

BOARD OF COUNTY COMMISSIONERS

DATE: February 24, 2015

AGENDA ITEM NO. 30

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature:

Subject:

Zoning Case No. (Q) Z/LU-2-1-15 (Christine Gibree)

Department:

Planning

Staff Member Responsible:

Gordon Beardslee, Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) HEAR PUBLIC COMMENT AND APPROVE THE PROPOSED ZONING AND FUTURE LAND USE MAP AMENDMENTS, THE AMENDMENT TO THE DEVELOPMENT AGREEMENT, PARKING VARIANCE AND THE VARIANCE TO ALLOW AN ASSISTED LIVING FACILITY WITHIN 950 FEET OF ANOTHER FACILITY.

Summary Explanation/Background:

This site was before the Board on August 19, 2014 for amendments to the Zoning Atlas and the Future Land Use Map to allow an additional 32 beds to an existing assisted living facility (ALF) along with a development agreement and variance for parking and for the distance requirement between licensed health care facilities.

In the previous application, the proposed building addition extended into the 0.55 acre E-1 zoned parcel along with a parking lot for the facility. The request was denied in part based on concerns that an expansion of the existing ALF along Park Boulevard would have a detrimental effect on the surrounding neighborhood.

The new application addresses concerns expressed by the Board and neighbors in that: the proposed addition now will remain on the 1.56 acre parcel where the existing ALF is located, the proposed expansion will not exceed 16 feet in height, will not receive deliveries via De Long Way, will only accommodate the elderly, and will only allow parking on the 0.55 acre subject property proposed for a zoning and land use amendment. These conditions will be memorialized through the recording of a deed restriction that is required by the development agreement, which accompanies this request. The applicant has submitted a parking study documenting the reduced number of parking spaces that is being requested is sufficient to serve the proposed expansion to the ALF. The parking study also reveals that overflow parking to serve the expanded ALF is not needed in the shopping center to the northwest of the site on the opposite side of Park Boulevard.

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

Staff Report with LPA Recommendation, Maps, Proposed Amendment to the Development Agreement, Resolution, Ordinance, Parking Study and Correspondence

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



Regarding: Case No. Z/LU-2-1-15

LPA Recommendation: The LPA finds that the proposed amendments are consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the zoning amendment, land use amendment, and amendment to the development agreement for an assisted living facility on a parcel at 7770 128th Street North and parking on the 0.55 acre of 7749 De Long Way, with a parking variance to allow 22 spaces (where 71 are required), and a variance to allow an assisted living facility within 950 ft. of another facility.

LPA Public Hearing: January 8, 2015

PLANNING STAFF RECOMMENDATION:

- Staff recommends that the LPA find that the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas, and the proposed amendment to the Development Agreement, are consistent with the Pinellas County Comprehensive Plan based on the findings in this Report.
- And further, Staff recommends that the LPA recommend approval of the proposed FLUM and Zoning Atlas amendments, proposed amendment to the development agreement, and variances to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: GIB Properties, LLC

DISCLOSURE: N/A

REPRESENTED BY: Steve Williamson

	LAND USE CHANGE	ZONING CHANGE
FROM:	Residential Suburban	E-1, Estate Residential
TO:	Institutional	IL, Institutional Limited
On the northern 0.55 acre of a 1.3 acre parcel located at 7749 De Long Way, with a development agreement for an assisted living facility on a parcel at 7770 128 th Street North along with the northern 0.55 acre of 7749 De Long Way, not to exceed 16 ft. in height, with a variance for parking to allow 22 spaces where 71 are required, and a variance to allow an assisted living facility within 950 feet of another facility where 1,000 feet of separation is required.		

PROPERTY DESCRIPTION:

A portion of a 1.3 acre parcel located at 7749 De Long Way and the parcel at 7770 128th Street North in the unincorporated area of Seminole.

PARCEL ID(S): 29/30/15/20543/000/0020 (portion of) and 29/30/15/70794/400/0501

PROPOSED BCC HEARING DATE: February 24, 2015

CORRESPONDENCE RECEIVED TO DATE:

Received 10 letters in favor from an on line petition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

Three persons appeared in opposition.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Suburban	E-1	Single Family
Adjacent Properties:			
North	Residential Low	R-2	Single Family
East	Institutional & Residential Suburban	IL & E-1	Institutional, Single Family
South	Residential Suburban	E-1	Single Family
West	Residential Suburban	E-1	Residential Suburban

STAFF DISCUSSION AND ANALYSIS**OVERVIEW**

The applicant proposes to expand an existing assisted living facility (Oak Tree Manor) by adding a wing of rooms along the west side of the existing building. At build-out, with approval of this proposal, the facility is expected to have up to 71 beds. To accomplish this, the applicant is requesting that the north 0.55 acre of the parcel located at 7749 De Long Way be amended from Residential Suburban to Institutional with a zoning change from E-1, Estate Residential to IL, Institutional Limited. This application also includes a development agreement for the subject property and the 1.56 acre parcel on 128th Street North that is also owned by the applicant and contains the Oak Tree Manor ALF. Earlier this year, the applicant requested a zoning and land use plan amendment on the subject property, but that proposal would have extended the existing ALF to the west onto the subject property on De Long Way. That request was denied and the applicant has with this application responded to the concerns of the Board and the community by revising the development agreement to keep the proposed building addition on the parcel that contains the existing assisted living facility. The applicant proposes to transfer the beds associated with the 0.55 acre subject property under consideration to the ALF portion of the site. Based on this revision, the 0.55 acre subject property will contain no buildings and will only be used for parking. This will be required as part of the development agreement, which will require the proposed building addition to be on the parcel that is currently zoned IL, Institutional Limited, with a height limitation of 16 feet. The proposed development agreement also includes a parking variance to allow 22 parking spaces where 71 parking spaces are required, and a spacing requirement of 950 ft. where 1,000 ft between assisted living facilities are required.

The eastern 1.56 acre parcel on 128th Street North associated with this application was before the Board of Adjustment in 1996 to allow a 20 bed assisted living facility, and in 2004 the applicant requested an increase to 24 beds. In 2007, the applicant petitioned the Board of County Commissioners for a zoning change to *IL, Institutional Limited* and a Future Land Use Map amendment to *Institutional* in order to allow for an increase in beds to 34. In 2012, the applicant petitioned the Board

of County Commissioners to allow for the increase in beds from 34 to 39 beds along with a parking variance to allow 9 parking spaces where 39 parking spaces are required. With approval of this current proposal, the applicant anticipates adding up to 32 additional beds, ultimately housing 71 beds on the eastern parcel with a new addition to the existing ALF.

COMPATIBILITY WITH SURROUNDING LAND USES

Residential uses are located to the north, south, west and east of the parcels included in the application. The locational characteristics associated with the Institutional Future Land Use category indicate that institutional uses are *“generally appropriate to those locations where educational, health, public safety, civic, religious and like institutional uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation.”* The purpose of the Institutional Limited zoning district as described in the land development code is *“to regulate the location of essential and/or desirable public services compatible with neighboring residential uses....this district shall be so located as to recognize the special needs of these uses relative to surrounding uses and shall have adequate access to the transportation system.”* This facility is located along Park Boulevard, a major transportation arterial, meeting the expectation that institutional uses have adequate access to the transportation network, including transit service. Additionally, the location of the use makes it accessible and able to serve the surrounding residential community. As the adjacent residential community is a low density residential neighborhood, the proposed use and scale of the building being proposed will be compatible with the neighborhood characteristics as the applicant is limiting the scale of the proposed addition to 16 feet in height and has revised the application from the previously denied request by designing the addition to the ALF to reduce its visual impact by locating it in close proximity to the existing building. Minimal traffic should be generated by the proposal and parking areas will be largely buffered from neighboring properties. Overall, staff finds that the location of assisted living facilities such as these in proximity to residential areas is appropriate, and can serve a desired community purpose.

TRANSPORTATION AND INFRASTRUCTURE IMPACTS

The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 3200 gallons per day (gpd). The subject site is within the Pinellas County potable water supply service area and the Pinellas County South Cross Bayou wastewater treatment service area which have adequate capacity to provide potable and wastewater services. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 189 tons per year.

In reference to traffic impacts on the surrounding traffic circulation system, the potential average daily traffic within the vicinity of the subject area would increase by approximately 58 vehicle trips per day with approval of the proposed amendments. Approval of the proposed amendments would not adversely impact traffic on the surrounding traffic circulation system since there is adequate capacity along Park Boulevard. Specifically, Park Boulevard between 113th Street North and 131st Street North is operating at a level of service B, and all deliveries to the facility would be restricted away from De Long Way, causing little impact to the adjacent single family neighborhood.

OTHER CONSIDERATIONS

The application also includes the third amendment to the existing development agreement restricting the maximum number of beds on the one parcel, restricting the clientele to elderly only, and restricting the height of any development to 16 feet (i.e., one story). A variance to the parking requirements is also associated with this Agreement to require a total of 22 parking spaces, where 71 would normally be required. The applicant has provided a traffic study prepared by a certified planner that demonstrates adequate parking will be provided on site with this application, and as such will not pose an adverse impact to the area. It should also be noted that no off-site parking was considered as part of this review.

The applicant has stated that the clientele do not drive and the number of visitors is minimal. The distance variance to another ALF is not seen as a concern as the properties would still be approximately 950 feet apart (as opposed to the normal 1000 foot requirement).

SUMMARY

In summary, staff finds that this proposal, with the changes made to the prior applicant's and the restrictions noted in the amendment to the Development Agreement, would provide for a reasonable expansion of a use that serves the community, does not impede traffic flow or result in neighborhood disruption, and is felt to be compatible with the low density residential character of the surrounding community. Therefore, staff recommends approval of the zoning and land use change, the variances and the amendment to the Development Agreement.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendments are consistent with the following adopted 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 1.2.3. | 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. |
| Policy 1.2.6 | Land development regulations that implement the Comprehensive Plan may be more restrictive than the land use standards contained within the Plan. |
| Objective 1.11 | Pinellas County shall implement its land use policies in a manner that clearly defines the future land use categories and the regulations pertaining to them that manage growth in Pinellas County. |
| Policy 1.11.2 | Zoning, signage, subdivision, and other existing County land development regulations that are discussed in any element of the <i>Pinellas County Comprehensive Plan</i> or have been approved by the Board of County Commissioners shall be consistent with the Plan and include additional regulations that are specified by and based upon the Plan. |

HOUSING ELEMENT

- | | |
|---------------|--|
| Objective 1.9 | Provide for adequate sites in residential areas or areas of residential character for group homes and foster care facilities to meet identified or projected deficits. |
| Policy 1.9.2 | Pinellas County will continue to provide for development of community residential alternatives (i.e., group and foster homes), as provided for in the Comprehensive Plan and Zoning regulations. |

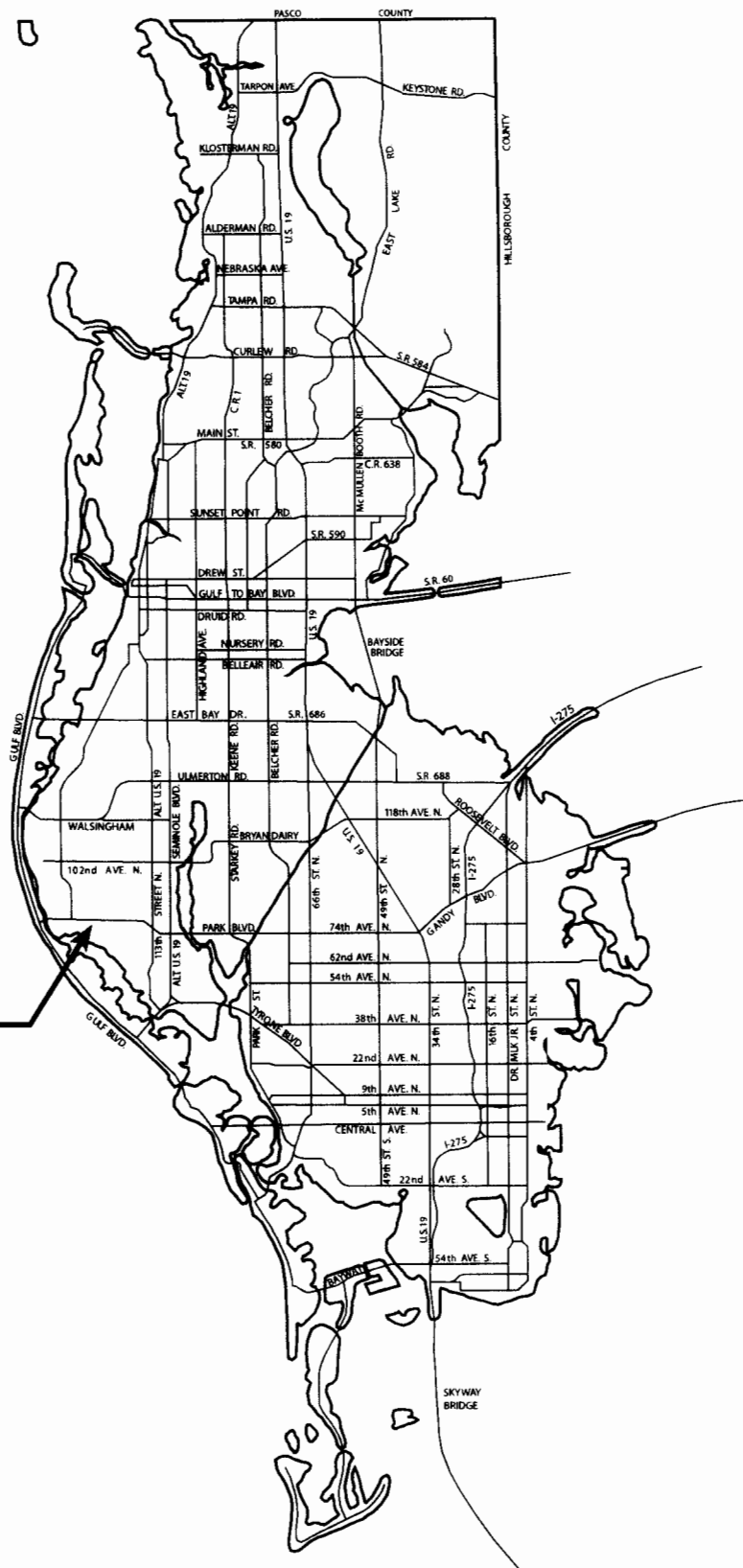
COUNTY DEVELOPMENT REGULATIONS

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, proposed Third Amendment to Development Agreement, parking study)

LOCATION MAP

Z/LU-2-1-15



MAP-1

Z/LU-2-1-15

Zone change

From: E-1, Estate Residential
To: IL, Institutional Limited

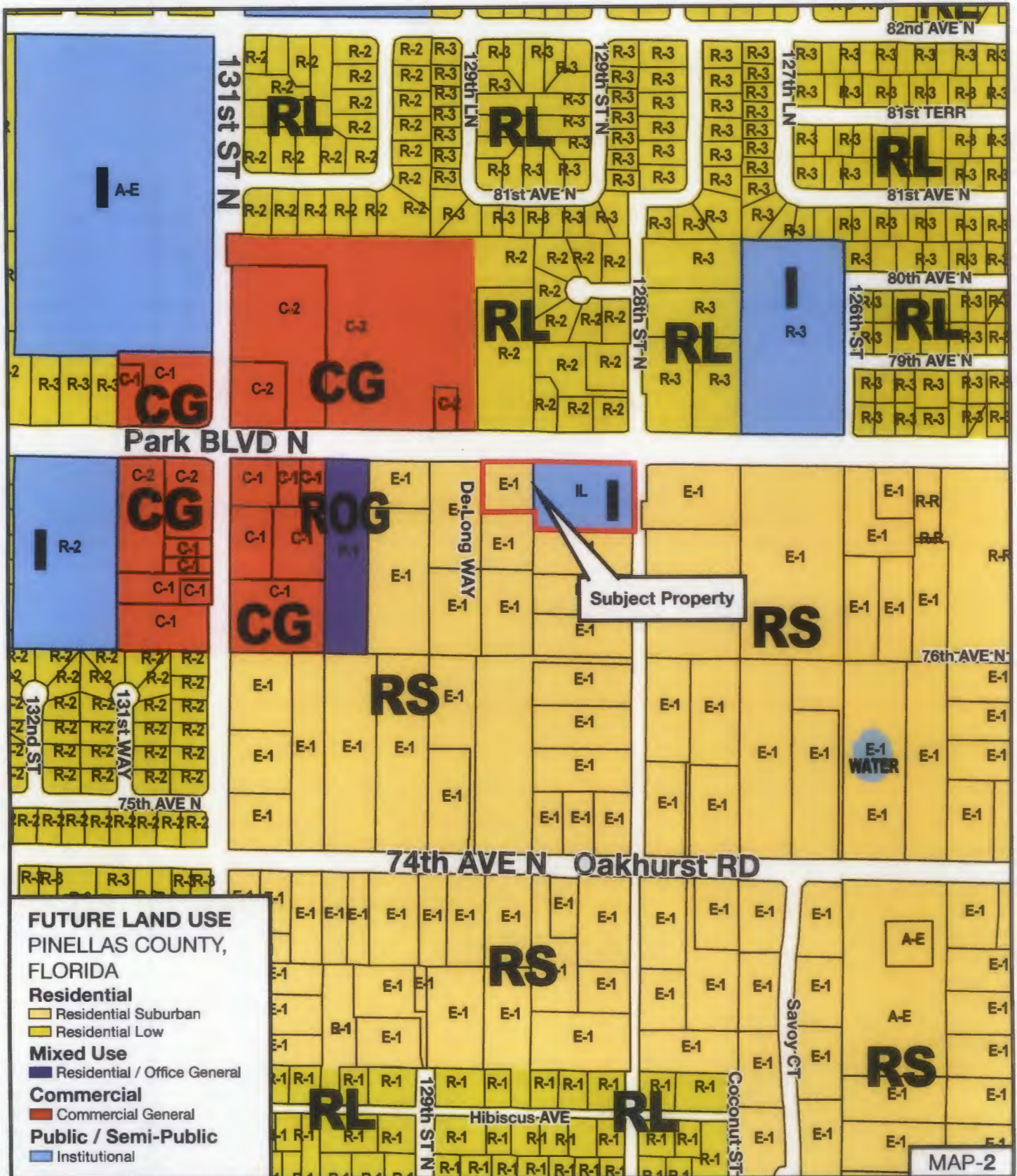
Land Use change

From: Residential Suburban
To: Institutional

With a Development Agreement for an ALF, not to exceed 16 feet in height, with a variance for parking to allow 22 spaces where 71 are required, and a variance to allow an ALF within 950 feet of another facility where 1,000 feet of separation are required.

Parcel I.D. a portion of 29/30/15/20543/000/0020; AND 29/30/15/70794/400/0501 with a Development Agreement
Prepared by: Pinellas County Department of Planning and Development Services October 2014





Z/LU-2-1-15

Zone change

Land Use change

From: E-1, Estate Residential
To: IL, Institutional Limited
From: Residential Suburban
To: Institutional

With a Development Agreement for an ALF, not to exceed 16 feet in height, with a variance for parking to allow 22 spaces where 71 are required, and a variance to allow an ALF within 950 feet of another facility where 1,000 feet of separation are required.

Parcel I.D. a portion of 29/30/15/20543/000/0020; AND 29/30/15/70794/400/0501 with a Development Agreement
 Prepared by: Pinellas County Department of Planning and Development Services October 2014



MAP-2



Z/LU-2-1-15

Zone change

From: E-1, Estate Residential
To: IL, Institutional Limited

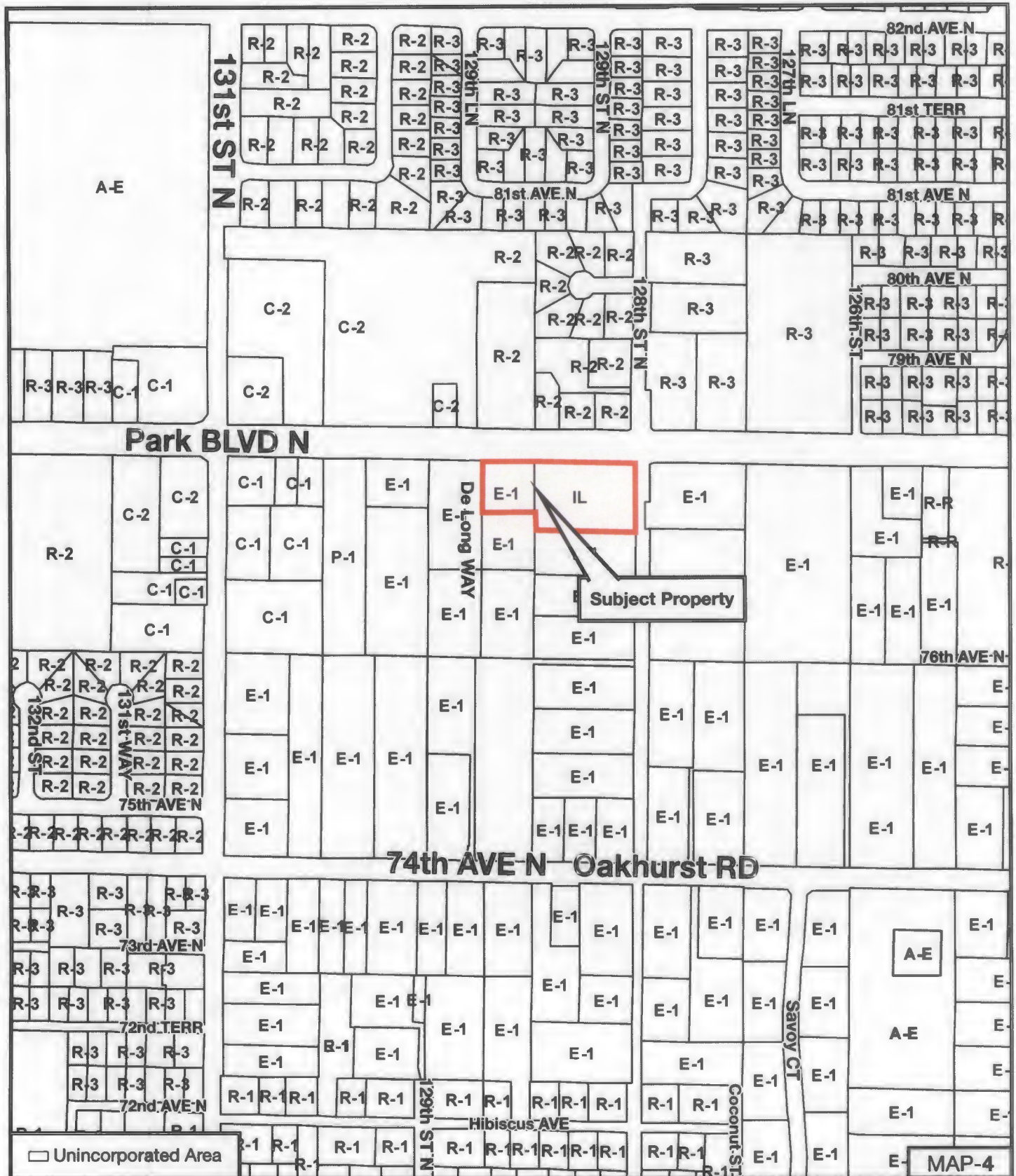
Land Use change

From: Residential Suburban
To: Institutional

With a Development Agreement for an ALF, not to exceed 16 feet in height, with a variance for parking to allow 22 spaces where 71 are required, and a variance to allow an ALF within 950 feet of another facility where 1,000 feet of separation are required.

Parcel I.D. a portion of 29/30/15/20543/000/0020; AND 29/30/15/70794/400/0501 with a Development Agreement
Prepared by: Pinellas County Department of Planning and Development Services October 2014





Z/LU-2-1-15

Zone change

From: E-1, Estate Residential
To: IL, Institutional Limited

Land Use change

From: Residential Suburban
To: Institutional

With a Development Agreement for an ALF, not to exceed 16 feet in height, with a variance for parking to allow 22 spaces where 71 are required, and a variance to allow an ALF within 950 feet of another facility where 1,000 feet of separation are required.

Parcel I.D. a portion of 29/30/15/20543/000/0020; AND 29/30/15/70794/400/0501 with a Development Agreement
Prepared by: Pinellas County Department of Planning and Development Services October 2014



Prepared by and Return to:
Steven A. Williamson, Esq.
Johnson, Pope, Bokor, Ruppel & Burns, LLP
P. O. Box 1368
Clearwater, Florida 33757-1368
Telephone: 727-461-1818

THIRD AMENDMENT TO DEVELOPMENT AGREEMENT

THIS THIRD AMENDMENT TO DEVELOPMENT AGREEMENT ("THIRD AMENDMENT") is dated _____, 2015, and entered into by and among GIB PROPERTIES, LLC, a Florida limited liability company ("OWNER"), and PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida, acting through its Board of County Commissioners, the governing body thereof (the "COUNTY").

Recitals

A. On January 17, 2008, OWNER and the COUNTY entered into that certain Development Agreement, recorded in O.R. Book 16124, Page 1090, in the Public Records of Pinellas County, Florida, as amended by that certain First Amendment to Development Agreement dated October 20, 2009, recorded in O.R. Book 16735, Page 217, in the Public Records of Pinellas County, Florida, as amended by that certain Second Amendment to Development Agreement dated February 29, 2012, recorded in O.R. Book 17503, Page 1916, in the Public Records of Pinellas County, Florida (collectively, the "DEVELOPMENT AGREEMENT") concerning the real property more particularly described on Exhibit "A" attached hereto and incorporated herein ("ORIGINAL PROPERTY").

B. The DEVELOPMENT AGREEMENT sets forth the conditions and limitations, and development parameters for the development of the PROPERTY.

C. OWNER is the owner of the .55 acres of real property generally located at the southeast corner of DeLong Way and Park Boulevard, in unincorporated Pinellas County, and as more particularly described in Exhibit "B" attached hereto and incorporated herein ("ADDITIONAL PROPERTY"). The ORIGINAL PROPERTY and ADDITIONAL PROPERTY are referred to herein collectively as "PROPERTY."

D. OWNER desires to combine the ADDITIONAL PROPERTY with the ORIGINAL PROPERTY and use the combined PROPERTY as an assisted living facility, with such use being limited as described in the DEVELOPMENT AGREEMENT and this THIRD AMENDMENT.

E. The ADDITIONAL PROPERTY currently has a land use designation of Residential Suburban ("RS") and is zoned Estate Residential ("E-1").

F. The OWNER has requested that the COUNTY place a land use designation of Institutional ("I") and a zoning designation of Institutional Limited ("IL") on the ADDITIONAL PROPERTY and approve a parking variance for the PROPERTY to allow 22 parking spaces where 71 parking spaces are required by CODE;

G. The COUNTY supports this change in zoning and land use designation for the ADDITIONAL PROPERTY based upon the provisions of the DEVELOPMENT AGREEMENT and this THIRD AMENDMENT.

H. The COUNTY and OWNER have determined that it would be mutually beneficial to enter into this THIRD AMENDMENT and incorporate the ADDITIONAL PROPERTY into the DEVELOPMENT AGREEMENT governing the matters set forth herein and have negotiated this THIRD AMENDMENT in accordance with the CODE and the ACT.

I. The COUNTY has found that the terms of this THIRD AMENDMENT are consistent with the Pinellas County Comprehensive Plan and the CODE.

J. OWNER and COUNTY desire to amend the DEVELOPMENT AGREEMENT to incorporate the ADDITIONAL PROPERTY under the terms and conditions of the DEVELOPMENT AGREEMENT and as more particularly set forth herein below.

In consideration of and in reliance upon the promises, 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:

1. Recitals. The above recitals are true and correct and are a part of this THIRD AMENDMENT.

2. Ratification and Reaffirmation of Development Agreement. Except as specifically modified herein, all terms and conditions of the DEVELOPMENT AGREEMENT are hereby ratified and reaffirmed by the parties hereto. In addition, any defined term in the DEVELOPMENT AGREEMENT shall have the same meaning in this THIRD AMENDMENT.

3. Effective Date. This THIRD AMENDMENT to DEVELOPMENT AGREEMENT shall become effective as provided for by the Act and shall be contingent upon obtaining final approval, and effectiveness of a land use designation of I, and a zoning designation of IL, as requested on the ADDITIONAL PROPERTY.

4. Duration of Development Agreement. The DEVELOPMENT AGREEMENT, as modified by this THIRD AMENDMENT, shall be extended and continue in effect until terminated as defined in the DEVELOPMENT AGREEMENT, but for a period not to exceed five (5) years from the Effective Date of this THIRD AMENDMENT.

5. Development Agreement and Additional Property. Except as specifically modified herein, the ADDITIONAL PROPERTY shall be deemed a part of the DEVELOPMENT AGREEMENT and its use restricted as set forth therein.

6. Development Restrictions. Section 6.1.3 of the DEVELOPMENT AGREEMENT shall be deleted and replaced in its entirety as follows:

The following restrictions shall apply to development of the PROPERTY:

6.1.3.1 Owner shall combine the ORIGINAL PROPERTY and ADDITIONAL PROPERTY into one parcel for the assisted living facility and a maximum of 71 beds shall be permitted on the combined PROPERTY and shall be developed substantially in conformance with the concept plan attached hereto as Exhibit "C" ("CONCEPT PLAN"). No portion of the assisted living facility building shall be constructed on the ADDITIONAL PROPERTY.

6.1.3.2 No structure related to the assisted living facility use on the PROPERTY shall exceed sixteen (16) feet or one (1) story in height.

6.1.3.3 The assisted living facility located on the PROPERTY shall only accept elderly residents and shall not accept residents with drug or alcohol dependency or operate as a mental health facility.

6.1.3.4 No commercial or delivery vehicles related to the assisted living facility on the PROPERTY shall make use of DeLong Way.

6.1.3.5 Recording of Deed Process Prior to the addition of any additional beds on the PROPERTY, OWNER shall record an amended deed restriction encumbering the PROPERTY, which deed restriction shall be approved as to form by the County Attorney (which approval shall not be unreasonably withheld) and which will generally describe the development limitations of this the DEVELOPMENT AGREEMENT and this THIRD AMENDMENT. The deed restriction shall

be perpetual and may be amended or terminated only with the consent of the COUNTY, which consent shall not be unreasonably withheld.

7. Variances.

Section 6.2.4 of the DEVELOPMENT AGREEMENT shall be replaced in its entirety as follows:

6.2.4 The COUNTY hereby grants OWNER a variance from Code Section 138-1302(1)(c) to allow 22 parking spaces on the PROPERTY where 71 are required. It is understood by the parties hereto that parking requirements for the ORIGINAL PROPERTY and ADDITIONAL PROPERTY may be satisfied by allocating parking across the combined PROPERTY.

The following shall be added as a new Section 6.2.5 to the DEVELOPMENT AGREEMENT:

6.2.5 The COUNTY hereby grants OWNER a variance from Code Section 138-1 such that the distance between the facility located on the PROPERTY and another group home facility located nearby shall be reduced from 1,000 feet to 950 feet.

8. Notice. For purposes of notice, all correspondence directed to OWNER shall be delivered to OWNER at:

GIB Properties, LLC
Attn: Christine Gibree
1114 18th Street SW
Largo, FL 33770

With a copy to: Johnson, Pope, Bokor, Ruppel & Burns, LLP
ATTN: Steven A. Williamson, Esq.
911 Chestnut Street
Clearwater, FL 33756

[End of Substantive Provisions, Signature Page to Follow]

IN WITNESS WHEREOF, the parties have executed this THIRD AMENDMENT to DEVELOPMENT AGREEMENT the date and year first above written.

WITNESSES:

OWNER:

GIB PROPERTIES, LLC,
a Florida limited liability company

Laura Cunningham
Printed Name: Laura Cunningham

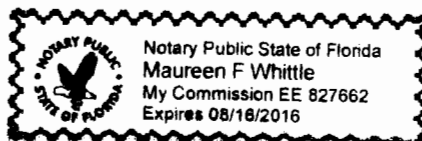
By: Christine Gibree
Christine Gibree, Manager

Kevin J. Burke
Printed Name: Kevin J. Burke

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 9th day of January, 2015, by Christine Gibree, as Manager of GIB Properties, LLC, a Florida limited liability company, on behalf of the company. She ☒ is personally known to me or ☐ has produced _____ as identification.



Maureen F. Whittle
Notary Public
Maureen Whittle
Print Notary Name
My Commission Expires: 8/18/2016

KEN BURKE
Clerk of the Circuit Court

PINELLAS COUNTY, FLORIDA, by and
through its Board of County
Commissioners

By: _____
Deputy Clerk

By: _____
John Morroni, Chair

(OFFICIAL SEAL)

APPROVED AS TO FORM BY
OFFICE OF THE COUNTY ATTORNEY

By: David Salim
Assistant County Attorney

EXHIBIT "A"

Original Property Legal Description

Parcel I-A

The East 155 feet of the North 264 feet of Lot 5 in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, as shown by map of Pinellas Groves, Inc., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, less that part lying within 50 feet of the Survey Deed filed February 9, 1956, Clerks Instrument No. 254480-A, Public Records of Pinellas County, Florida, LESS the South 15 feet thereof which was deeded out in O.R. Book 5150, Page 1112, more particularly described as The South 15 feet of the North 264 feet of Lot 5, in the Southeast 1/4 of Section 29, Township 30, South, Range 15 East, as shown by map of Pinellas Groves, Inc., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida.

Parcel I-B:

The North 264 feet of Lot 5, Less the East 155 feet thereof, in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, Pinellas Groves, Inc., according to the map or plat thereof as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, LESS road right-of-way, AND LESS the South 15 feet thereof which was deeded out in O.R. Book 5150, Page 1112, more particularly described as the South 15 feet of the North 264 feet of Lot 5, in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, as shown by map of Pinellas Groves, Inc. recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida.

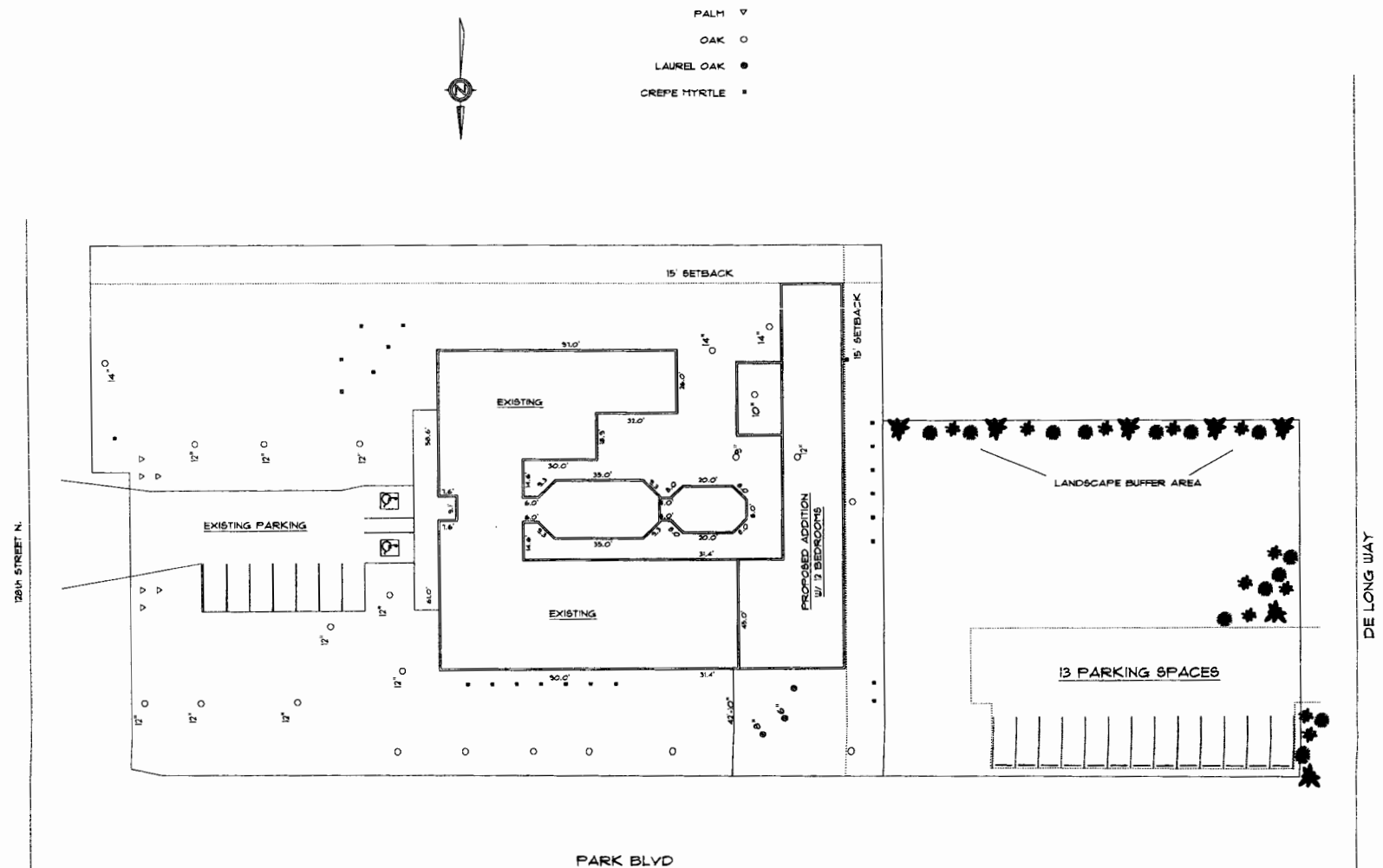
EXHIBIT "B"

Additional Property Legal Description

The North 143.00 feet of Lot 2, De Long Way Subdivision, according to the plat thereof, as recorded in Plat Book 118, Page 38 in the Public Records of Pinellas County, Florida.

EXHIBIT “C”

Concept Plan



CONCEPT PLAN
SCALE: 1" = 30'

Z/LU-2-1-15
RECEIVED 11-12-14

ADDITION FOR:
OAK TREE MANOR
TTO 128th STREET N.
SEMINOLE, FL. 33716

BALI DESIGN Inc.

Tel: (727) 638-5125

P.O. Box 1162
Dunedin, FL 34691



REVISED

11/10/14

DATE: 9/25/14

SHEET #:

1

OF 1 SHEETS

PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: Z/LU-2-1-15		Jurisdiction: Pinellas County					
Revised:		Received: 6/31/2014		Signoff:			
SITE DATA							
Parcel Size: Portion of a 1.3 acre parcel and a 1.6 acre parcel							
Proposed for Amendment: Portion of 1.3 acre parcel proposed for amendment from RS to I							
Current Land Use Designation: Residential Urban							
Existing Use	sf/acre(s)	x(far)/(upa)	Beds*	sf/1,000	x(tgr)	cap.	Proj. trips
(1) ALF	N/A	N/A	39	N/A	2.4	0.75	70
Proposed Land Use Designation: Institutional							
Potential Use	sf/acre(s)	x(far)/(upa)	Beds**	sf/1,000	x(tgr)	cap.	Proj. trips
(1) ALF	N/A	N/A	71	N/A	2.4	0.75	128
* Existing number of Beds						Total	58
** Proposed number of Beds							
Potential Additional Daily Trips:				58			
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)		% Distribution			Traffic Vol. (AADT)		
		2013	2035		2013	2035	
(1) Park Boulevard		58	58	existing	25,124	28,889	
113th Street N to 131st Street N		100	100	proposed	25,182	28,947	
		2013 PH		2013 AADT		2035 AADT	
Road(s)		LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.
(1) Park Boulevard		B	0.744	B	B	C	C
113th Street N to 131st Street N							
Road(s)		Extg	Planned	Const.	Future	CMS	
		Ln Cfg	Improv.	Year	Ln Cfg	Desig.	
(1) Park Boulevard		4D	N/A	N/A	N/A	N/A	
113th Street N to 131st Street N							
ABBREVIATIONS/NOTES							
AADT = Average Annual Daily Trips				Ln. = Lanes			
AC = Acres				LOS = Level of Service			
CAP = Capture Rate (i.e., % new trips)				LTCM = Long Term Concurrency Management Corridor			
CCC = Congestion Containment Corridor				MPO = Metropolitan Planning Organization			
CFG = Configuration				N/A = Not applicable			
CMS = Concurrency Management System				PC = Partially controlled access			
CON = Constrained County Corridor				PH = Peak Hour			
Const. = Construction				SF = Square Feet			
D/U = Divided/undivided				TGR = Trip Generation Rate			
E = Enhanced				UPA = Units Per Acre			
FAR = Floor Area Ratio				UTS = Units (dwelling)			
FDOT = Florida Department of Transportation				V/CR = Volume-to-Capacity Ratio			
DEF= Deficient State Road				MIS= Mitigating Improvement Scheduled			
2035 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output							
Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2010 LOS Manual							

Impact Assessment and Background Data for Staff Report

Amendment to the Pinellas County Future Land Use Map and Pinellas County Zoning Atlas Map

Z/LU: 2-1-15

Street Address: 7749 De Long Way, unincorporated Seminole

Parcel Number: 29/30/15/20543/000/0020 and 29/30/15/70794/400/0501

Prepared by: RAB

Date: 4/22/14

Proposed Amendment From:

Future Land Use Designation(s): RS acres N/A*

Zoning Designation(s): E-1 acres N/A*

Proposed Amendment To:

Future Land Use Designation(s): I acres N/A*

Zoning Designation(s): IL acres N/A*

Development Agreement? No ☐ Yes ☒ New ☐ Amended ☒

Affordable Housing Density Bonus? No ☒ Yes ☐ How many units:

***Portion of a 1.3 acre parcel and a 1.6 acre parcel**



INFRASTRUCTURE IMPACTS
SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Residential Suburban	Existing 39 Bed Assisted Living Facility 39 x 5.9 tons/unit/year (ALF factor)= 230 tons/year
PROPOSED	
Institutional	Proposed 71 Bed Assisted Living Facility 71 x 5.9 tons/unit/year (ALF factor)= 419 tons/year
NET DIFFERENCE	+189 tons/year

* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT

LAND USE DESIGNATIONS	POTABLE WATER GPD *	WASTEWATER GPD*
EXISTING		
Residential Suburban	Existing 39 Bed Assisted Living Facility 39 x 100 (institutional rate) = 3,900 GPD	Existing 39 Bed Assisted Living Facility 39 x 100 (institutional rate) = 3,900 GPD
PROPOSED		
Institutional	Proposed 71 Bed Assisted Living Facility 71 x 100 (institutional rate) = 7,100 GPD	Proposed 71 Bed Assisted Living Facility 71 x 100 (institutional rate) = 7,100 GPD
NET DIFFERENCE	+3,200 GPD	+3,200 GPD

* (Non Residential) Gross Floor Area x Consumption Rate = GPD

* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day

TRANSPORTATION AND ROADWAY IMPACTS

	YES or NO	COMMENTS
Is the proposed amendment located within one half mile of a concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located along a scenic/non-commercial corridor?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The site contains Myakka Soils & Urban Land, which has been classified as "very limited", but suitable for urban development.
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the Coastal Zone #5 watershed. Which has direct runoff into the Intracoastal Waterway.
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

PUBLIC SAFETY

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the Fire District serving the proposed development.		The subject site is located within the Seminole Fire District.



COMMUNITY IMPACTS

	YES or NO	COMMENTS
Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by the Department of Community Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Has the property been the subject of a previous amendment proposal within the last 12 months?

Yes ☐ No ☒

Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?

Yes ☐ No ☒

ATTACH THE FOLLOWING:

- ___ Location Map
- ___ Future Land Use Map with zoning designations
- ___ Aerial



RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF A PORTION OF A 1.3 ACRE PARCEL (CONSISTING OF 0.55 ACRES) LOCATED AT 7749 DE LONG WAY IN THE UNINCORPORATED AREA OF SEMINOLE WITH A DEVELOPMENT AGREEMENT FOR AN ASSISTED LIVING FACILITY ON A PARCEL AT 7770 128TH STREET NORTH AND ON THE 0.55 ACRE OF 7749 DE LONG WAY, NOT TO EXCEED 16 FT. IN HEIGHT, WITH A VARIANCE FOR PARKING TO ALLOW 22 SPACES WHERE 71 ARE REQUIRED, AND A VARIANCE TO ALLOW AN ASSISTED LIVING FACILITY WITHIN 950 FT. OF ANOTHER FACILITY WHERE 1,000 FEET OF SEPARATION IS REQUIRED; PAGE 282 OF THE ZONING ATLAS, AS BEING IN SECTION 29, TOWNSHIP 30, RANGE 15; FROM E-1, ESTATE RESIDENTIAL TO IL, INSTITUTIONAL LIMITED; UPON APPLICATION OF CHRISTINE GIBREE THROUGH STEVE WILLIAMSON, REPRESENTATIVE, Z/LU-2-1-15

WHEREAS, Christine Gibree, Owner of the properties hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property described in Exhibit "B" from E-1, Estate Residential to IL, Institutional Limited on the 0.55 acre of 7749 De Long Way, with a development agreement for an assisted living facility on a parcel described in Exhibit "A" at 7770 128th Street North and on the 0.55 acre of 7749 De Long Way, not to exceed 16 ft. in height, with a variance for parking to allow 22 spaces where 71 are required, and a variance to allow an assisted living facility within 950 ft. of another facility where 1,000 feet of separation is required; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification, the development agreement, and the variances, 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 on the 0.55 acre of said property at 7749 De Long Way should be changed, and that the development agreement and the variances on the properties on the 0.55 acre at 7749 De Long Way and at 7770 128th Street North be approved.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 24th day of February 2015 that the zone classification of the real property described in Exhibit "B" in Pinellas County, Florida be, and the same is hereby changed from E-1, Estate Residential to IL, Institutional Limited, with a development agreement for an assisted living facility on a parcel at 7770 128th Street North, described in Exhibit "A", and on the 0.55 acre of 7749 De Long Way, described in Exhibit "B", not to exceed 16 ft. in height, with a variance for parking to allow 22 spaces where 71 are required, and a variance to allow an assisted living facility within 950 ft. of another facility where 1,000 feet of separation is required, subject to an amendment to the Pinellas County Future Land Use Map from Residential Suburban to Institutional, Case Number Z/LU-2-1-15.

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"

Legal Description

Parcel I-A

The East 155 feet of the North 264 feet of Lot 5 in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, as shown by map of Pinellas Groves, Inc., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, less that part lying within 50 feet of the Survey Deed filed February 9, 1956, Clerks Instrument No. 254480-A, Public Records of Pinellas County, Florida, LESS the South 15 feet thereof which was deeded out in O.R. Book 5150, Page 1112, more particularly described as The South 15 feet of the North 264 feet of Lot 5, in the Southeast 1/4 of Section 29, Township 30, South, Range 15 East, as shown by map of Pinellas Groves, Inc., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida.

Parcel I-B:

The North 264 feet of Lot 5, Less the East 155 feet thereof, in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, Pinellas Groves, Inc., according to the map or plat thereof as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, LESS road right-of-way, AND LESS the South 15 feet thereof which was deeded out in O.R. Book 5150, Page 1112, more particularly described as the South 15 feet of the North 264 feet of Lot 5, in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, as shown by map of Pinellas Groves, Inc. recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida.

Z/LU-2-1-15

EXHIBIT "B"

Legal Description

The North 143.00 feet of Lot 2, De Long Way Subdivision, according to the plat thereof, as recorded in Plat Book 118, Page 38 in the Public Records of Pinellas County, Florida.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF THE NORTHERN PORTION OF A 1.3 ACRE PARCEL (CONSISTING OF 0.55 ACRES) LOCATED AT 7749 DE LONG WAY IN THE UNINCORPORATED AREA OF SEMINOLE LOCATED IN SECTION 29, TOWNSHIP 30, RANGE 15, FROM RESIDENTIAL SUBURBAN TO INSTITUTIONAL, 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 24th day of February 2015 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: The northern portion of a 1.3 acre parcel (consisting of 0.55 acres) located at 7749 De Long Way in the unincorporated area of Seminole. Referenced as Case Z/LU-2-1-15, and owned by Christine Gibree, from Residential Suburban to Institutional. Legal description: See 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 Suburban to Institutional 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

EXHIBIT "A"


Legal Description

The North 143.00 feet of Lot 2, De Long Way Subdivision, according to the plat thereof, as recorded in Plat Book 118, Page 38 in the Public Records of Pinellas County, Florida.

**PARKING ANALYSIS
FOR
OAK TREE MANOR
7770 128TH STREET
PINELLAS COUNTY, FLORIDA**

**PREPARED FOR:
OAK TREE MANOR**

**PREPARED BY:
GULF COAST CONSULTING, INC.
OCTOBER 2014
PROJECT # 14-052**

A handwritten signature in black ink, appearing to read 'Robert Pergolizzi', is written over a horizontal line.

**Robert Pergolizzi, AICP/PTP
AICP #9023/PTP #133**

I. INTRODUCTION

The applicant is seeking approval to expand an existing ALF located at 7770 128th Street in unincorporated Pinellas County. The property is located on the south side of Park Boulevard between 128th Street and Delong Way. (See Figure 1) The expansion of the ALF on the property is the subject of a Land Use Plan Amendment and Rezoning with a parking variance. This application requires an assessment of the parking adequacy for the existing ALF and expanded ALF and it was determined a parking study should be completed.

As part of the expansion from 39 beds to 71 beds an existing unused vacant parcel to the west of the ALF building is proposed to be used for additional parking. The existing paved parking lot contains 9 spaces (7 standard spaces + 2 HC spaces) and supports the existing 39 bed ALF.

II. METHODOLOGY

Prior to conducting this analysis a methodology was established with the Pinellas County staff. It was agreed GCC would conduct a parking accumulation study of at the existing ALF building on a normal weekday between 8 AM and 5 PM. The study area included only the existing parking lot since public parking lots are not in close proximity to the site, and any on-street parking would be negligible due to the narrow width of 128th Street.

Per the Land Development Code there is a minimum parking requirement of 1 space per bed. Although staff is seeking to amend the code to 1 space / 3 beds, this code amendment has not yet been adopted. According to strict interpretation of the current code, the existing ALF would require a total of 39 parking spaces. The code provides for reducing the required number of parking spaces to recognize special situations. This use, being a highly specialized use, allows full control of staffing and most employees use PSTA buses such that parking needs are reduced.

III. EXISTING PARKING CONDITIONS

Existing conditions were established by conducting parking lot observations between the hours of 8:00 AM and 5:00 PM on Wednesday October 22, 2014. The parking lot was checked every hour for the number of spaces that were occupied. The number of occupied spaces was noted and an accumulated total was obtained.

Wednesday October 22, 2014

On Wednesday (normal weekday) parking demand varied slightly throughout the study period from a low of 2 occupied spaces (22%) at 8 AM to a peak demand of

5 occupied spaces (56%) at 11 AM. Table 1 provides an hourly tabulation and Figure 2 provides a graph of hourly parking space occupancy.

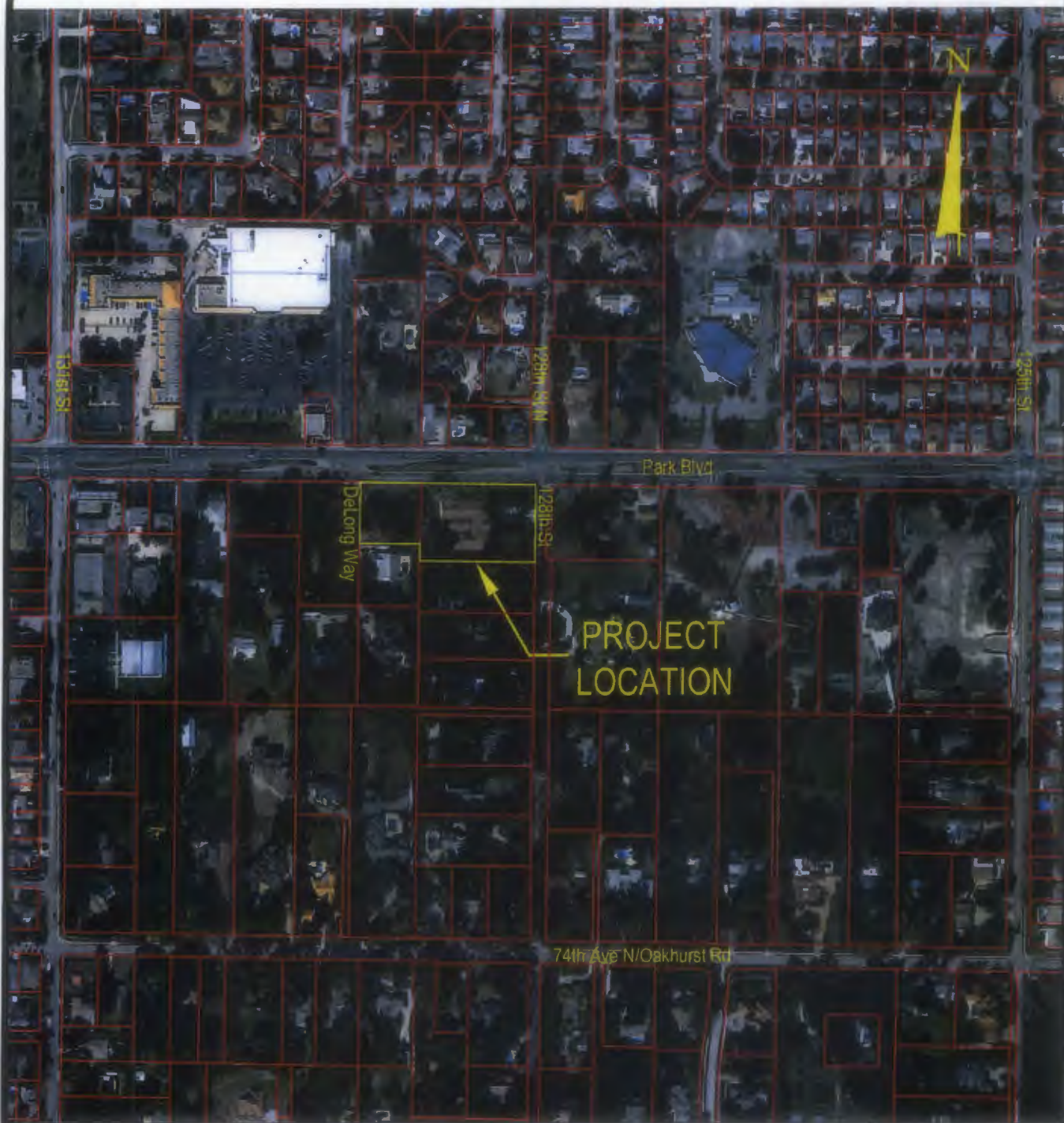
Based on the data collected the site has an actual peak parking demand of 0.13 spaces per bed. This ratio (5 spaces / 39 beds) may be extrapolated to the expanded ALF. As such, the parking demand for the proposed 71 bed ALF would be based on this ratio.

IV. FUTURE CONDITIONS WITH EXPANSION

The proposed modifications would result in a 71 bed ALF with 21 on-site parking spaces (9 existing + 12 added spaces on the adjacent grass lot). The site would require 71 parking spaces according to strict interpretation of the current code. Using the data obtained from the existing Oak Tree Manor and extrapolation to include the additional 32 beds and new parking, demand for the expanded ALF would be 10 spaces, and 11 additional spaces would be available for overflow if needed. Therefore, the modification of the parking lot to contain 21 total spaces for the expanded ALF will still provide adequate parking for the proposed expanded operation at this site.

V. CONCLUSION

This analysis demonstrates a maximum of 5 parking spaces were occupied during any hour of the study period at the Oak Tree Manor site, which equates to 10 total spaces being necessary for the proposed expanded development. As such, the parking demands for the expanded Oak Tree Manor ALF to contain a total of 71 beds are easily satisfied. With the redevelopment of site providing 21 parking spaces, the parking demands can be accommodated. **The flexibility may be granted by the Board of County Commissioners.**



PROJECT LOCATION - OAK TREE MANOR ALF SITE

PROJECT NO:
14-052



Gulf Coast Consulting, Inc.
Land Development Consulting

DATE:
10/2014

DRAWN BY:
MKC

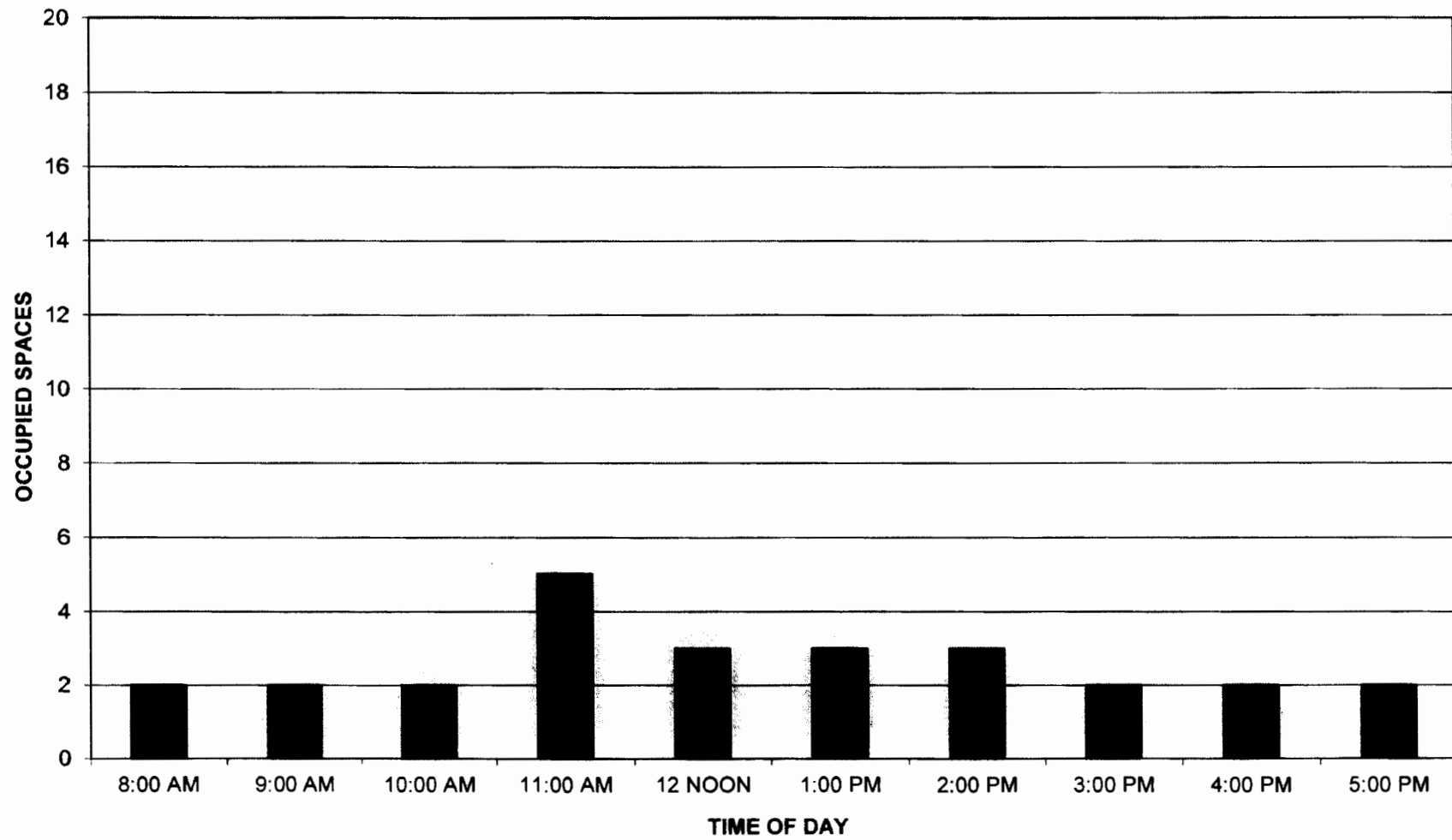
FIGURE:

1

TABLE 1
WEDNESDAY OCTOBER 22, 2014

TIME	OAK TREE MANOR EXISTING LOT		
	OCC.	TOTAL	% OCCUPIED
8:00 AM	2	9	22%
9:00 AM	2	9	22%
10:00 AM	2	9	22%
11:00 AM	5	9	56%
12 NOON	3	9	33%
1:00 PM	3	9	33%
2:00 PM	3	9	33%
3:00 PM	2	9	22%
4:00 PM	2	9	22%
5:00 PM	2	9	22%

FIGURE 2 - WEDNESDAY OCTOBER 22, 2014



Subject: FW: I'm the 24th signer: "Support Oak Tree Manor"

From: Laurie Barrett [<mailto:petitions-noreply@moveon.org>]
Sent: Monday, January 19, 2015 9:42 PM
To: Cueva, John
Subject: I'm the 24th signer: "Support Oak Tree Manor"

Dear John Cueva,

I just signed a petition addressed to you titled [Support Oak Tree Manor](#). So far, 24 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-87294-custom-53641-20250119-k0rKBG

The petition states:

"We, the residents, neighbors, visitors & community members of Oak Tree Manor, are aware that Oak Tree Manor is being considered for rezoning from E-1 to IL and are in full support of the proposal. Oak Tree manor has long been a steward of the community. Thus, we feel expansion of Oak Tree Manor would not diminish the essential character of the neighborhood or be detrimental to the surrounding residents in any way. It will in fact enhance the community by providing much needed additional space for our communities aging population."

My additional comments are:

we support this facility and their expansion

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=1392763&target_type=custom&target_id=53641

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=1392763&target_type=custom&target_id=53641&csv=1

Laurie Barrett
seminole, FL

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here: http://petitions.moveon.org/delivery_unsub.html?e=vXepXAv70N5TOdlgw_eCKWpjdWV2YUBwaW5lbGxhc2NvdW50eS5vcmc-&petition_id=87294.

Subject: FW: I'm the 6th signer: "Support Oak Tree Manor"

From: Kathi Bentley [mailto:petitions-noreply@moveon.org]
Sent: Monday, January 19, 2015 9:19 PM
To: Cueva, John
Subject: I'm the 6th signer: "Support Oak Tree Manor"

Dear John Cueva,

I just signed a petition addressed to you titled Support Oak Tree Manor. So far, 18 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-87294-custom-53641-20250119-k0rKBG

The petition states:

"We, the residents, neighbors, visitors & community members of Oak Tree Manor, are aware that Oak Tree Manor is being considered for rezoning from E-1 to IL and are in full support of the proposal. Oak Tree manor has long been a steward of the community. Thus, we feel expansion of Oak Tree Manor would not diminish the essential character of the neighborhood or be detrimental to the surrounding residents in any way. It will in fact enhance the community by providing much needed additional space for our communities aging population."

My additional comments are:

My mom was here, thank you for being there for her and for me!!

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=1392745&target_type=custom&target_id=53641

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=1392745&target_type=custom&target_id=53641&csv=1

Kathi Bentley
Redington Shores, FL

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here: http://petitions.moveon.org/delivery_unsub.html?e=vXepXAv70N5TOdIgw_eCKWpidWV2YUBwaW5lbGxhc2NvdW50eS5vcmc-&petition_id=87294.

Subject: FW: I'm the 23rd signer: "Support Oak Tree Manor"

From: jodi camp [<mailto:petitions-noreply@moveon.org>]
Sent: Monday, January 19, 2015 9:31 PM
To: Cueva, John
Subject: I'm the 23rd signer: "Support Oak Tree Manor"

Dear John Cueva,

I just signed a petition addressed to you titled Support Oak Tree Manor. So far, 23 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-87294-custom-53641-20250119-k0rKBG

The petition states:

"We, the residents, neighbors, visitors & community members of Oak Tree Manor, are aware that Oak Tree Manor is being considered for rezoning from E-1 to IL and are in full support of the proposal. Oak Tree manor has long been a steward of the community. Thus, we feel expansion of Oak Tree Manor would not diminish the essential character of the neighborhood or be detrimental to the surrounding residents in any way. It will in fact enhance the community by providing much needed additional space for our communities aging population."

My additional comments are:

I support the expansion of Oak Tree Manor so that a few more families can have the peace of mind that their loved ones are safe and taken care of - like my grandma is.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=1392757&target_type=custom&target_id=53641

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:
http://petitions.moveon.org/deliver_pdf.html?job_id=1392757&target_type=custom&target_id=53641&csv=1

jodi camp
seminole, FL

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here:

Subject: FW: I'm the 5th signer: "Support Oak Tree Manor"

From: Penny Coraggio [<mailto:petitions-noreply@moveon.org>]
Sent: Monday, January 19, 2015 9:19 PM
To: Cueva, John
Subject: I'm the 5th signer: "Support Oak Tree Manor"

Dear John Cueva,

I just signed a petition addressed to you titled [Support Oak Tree Manor](#). So far, 18 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-87294-custom-53641-20250119-k0rKBG

The petition states:

"We, the residents, neighbors, visitors & community members of Oak Tree Manor, are aware that Oak Tree Manor is being considered for rezoning from E-1 to IL and are in full support of the proposal. Oak Tree manor has long been a steward of the community. Thus, we feel expansion of Oak Tree Manor would not diminish the essential character of the neighborhood or be detrimental to the surrounding residents in any way. It will in fact enhance the community by providing much needed additional space for our communities aging population."

My additional comments are:

Absolutely!!!

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=1392744&target_type=custom&target_id=53641

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:
http://petitions.moveon.org/deliver_pdf.html?job_id=1392744&target_type=custom&target_id=53641&csv=1

Penny Coraggio
Seminole, FL

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Subject: FW: I'm the 18th signer: "Support Oak Tree Manor"

From: sherry Jung [<mailto:petitions-noreply@moveon.org>]
Sent: Monday, January 19, 2015 9:19 PM
To: Cueva, John
Subject: I'm the 18th signer: "Support Oak Tree Manor"

Dear John Cueva,

I just signed a petition addressed to you titled Support Oak Tree Manor. So far, 18 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-87294-custom-53641-20250119-k0rKBG

The petition states:

"We, the residents, neighbors, visitors & community members of Oak Tree Manor, are aware that Oak Tree Manor is being considered for rezoning from E-1 to IL and are in full support of the proposal. Oak Tree manor has long been a steward of the community. Thus, we feel expansion of Oak Tree Manor would not diminish the essential character of the neighborhood or be detrimental to the surrounding residents in any way. It will in fact enhance the community by providing much needed additional space for our communities aging population."

My additional comments are:

So thankful we found Oak Tree Manor. They keep my mom safe and take great care of her. My heart and mind have peace after many months of worry. Thank you Oak Tree Manor

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=1392747&target_type=custom&target_id=53641

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=1392747&target_type=custom&target_id=53641&csv=1

sherry Jung
Seminole, FL

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here:

Subject: FW: I'm the 33rd signer: "Support Oak Tree Manor"

From: Steven knouse [<mailto:petitions-noreply@moveon.org>]

Sent: Tuesday, January 20, 2015 7:30 PM

To: Cueva, John

Subject: I'm the 33rd signer: "Support Oak Tree Manor"

Dear John Cueva,

I just signed a petition addressed to you titled [Support Oak Tree Manor](#). So far, 33 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-87294-custom-53641-20250120-UcKkDL

The petition states:

"We, the residents, neighbors, visitors & community members of Oak Tree Manor, are aware that Oak Tree Manor is being considered for rezoning from E-1 to IL and are in full support of the proposal. Oak Tree manor has long been a steward of the community. Thus, we feel expansion of Oak Tree Manor would not diminish the essential character of the neighborhood or be detrimental to the surrounding residents in any way. It will in fact enhance the community by providing much needed additional space for our communities aging population."

My additional comments are:

I did let's go people

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=1393317&target_type=custom&target_id=53641

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=1393317&target_type=custom&target_id=53641&csv=1

Steven knouse
largo, FL

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Subject: FW: I'm the 31st signer: "Support Oak Tree Manor"

From: Dianne Y Jamin [<mailto:petitions-noreply@moveon.org>]

Sent: Tuesday, January 20, 2015 4:50 PM

To: Cueva, John

Subject: I'm the 31st signer: "Support Oak Tree Manor"

Dear John Cueva,

I just signed a petition addressed to you titled [Support Oak Tree Manor](#). So far, 31 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-87294-custom-53641-20250120-UcKkDL

The petition states:

"We, the residents, neighbors, visitors & community members of Oak Tree Manor, are aware that Oak Tree Manor is being considered for rezoning from E-1 to IL and are in full support of the proposal. Oak Tree manor has long been a steward of the community. Thus, we feel expansion of Oak Tree Manor would not diminish the essential character of the neighborhood or be detrimental to the surrounding residents in any way. It will in fact enhance the community by providing much needed additional space for our communities aging population."

My additional comments are:

Our friend, Sandy McCoy Hagan, is having great care there and we appreciate this and therefore, support the proposal! Thank you

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=1393134&target_type=custom&target_id=53641

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:
http://petitions.moveon.org/deliver_pdf.html?job_id=1393134&target_type=custom&target_id=53641&csv=1

Dianne Y Jamin
Parrish, FL

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Subject: FW: I'm the 10th signer: "Support Oak Tree Manor"

From: Amy Leaey [<mailto:petitions-noreply@moveon.org>]
Sent: Monday, January 19, 2015 9:19 PM
To: Cueva, John
Subject: I'm the 10th signer: "Support Oak Tree Manor"

Dear John Cueva,

I just signed a petition addressed to you titled Support Oak Tree Manor. So far, 18 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-87294-custom-53641-20250119-k0rKBG

The petition states:

"We, the residents, neighbors, visitors & community members of Oak Tree Manor, are aware that Oak Tree Manor is being considered for rezoning from E-1 to IL and are in full support of the proposal. Oak Tree manor has long been a steward of the community. Thus, we feel expansion of Oak Tree Manor would not diminish the essential character of the neighborhood or be detrimental to the surrounding residents in any way. It will in fact enhance the community by providing much needed additional space for our communities aging population."

My additional comments are:

This place is the best! My 88 year old grandmother lives here and we wouldn't want her any other place! :-)

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=1392746&target_type=custom&target_id=53641

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=1392746&target_type=custom&target_id=53641&csv=1

Amy Leaey
Trumbull, CT

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here:

Subject: FW: I'm the 2nd signer: "Support Oak Tree Manor"

From: terry mccoey [mailto:petitions-noreply@moveon.org]

Sent: Monday, January 19, 2015 9:19 PM

To: Cueva, John

Subject: I'm the 2nd signer: "Support Oak Tree Manor"

Dear John Cueva,

I just signed a petition addressed to you titled [Support Oak Tree Manor](#). So far, 18 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-87294-custom-53641-20250119-k0rKBG

The petition states:

"We, the residents, neighbors, visitors & community members of Oak Tree Manor, are aware that Oak Tree Manor is being considered for rezoning from E-1 to IL and are in full support of the proposal. Oak Tree manor has long been a steward of the community. Thus, we feel expansion of Oak Tree Manor would not diminish the essential character of the neighborhood or be detrimental to the surrounding residents in any way. It will in fact enhance the community by providing much needed additional space for our communities aging population."

My additional comments are:

My sister is very special

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=1392743&target_type=custom&target_id=53641

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=1392743&target_type=custom&target_id=53641&csv=1

terry mccoey
live oak, FL

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here: http://petitions.moveon.org/delivery_unsub.html?e=vXepXAv70N5TOdlgw_eCKWpjdWV2YUBwaW5lbGxhc2NvdW50eS5vcmc-&petition_id=87294.

Subject: FW: I'm the 40th signer: "Support Oak Tree Manor"

From: Louise M Riling [<mailto:petitions-noreply@moveon.org>]
Sent: Tuesday, January 20, 2015 11:09 PM
To: Cueva, John
Subject: I'm the 40th signer: "Support Oak Tree Manor"

Dear John Cueva,

I just signed a petition addressed to you titled [Support Oak Tree Manor](#). So far, 40 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-87294-custom-53641-20250120-UcKkDL

The petition states:

"We, the residents, neighbors, visitors & community members of Oak Tree Manor, are aware that Oak Tree Manor is being considered for rezoning from E-1 to IL and are in full support of the proposal. Oak Tree manor has long been a steward of the community. Thus, we feel expansion of Oak Tree Manor would not diminish the essential character of the neighborhood or be detrimental to the surrounding residents in any way. It will in fact enhance the community by providing much needed additional space for our communities aging population."

My additional comments are:

Oak Tree Manor staff care about the residents.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=1393439&target_type=custom&target_id=53641

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=1393439&target_type=custom&target_id=53641&csv=1

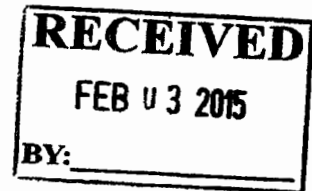
Louise M Riling
Largo, FL

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here:

http://petitions.moveon.org/delivery_unsub.html?e=vXepXAv70N5TOdlgw_eCKWpjdWV2YUBwaW5lbGxhc2NvdW50eS5vcmc-&petition_id=87294.

January 23, 2015

12801 80th Avenue, North
Seminole, Florida 3377



Re: Dec. 18, 2014 Case No. Z/LU-2-1-15
Christine Glibree, Applicant
Steve Williamson, Representative

Re: April 17, 2014 Case No. Z/LU-8-5-14
GIB Properties, LLC, Applicant
Steve Williamson, Representative

Pinellas County Strategic Planning &
Initiatives Dept., Zoning Division
Development Review Services Dept.
440 Court Street, 4th Floor
Clearwater, FL 33756

To Whom It May Concern:

We have lived at the above address for 30 years and as Pinellas County homeowners, we are replying to a notice dated December 18, 2014, about an upcoming public hearing regarding the use of land and Case No. Z/LU-2-1-15. Today, January 23, 2015, we are expressing our formal opposition to a request for a zoning change from E-1, Estate Residential to IL, Institutional Limited and a land use change from Residential Suburban to Institutional with a development agreement for an assisted living facility on a parcel at 7770 128th Street, North and on the 0.55 acre of 7749 De Long Way, not to exceed 16 ft. in height, with a variance for parking to allow 22 spaces where 71 are required, and a variance to allow an assisted living facility within 950 feet of another facility where 1,000 feet of separation is required. We oppose the proposal to allow for the existing assisted facility to be expanded accommodating 71 total beds in as part of a building expansion that will not exceed 16 feet in height.

In April of 2014, we replied to the Board of County Commissioners in opposition to Case No. Z/LU-8-5-14, GIB Properties, LLC, Applicant Steve Williamson, Representative to a request for a zoning change from E-1, Estate Residential to IL, Institutional Limited and a land use change from Residential Suburban to Institutional with a variance for parking to allow 7 spaces where 32 are required and a Development Agreement for an Assisted Living Facility not to exceed 45 ft. in height. The proposal would allow the site to be developed with an assisted living facility and a hearing was held by the Local Planning Agency on May 7, 2014 at 9:00 A.M. in the County Commission Assembly Room, 315 Court Street, 5th Floor, Clearwater, FL. The Board of County Commissioners held a public hearing on June 24, 2014 at 6:00 P.M. in the County Commission Assembly room, 315 Court Street, 5th Floor, Clearwater, FL.

We appreciate your kind consideration of our request in opposition to Case No. Z/LU-2-1-15 in regard to an upcoming public hearing regarding the use of land and when the Board of County Commissioners holds a public hearing on February 24, 2015 at 6:00 P.M. in the County Commission Assembly Room, 315 Court Street, 5th Floor, Clearwater, FL. Thank you.

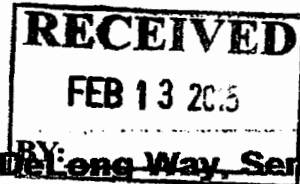
Richard & Carole Pope

Richard Pope

Carole Pope

Cc Janet C. Long, Commissioner, District 1
Pat Gerard, Commissioner, District 2
Charlie Justice, Vice Chairman, District 3
Dave Eggers, Commissioner, District 4
Att.

Karen Williams Seel, Commissioner, District 5
John Morroni, Chairman, District 6
Kenneth T. Welch, District 7



Patty Gaston <pgaston776@gmail.com>

Fw: Re-zoning of 7749 DeLong Way, Seminole (Case #Z/LU-2-1-15)

2 messages

Glen Getchell <drivea356@gmail.com>

Thu, Jan 22, 2015 at 6:15 PM

To: Patty Gaston <pgaston776@gmail.com>

From: Glen Getchell

Sent: Thursday, January 22, 2015 6:10 PM

To: Morton, John

Subject: Re: Re-zoning of 7749 DeLong Way, Seminole (Case #Z/LU-2-1-15)

I am sending you this e-mail because shortly, I will be standing in front of you again for the second time in 6 months to fight the re-zoning request for the property located at 7749 DeLong Way. I see no reason to write anything new about this subject. Instead you can read the original e-mail at the bottom of this e-mail, and the attachments. I would like to say that the fact that my wife and I must interrupt our lives again to fight the same fight that we thought we won (and which you confirmed we won in your e-mail below) is not only infuriating, but would be classified I think by most people as the "poo" that comes out of a bull. Yes, I used the "P" word!

I will say this one thing. Christine Gibree (The applicant this time. I guess the personal name is so much less corporate.) purchased 7749 DeLong Way (for arguably to much money) fully knowing that it was zoned E1 (a residential zoning). She purchased this property arrogantly assuming that she could just have the zoning changed. After all the Pinellas County Zoning Dept. has been advocating for her for years bowing to her every wish (what kind of pull does she have in that Dept. anyway? Should not a Gov. dept. be neutral?). A sensible business person would have instead purchased an "Option" to buy the property contingent on getting the zoning changed. Ms. Gibree did not do that. Rather, she purchased a residential property with the intent of turning it into commercial from day one. This was her gamble regardless if she thought it was a gamble or not. Her unwise business decision should not affect the neighbors who do NOT WANT this property re-zoned now, not EVER! So with that said, I must now ask if I need to clear my calendar in Aug. of 2015 for another council meeting? Because if this nonsense is not stopped dead, we will be meeting every 6 mos. in perpetuity. If you allow the zoning change, we will be meeting due to her next request at changing what should have never been allowed in the first place. Or we will be standing in front of you fighting the same fight to keep it from be rezoned. Next time her argument will be that the new addition will go off and an angle of Northwest/Southeast instead of the original East/West plan, or the current North/South plan. I am begging you. End this for good!

Glen & Mary Getchell

From: **Mortoni, John**

Sent: Wednesday, August 20, 2014 8:31 AM

To: Glen Getchell

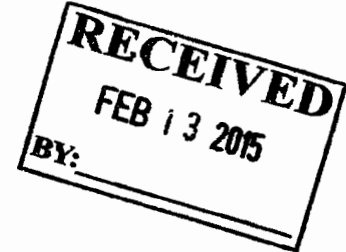
Subject: RE: Re-zoning of 7749 DeLong Way, Seminole (Case #Z/LU-8-5-14)

Glenn,

As you know, last night we voted 7-0 to deny the rezoning request by Oak Tree Manor.

Sincerely,

John Morroni



From: Glen Getchell [mailto:drivea356@gmail.com]

Sent: Monday, August 04, 2014 12:36 PM

To: Long, Janet C

Cc: Roche, Norm T; Justice, Charlie; Justice, Charlie; Morroni, John; Welch, Kenneth; Seel, Karen

Subject: Re-zoning of 7749 DeLong Way, Seminole (Case #Z/LU-8-5-14)

Importance: High

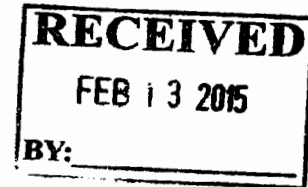
Dear Commissioner Long,

The first thing I want to say is that I called your office several weeks ago and requested a return phone call from you. I am VERY disappointed that you, my elected official (who depends on votes from people like me) failed to make that return phone call. In lieu of calling again, I have decided to e-mail you in hopes that maybe in today's non personal tech society, that an e-mail will have more impact than my last attempt at a personal phone call. Now to the subject at hand.

We are neighbors to the above referenced property, and STRONGLY object to it being re-zoned to allow for an assisted living facility (or re-zoned period). This is a flagrant attempt to circumvent the County's own rules regarding assisted living facilities (ALF's) in residential communities. GIB (the owner of the subject property) also owns the neighboring Oak Tree Manor ALF. Oak Tree Manor has been granted past variances allowing their facility to grow (despite neighbors objections. To allow an established facility to expand within the confines of its own property is one thing. To attach additional property to further expand is quite another. To allow such expansion would clearly violate the intent of the County's own rules. #1 No ALF within 1,000 ft of another (let's get around that by making it the same ALF, then ask for a variance do to another local ALF being to close). #2 Restricting the size of an ALF in a residential area (let's get around that by buying up neighboring properties). Allowing the further expansion of this ALF onto an additional residential site is tantamount to allowing a private medical facility to be placed within a subdivision. Yes this property borders Park Blvd. And yes, other commercial property is in the vicinity. However, that does not take away from the fact that this area is also made up of estate type home on much larger than typical sites giving it a somewhat airy country feel (Exactly what the E-1 Zoning intended) and making this area a desirable place to live. To allow this current large residential site to become commercial (an ALF is a business despite a zoning called Institutional Limited or IL) and to become an extension of an ALF that already violates the original size and intent of its primary zoning, can only be a negative to the surrounding residential homes. And

To: County Commissioners

Re: Case Z/LU-2-1-15



I am writing in opposition to the above referenced rezoning case AGAIN! This case was brought before the County Commissioners on 8/19/14. The vote to deny this rezoning was 7-0. Nothing has changed on this case except the location of the building. This is still a rezoning request from E-1 to IL. The residential neighbors have always been opposed to more commercial properties in our neighborhood.

This business owner has continually asked the County to allow her to add additional beds. This facility started out with 20 beds in 1996. This will be the fifth time this owner has requested an increase in beds. This owner purchased the lot that she is requesting to be rezoned with a clear intention of expanding her facility.

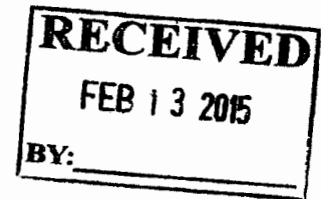
There are many residential homes in the neighborhoods surrounding the ALF. Any further encroachment would alter the residential atmosphere and our right to enjoy it.

I ask that you follow your judgment in August and vote to deny this rezoning AGAIN!

Respectfully,

A handwritten signature in cursive script that reads "Patty Gaston".

Patty Gaston



To: County Commissioners

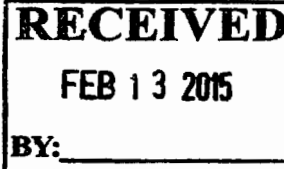
Re: Case Z/LU-2-1-15

I am opposed to the rezoning of the above referenced case because nothing has changed from her last request. I thought that with a vote of 7-0 to deny this rezoning on August 19th that I would not have to worry about an expansion of the business. This business owner has continually asked for additions with no respect for the surrounding neighbor's concerns about changing our neighborhood.

All of our neighbors are against this rezoning. We have the right, as any neighborhood has, to oppose commercial properties encroaching on our homes. The Pinellas Comprehensive Plan indicates that redevelopment should not compromise the integrity of existing residential neighborhoods. Allowing this one business owner to double the size of her facility by rezoning this lot would certainly change the integrity of our neighborhood. I feel that the financial gain of one business owner should not be able to impact a residential neighborhoods right to be a residential neighborhood.

Sincerely,


Gary Gaston



Re: Case #Z/LU-2-1-15

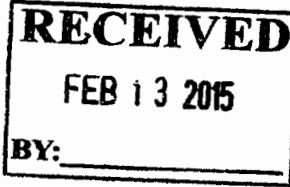
Christine Gibree, Applicant

We, the residential neighbors, of the above referenced property to be considered for rezoning from E-1 to IL are opposed to the rezoning. We feel that our residential status is being encroached upon and this rezoning will affect our property values and our quality of life. We understand the County's responsibility to business in this county, but we believe in this case there is an overriding duty to established residential taxpayers.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Michael Cofer	12800 80th Ave	Michael Cofer
Sharon Cofer	"	Sharon Cofer
ANITA A. DANNA	12844 80th Ave	Anita A. Danna
ALFRED A. DANNA	12844 80th Ave	Alfred A. Danna
Larry Ellbuecker	12866 80th Ave	Larry Ellbuecker
Sherran Ellbuecker	12866 80th Ave	Sherran Ellbuecker
Diana Bailey	12866 80th Ave	Diana Bailey
Deborah J. Raines	7825 128th St. N, Seminole	Deborah Raines
RAYMOND Raines	"	Raymond Raines
Jonathan McHenry	7804 128th St N	Jonathan R. McHenry
Scott Graes	"	Scott Graes
Tammy Reiter	7850 128th St N	Tammy Reiter
Charles Reiter	7850 128th St N	Charles Reiter
Finole Pope	12801 80th Ave, N.	Finole Pope
Richard Pope	" " " " "	Richard Pope
Karen Babbitt	12822 80th Ave N	Karen Babbitt
Don Babbitt	" " "	Don Babbitt

Duplicate
Name
Duplicate
Name

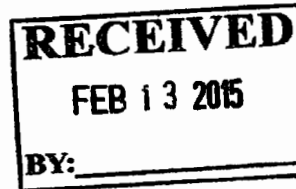
Case 2/LU-2-1-15
Opposed



Page 2

Name	Address	Signature
Gian Paolo Nota	7878 128th St N. Seminole	Gian Paolo Nota
Giulia Nota	7878 128th St N	Giulia Nota
Kevin Nota	7878 128th St N	Kevin Nota
Brittany Jenkins	7878 128th St N	Brittany Jenkins
Veronique Pettyjohn	7955 128th St	Veronique Pettyjohn
Donna Chisholm	7676 Delong Way	Donna Chisholm
GARY CHISHOLM	7676 DELONG WAY	GARY CHISHOLM
Cody Chisholm	7676 Delong Way	Cody Chisholm
Glen Getchell	7846 128th St	Glen Getchell
Mary Getchell	7846 128th St	Mary Getchell
Michelle Lane	7550 128th St	Michelle Lane
Michael Love	7550 128th St	Michael Love
Abigail Rainer	7925 128th St Sem.	Abigail Rainer
Sarah Rainer	7925 128th St Sem	Sarah Rainer
Leanne Ward	7675 Delong Way Seminole	Leanne Ward
Mike Ward	7675 Delong Way Sem.	Mike Ward
Tyler Ward	7675 Delong Way Sem.	Tyler Ward
Christine Will	12845 80th Ave Seminole	Christine Will
JOSEPH L. CAIXEIRO	7830 128th ST, SEMINOLE	JOSEPH L. CAIXEIRO
Jan Lydon	7650 128th St Seminole	Jan Lydon
Michael Lydon	7650 128th St Seminole	Michael Lydon

Duplicate
Name



Page 3

Re: Case #Z/LU-2-1-15

Christine Gibree, Applicant

We, the residential neighbors, of the above referenced property to be considered for rezoning from E-1 to IL are opposed to the rezoning. We feel that our residential status is being encroached upon and this rezoning will affect our property values and our quality of life. We understand the County's responsibility to business in this county, but we believe in this case there is an overriding duty to established residential taxpayers.

Name

Address

Signature

Donna Cocke 12964-74th Ave N.
12964-74th Ave N. WALKER COCKE

LOUISE FUHR 12998 74th Ave. No. ROYISA FUHR

Richard Fuhr 12998 74th Ave. AL FUHR

Kathleen Frain 12880 74th Ave. N. KATHLEEN FRAIN

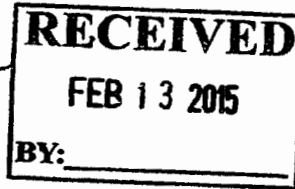
James Frain " " JAMES FRAIN

Wynon Bush 12936 74th Ave. N. WYNON BUSH

William Bush 12936 74th Ave. N. WILLIAM BUSH

John Prazza 12983 74th Ave. N. JYLLING

Cage 2/LU-2-115
Opposed



Page 4

Name

Address

Signature

ARTHUR W. DESJARDIS 12859 74th Ave ^{SEMI-IND} *Arthur W. Desjardis*
CAROL G. BROCKMICK 12859 74th Ave ^{SEMI-IND} *Carol G. Brockmick*