, a senior living facility to the northwest and single family development to the south, east and west, respectively. The site has been used many years as a church (via Board of Adjustment approval to allow a church in the A-E zoning district); however, the church is no longer in operation and the applicant is proposing to redevelop the site for a charter school that will eventually have 400 students (K through 8th grade).

The applicant proposes to remodel the existing structures and add an approximately 30,000 square foot addition, and provide school amenities such as tennis courts and a playground. In order to do this the applicant has requested a zoning change from A-E to P/SP. As charter schools are considered by the State of Florida to be public schools, staff has reviewed the proposal against the school siting criteria in the Public School Facilities Element of the Comprehensive Plan, as well as for consistency with the zoning district requirements. The locational requirements for P/SP in fact support location of the P/SP zoning district in or near residential areas in order to allow for uses that can support a broad range of public services and facilities for the surrounding community.

REVIEW FOR CONSISTENCY WITH PUBLIC SCHOOL FACILITY SITING CRITERIA

Policy 2.1.5 of the Public School Facilities Element provides the criteria for review for consistency with the Comprehensive Plan. Below is a review of the proposal against those criteria:

Criteria 1: That there are no significant environmental constraints that would preclude development of a public educational facility on the site. Staff Review Comment: *The site is currently developed with a church and various out buildings, but has several mature trees onsite. Redevelopment will, at least for the first phase, follow much of the same footprint; however, stormwater retention will be required and tree protection will need to be addressed during site development. Additionally, required buffering/screening will be addressed at the time of site plan review to address things like visual impacts, noise, etc. Site development and site activity will need to comply with the County's performance standards regarding noise, pollutants, odors/fumes, etc.*

Criteria 2: That there will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by a local government as locally

significant historic or archaeological resources. Staff Review Comment: *no known archaeological or historic artifacts are in the vicinity.*

Criteria 3: That the proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements. Staff Review Comment: The site contains Myakka Soils & Urban Land, which are classified as "very limited," but suitable for urban development.

Criteria 4: That the proposed location is not in conflict with the Pinellas County Stormwater Management Plan and any watershed management plans adopted by Pinellas County, if applicable. Staff Review Comment: there are no known conflicts with the Pinellas County Stormwater Master Plan; stormwater retention will be required at the time of site development.

Criteria 5: That the proposed location is not in a velocity flood zone or a floodway. Staff Review Comment: the site is not located within a floodway or velocity zone.

Criteria 6: That the proposed location can accommodate the required parking and anticipated queuing of vehicles onsite. Staff Review Comment: *the applicant has revised their concept plan to address staff concerns so that all queuing can be accommodated on the subject site. At the time of site plan review, the County's transportation staff will provide additional review and comment.*

Criteria 7: That the proposed location lies outside the area regulated by Section 333.03(3), F.S., regarding the construction of public educational facilities in the vicinity of an airport. Staff Review Comment: *the site is not within an area regulated by Sec. 333.03(3) F.S. (the site is within approximately 2 miles of the Clearwater Municipal Airport).*

CONCLUSION

In summary, while staff had initial concerns regarding the queuing of vehicles entering the site from Hercules Avenue, after some modifications to their concept plan by the applicant, staff believes that a satisfactory queuing system can be achieved so as not to create a vehicular traffic issue on Hercules Avenue. Additionally, as described above, during the site plan process, buffer/screening requirements will need to be met in order to address the compatibility of the outdoor parking and recreation areas with the neighboring residential uses.

With regard to the appropriateness of the proposed P/SP zoning district at this location, the zoning district is consistent with the *Institutional* land use designation on the site, the site meets the specific locational criteria of the P/SP zoning district, and adequate buffering and traffic management will be addressed at the time of site plan. With these considerations, and since schools are considered to serve a desirable community purpose, staff is of the opinion that the P/SP zoning district is appropriate at this location and the applicable siting criteria have been met.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

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 ELEMENT

- Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- Policy 1.2.4 Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

PUBLIC SCHOOL FACILITIES ELEMENT

GOAL 2: PINELLAS COUNTY SHALL COORDINATE WITH ITS PARTNER LOCAL GOVERNMENTS AND THE SCHOOL DISTRICT ON PROJECTS THAT ENCOURAGE COHESIVE NEIGHBORHOODS, THAT CONTRIBUTE TO COMMUNITY BUILDING, AND THAT PROVIDE FOR LONG-TERM SUSTAINABILITY.

- Objective 2.1 Pinellas County shall support efforts that facilitate coordination of planning between Pinellas County and the School District for the location and development of public educational facilities. (Sections 163.31777(2), 1013.33(10) - (13).
- Policy 2.1.3 Public educational facilities of the School District are an allowable use within the following future land use categories:
- Residential Rural
 - Residential Estate
 - Residential Suburban
 - Residential Low
 - Residential Urban
 - Residential Low Medium
 - Residential Medium
 - Residential/Office General
 - Residential/Office Limited
 - Institutional
- Policy 2.1.4 The location and construction of new public educational facilities, or the expansion of an existing site, within one of the future land use categories listed in Policy 2.1.3 shall only be allowed upon a determination by Pinellas County that the proposed site is consistent with the Pinellas County Comprehensive Plan.
- Policy 2.1.5 In addition to consistency with the Pinellas County Comprehensive Plan, the proposed location of a new or expanded public educational facility of the School Board within one of the land use categories listed in Policy 2.1.3 shall be reviewed and considered with the following general criteria:
1. The proposed location is compatible with present and projected uses of adjacent property.
 2. The site area of the proposed location is adequate for its intended use based on the State Requirements for Educational Facilities and provides sufficient area to

accommodate all needed utilities and support facilities and allow for adequate buffering of surrounding land uses.

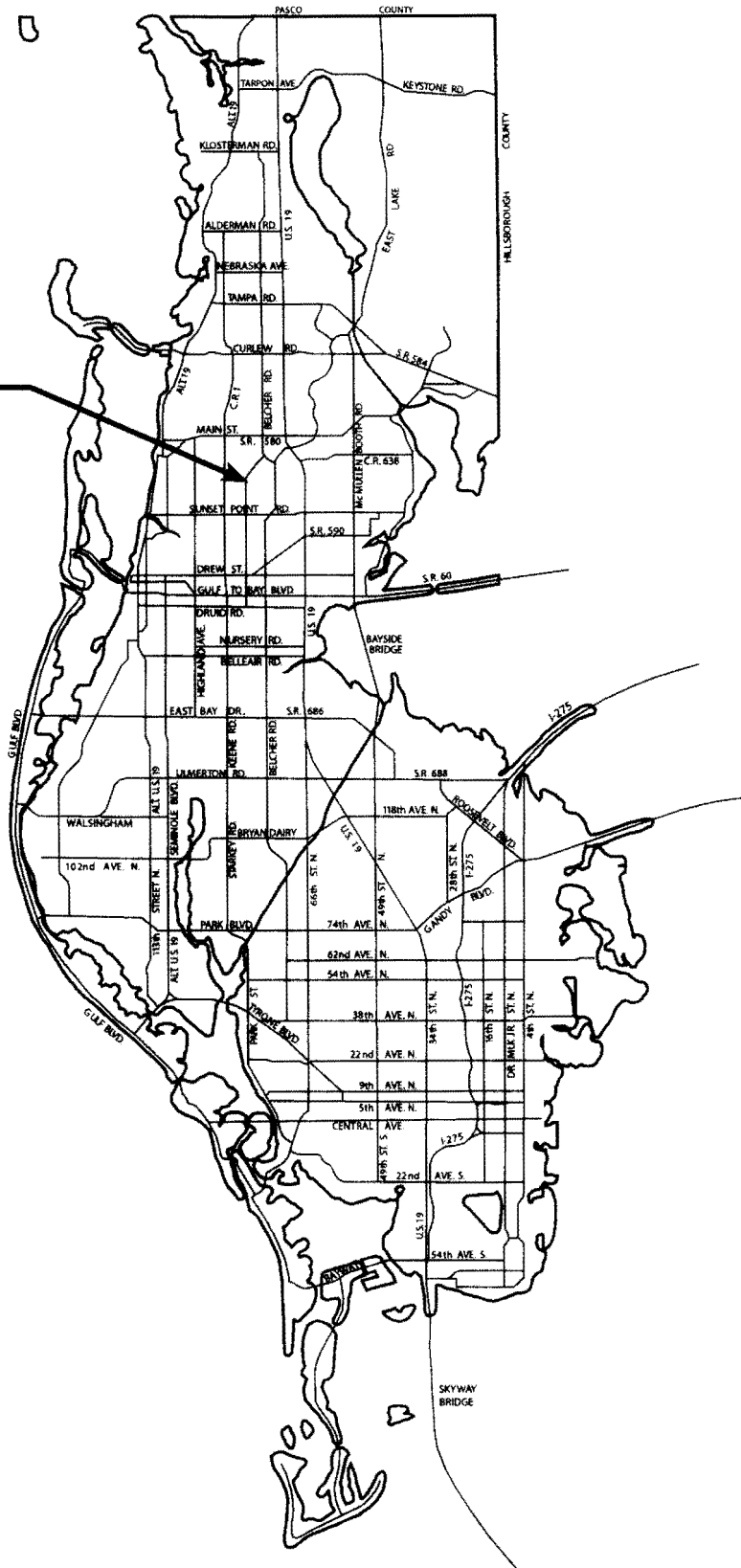
3. Based on the Five-Year Work Program of the School Board and the Pinellas County Comprehensive Plan, there will be adequate public services and facilities to support the public educational facility.
4. There are no significant environmental constraints that would preclude development of a public educational facility on the site.
5. There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by a local government as locally significant historic or archaeological resources.
6. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
7. The proposed location is not in conflict with the Pinellas County Stormwater Management Plan and any watershed management plans adopted by Pinellas County, if applicable.
8. The proposed location is not in a velocity flood zone or a floodway.
9. The proposed location can accommodate the required parking and anticipated queuing of vehicles onsite.
10. The proposed location lies outside the area regulated by Section 333.03(3), F.S., regarding the construction of public educational facilities in the vicinity of an airport.

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.

LOCATION MAP

Z-11-6-14



MAP-1

Z-11-6-14

Zone Change

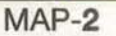
From: A-E, Agricultural Estate Residential

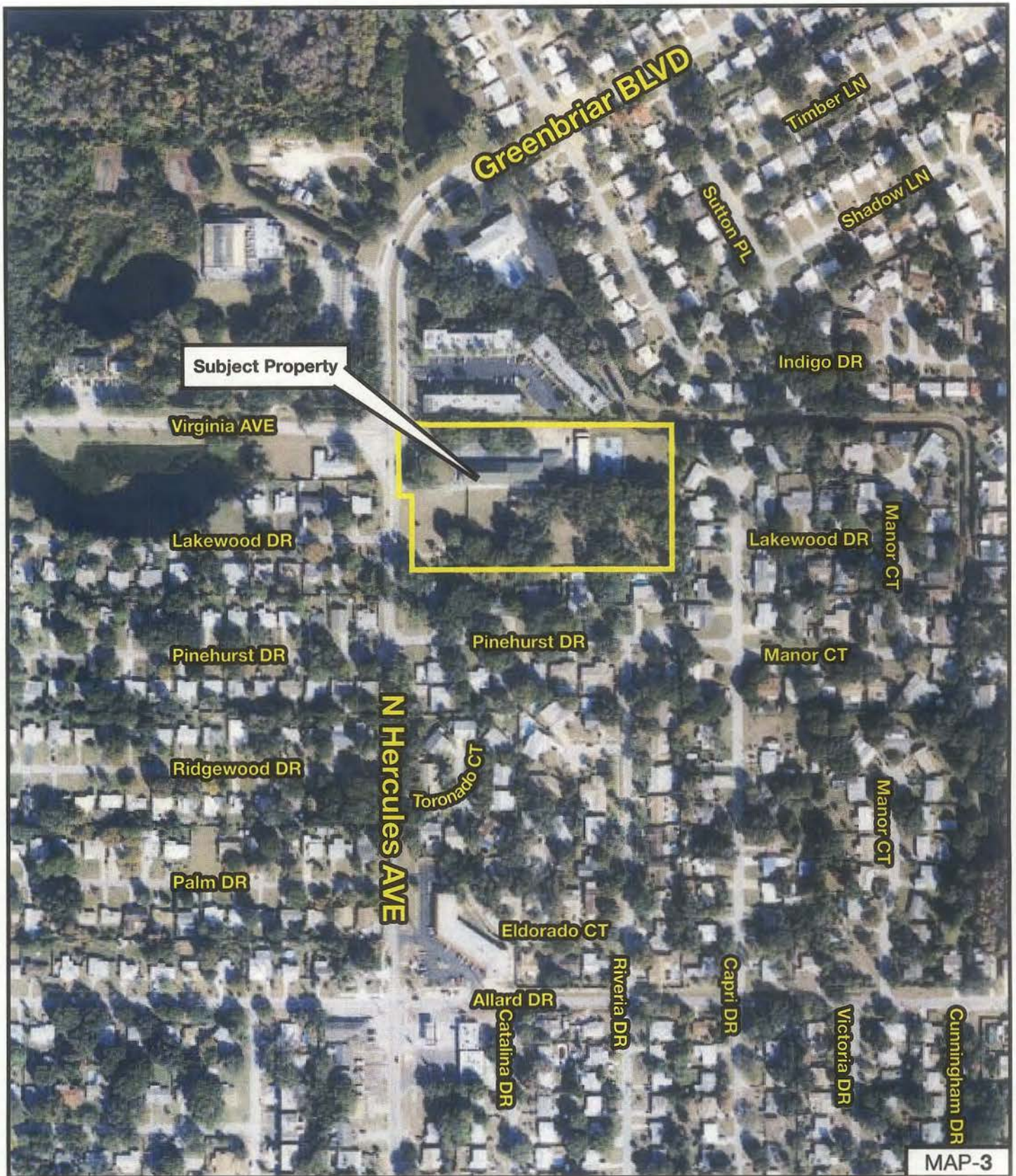
To: P/SP, Public/Semi-Public

Parcel I.D. 36/28/15/00000/420/0100

Prepared by: Pinellas County Department of Planning and Development Services April 2014







MAP-3

Z-11-6-14

Zone Change

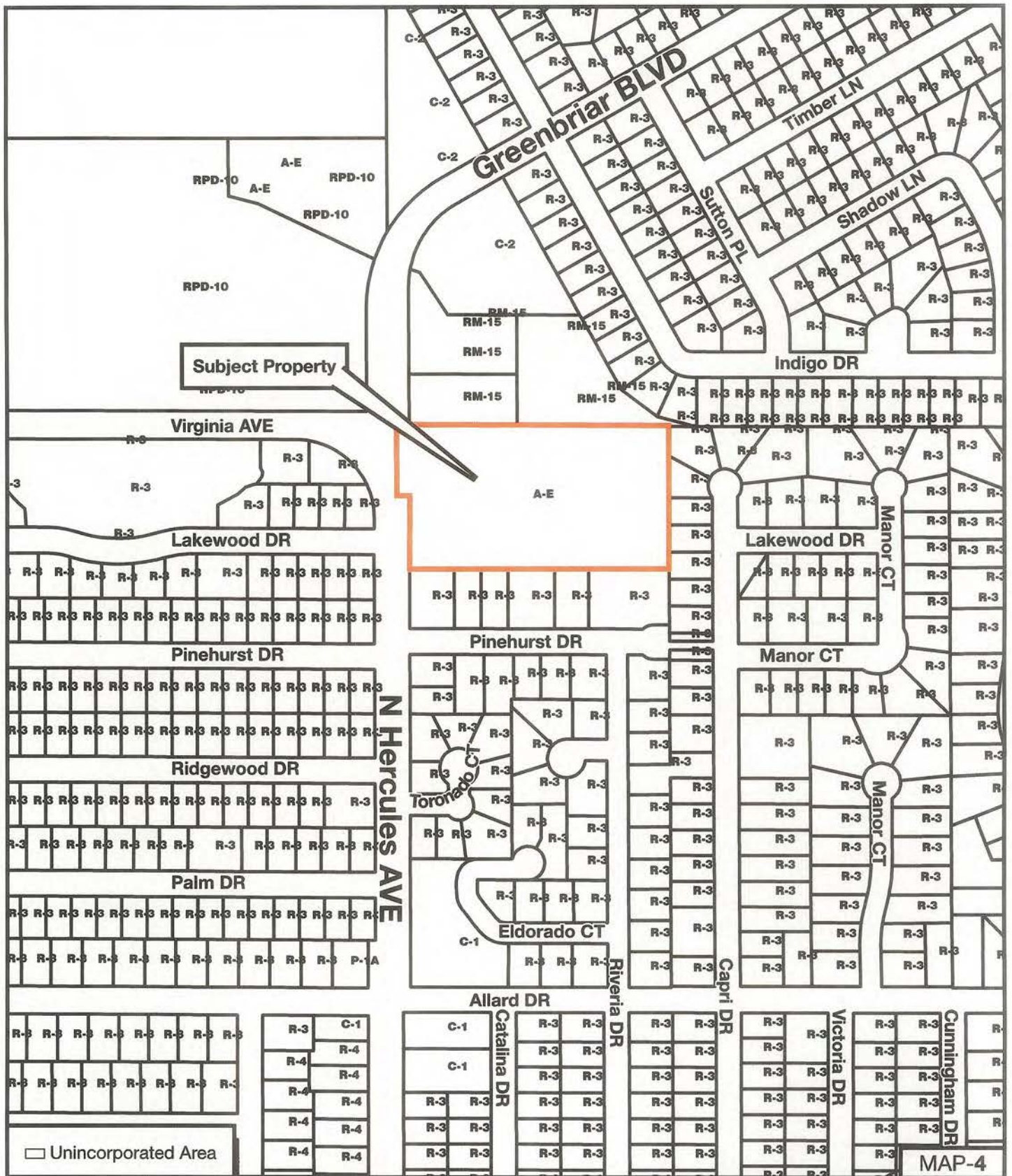
From: A-E, Agricultural Estate Residential

To: P/SP, Public/Semi-Public

Parcel I.D. 36/28/15/00000/420/0100

Prepared by: Pinellas County Department of Planning and Development Services April 2014





Z-11-6-14

Zone Change

From: A-E, Agricultural Estate Residential

To: P/SP, Public/Semi-Public

Parcel I.D. 36/28/15/00000/420/0100

Prepared by: Pinellas County Department of Planning and Development Services April 2014



RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 4.8 ACRES LOCATED ON THE EAST SIDE OF HERCULES AVENUE 135 FT. NORTH OF PINEHURST DRIVE LOCATED IN THE UNINCORPORATED AREA OF CLEARWATER (STREET ADDRESS BEING: 2289 N. HERCULES AVENUE, CLEARWATER), PAGE 144 OF THE ZONING ATLAS, AS BEING IN SECTION 36, TOWNSHIP 28, RANGE 15, FROM A-E, AGRICULTURAL ESTATE RESIDENTIAL TO P/SP, PUBLIC/SEMI-PUBLIC, UPON APPLICATION OF GLOBAL FAMILY FELLOWSHIP, INC., C/O NICK PANICO, Z-11-6-14

WHEREAS, Global Family fellowship, Inc., c/o Nick Panico, owner(s) of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property hereinafter described from A-E, Agricultural Estate Residential to P/SP, Public/Semi-Public; and

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

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

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

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 15th day of July 2014, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Attached Exhibit "A"

be, and the same is hereby changed from A-E, Agricultural Estate Residential to P/SP, Public/Semi-Public.

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

Exhibit A

2-11-6-14

Legal Description

PARCEL 1:

The North 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 28 South, Range 15 East, Pinellas County, Florida, LESS AND EXCEPT the right-of-way of County Road No. 34; and

PARCEL 2:

The South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 28 South, Range 15 East, Pinellas County, Florida, LESS the West 50 feet thereof deeded to Pinellas County, Florida in O.R. Book 2767, Page 185, as public right of way.

Pinellas County Parcel ID # 36-28-15-00000-420-0100



W

submitted 6/11
2-11-674

To the Board of County Commissioners :

We the owners within the vicinity of subject property want to make known our opposition to the request for a zone change from A-E to P/SP of said property located on the east side of Hercules Ave. , 135 feet north of Pinehurst Dr. , 2289 N. Hercules Ave. Clearwater, Fl. For the purpose of allowing a high school.

This location is too residential to add the traffic and noise that a high school would bring in. The congestion alone would be a major danger and added accidents to an intersection already one of several problems.

Not only the added traffic, but also the added early morning noise that would be a big disturbance to the hundreds of senior residents so close to said property. We hope you will take all this into consideration and do not allow our quiet neighborhood to be turned into a congested, loud area. Thank you.

Georgiana Clem 1963 Virginia Ave- Clea Fl 33763
Bruce Clem 1963 Virginia Ave. Clearwater Fl. 33763
Lorraine Clement 2013 Pinehurst Dr. Clearwater FL. 33763
Gloria Clement 2013 Pinehurst Dr. Clearwater PR 33763
John Ferguson 2268 Capri Drive Clearwater 33763
Rose Pagan 2284 Capri Drive Clearwater 33763
Guthrie J. Gordon 2292 Capri Dr. Clw. 33763
Joan Brock 2018 Pinehurst Dr. Clw 33763

To the Board of County Commissioners :

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Murray Jope

1964 LAKEWOOD DRIVE CLEARWATER FL

Richard & Patricia Maley
2003 Greenbriar Blvd. #17
Clearwater, Florida 33763
(863) 838-9001

June 9th, 2014

Development Review Services Department
Clearwater, Florida 33756
Via Fax to (727) 453-3256

Attn: Pinellas County Strategic Planning
& Initiatives Department
Zoning Division

RE: Case No. Z-11-6-14
Global Family Fellowship, Inc
c/o Nick Panico, Applicant

To Whom it may concern:

I am sending this letter to let you know of or opposition to the proposed zoning change that would allow a school to be erected on a property located at 2289 N. Hercules Avenue. This type of structure and its intended use would place a great detriment to the surrounding neighborhoods. The adjoining neighborhoods consist mainly of retirees and the elderly. I feel that the sanctity and peacefulness that drew us to this area would be greatly jeopardized by the noise associated with schools; and the increased traffic from such a facility. Greenbriar is a quiet and peaceful neighborhood and I would hate to see that change. Please think about the impact this would have on the elderly and the environment with this, or any type of structure in this area.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Maley", written over a horizontal line.

Richard & Patricia Maley

Richard & Patricia Maley
2003 Greenbriar Blvd. #17
Clearwater, Florida 33763
(863) 838-9001

June 9th, 2014

Development Review Services Department

Swinton, Tammy M

Subject: FW: Case No. Z-11-6-14, Global Family Fellowship, Inc.

From: Patty [<mailto:patty.seward@verizon.net>]

Sent: Friday, May 23, 2014 8:32 PM

To: Zoning

Subject: Case No. Z-11-6-14, Global Family Fellowship, Inc.

Attn. Pinellas County Strategic Planning & Initiatives Dept.

Thank you for the notice of hearing to request a zoning change from A-E, Agricultural Estate Residential to P/SP, Public/Semi-Public for the area known as 2289 N. Hercules Ave., Clearwater. If approved, this proposal would allow a high school.

Being a property owner at 2350 Indigo Drive, Clearwater, I must strongly oppose this proposal. The residential demographics, already heavy traffic patterns on a two-lane roadway is not conducive to a high school location. Common sense should prevail on this one. Traffic is extremely heavy on this corridor from Greenbriar Blvd., to Hercules as it now stands. This residential neighborhood of Greenbriar cannot possibly tolerate the increased traffic patterns of a high school.

Thank you for considering.

Patty Seward
2350 Indigo Drive
Clearwater, FL 33763

Sent from my iPad

2003 Greenbriar Boulevard #12
Clearwater, FL 33763
(856) 228-8215
(609) 220-7142

June 2, 2014

via fax to (727)453-3256
Development Review Services Department
440 Court Street
Clearwater, FL 33756

Attn: Pinellas County Strategic Planning
& Initiatives Department
Zoning Division

RE: Case No. Z-11-6-14
Global Family Fellowship, Inc.
c/o Nick Panico, Applicant

Dear Sir or Madam:

We are sending this letter to voice our opposition to the zoning change to allow a school to be placed at 2289 N. Hercules Avenue. We feel that placing a school at that location would be a great detriment to the neighborhood. The traffic and noise that would be generated in the mornings and afternoons would greatly interfere with the peace and quiet that the residents of Greenbriar enjoy. Also, we feel that the roads leading to the school would not be able to support the increased traffic flow. Greenbriar is a nice residential community and approving the zoning change would greatly affect the flavor of the neighborhood.

Sincerely,



Joseph and Deborah Eisele

ROOMS TO GO OUTLET

FAX COVER SHEET

21411 US HWY 19, CLEARWATER, FL 33765
PHONE: 727-791-1301 FAX: 727-791-3552

Z-11-6-14

Send to: PINELLAS COUNTY STRATEGIC PLANNING & INITIATIVES DEPARTMENT	From: KAREN KUETON
Attention: ZONING DIVISION	Date: 05-29-14
Fax number: (727) 453-3256	Phone number: (727) 408-0816

☐ Urgent
 ☒ Reply ASAP
 ☐ Please comment
 ☐ Please Review
 ☐ For your information

Total pages, including cover: 2

Comments:

WHEN I SUBMIT my 8 1/2 x 11 HARD COPY
 WRITTEN COMMENTS IN OPPOSITION OF THE
 PROPOSED CHANGE IN ZONING, DO I ALSO
 NEED TO ATTEND THE HEARING? WILL MY
 8 1/2 x 11 PAPER NOT COUNT AS A VOTE AGAINST
 ZONE CHANGE BECAUSE OF THE UNDERLINED
 STATEMENT AT END OF LETTER? "FAILURE OF
 APPLICANT TO APPEAR AT SCHEDULED HEARINGS
 MAY RESULT IN AUTOMATIC DENIAL OF REQUEST"

BOARD OF COUNTY COMMISSIONERS

Charlie Justice
Susan Latvala
Janet C. Long
John Morrone
Norm Roche
Karen Williams Seel
Kenneth T. Welch

Go & SAY NO!

band noise + trespassing
football games noise

P.E. outside noise

Re: Case No Z-11-6-14
Global Family Fellowship, Inc.,
c/o Nick Panico, Applicant



Dear Property Owner:

May 22, 2014

THIS IS AN IMPORTANT NOTICE ABOUT UPCOMING PUBLIC HEARINGS REGARDING THE USE OF LAND. It is being provided to you since you are either the owner or representative of the owner of the subject property, OR you own land in the vicinity of the subject property.

PLEASE REVIEW THIS INFORMATION CAREFULLY!! If you have any questions regarding this important matter, please call our office at (727) 464-5047 or visit us at the address listed below. We will be happy to provide you with available information. Written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Board for their consideration in support of, or in opposition, may be directed to the Pinellas County Strategic Planning & Initiatives Department, Zoning Division located in the Development Review Services Department, 440 Court Street, 4th fl, Clearwater, FL 33756, or you may fax/email us at (727) 453-3256/zoning@pinellascounty.org.

The property consists of approximately 4.8 acres located on the east side of Hercules Avenue 135 ft. north of Pinehurst Drive located in the unincorporated area of Clearwater (street address being: 2289 N. Hercules Avenue, Clearwater).

The purpose of these hearings will be to consider a request for a zone change from A-E, Agricultural Estate Residential to P/SP, Public/Semi-Public.

What this proposal means to you: If approved, this proposal would allow a high school.

A hearing will be held by the Local Planning Agency on June 11, 2014 at 9:00 A.M. in the County Commission Assembly Room, 315 Court Street, 5th Floor, Clearwater, FL.

(FATHER'S DAY)

The Board of County Commissioners will then hold a public hearing on **July 15, 2014 at 6:00 P.M.** in the County Commission Assembly Room, 315 Court Street, 5th Floor, Clearwater, FL. You are invited to attend these hearings and to express your views on this matter. Documentation that an applicant, proponent or opponent wishes to be provided to the Board of County Commissioners for their consideration in support of, or in opposition, should be submitted at least one week (7 days) in advance of the advertised hearing. Hard copy written comments must be submitted on 8½ x 11-inch paper.

Persons are advised that if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings and for such purpose they may need to ensure that a verbatim record of the proceedings is made.

Failure by the applicant or an authorized representative of the applicant to appear at the scheduled public hearings may result in an automatic denial of the request.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 S. FT HARRISON AVE., SUITE 500, CLEARWATER, FL 33756 (727) 464-4880 (VOICE) (727) 464-4062 (TDD).

Sincerely,

PINELLAS COUNTY PLANNING & DEVELOPMENT SERVICES DEPARTMENT

Swinton, Tammy M

Subject: FW: Use of Land/Public Hearing notice for 2289 N. Hercules Ave. Clearwater

From: creativemarie@aol.com [<mailto:creativemarie@aol.com>]

Sent: Thursday, May 29, 2014 3:01 PM

To: Cueva, John; zoning@pinellascounty.org

Subject: Use of Land/Public Hearing notice for 2289 N. Hercules Ave. Clearwater

To: Pinellas County Planning Board

Re: Case No. Z-11-6-14

I am the owner of a condo located at 2003 Greenbriar Blvd. just 150 feet from your proposed high school.

1. I am extremely opposed to this zoning change from Agricultural to Public/Semi-Public. Our roads cannot facilitate the traffic of a school.
2. In addition, I am opposed to the impact of the noise level this high school/grammar school would have in a quiet 55 + retirement area and:
3. This proposal would also limit my chances to rent to potential tenants knowing that a school was nearby.

Sincerely,

Marie Grieco

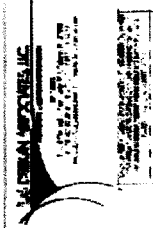
Site Data

Existing Building Area 9,870 sf
 Existing Modular Office Area 2,222 sf
 New Building Area 30,000 sf
 Total Building Area 42,092 sf

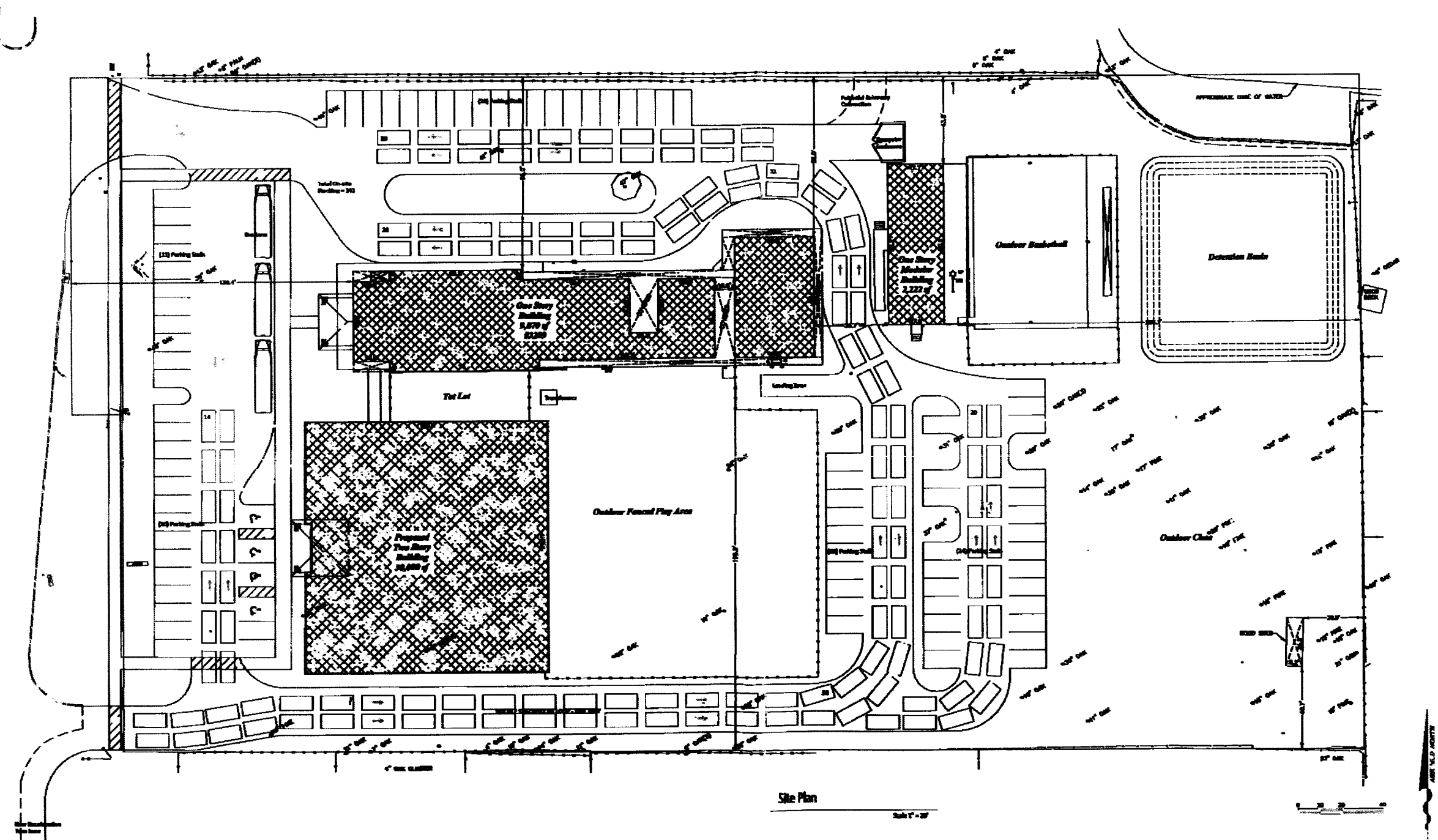
Parking Proposed 85 stalls
 On-site Stacking Proposed 141

Parking Required:
 Staff 45 occ 45 stalls
 Auditorium (Seating) 144 occ 36 stalls
 Total 81 stalls

REVISIONS	
#	DATE



Professional Engineer
J. L. HARRIS
 Mechanical Engineering
 License No. 12543
 State of Florida
 2014-2016
 2014-2016
 2014-2016



Site Plan

Scale 1" = 20'

0 10 20 30



Preliminary Plan
 Not For Construction

RECEIVED
 APR 25 2014
 BY: _____

2-11-6-14

Proposed:
Athenian Academy
 Charter School
 2289 N. Hercules Ave.
 Clearwater, FL

Site Plan

SK-100	SK-100
SK-100	SK-100
SK-100	SK-100