

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room
December 14, 2015 – 10:00 AM

Case Summary Review:

1. (Q) [Z/LU-1-1-16](#) (C & K Safety Harbor, LLC & Outbidya, Inc.)
2. (Q) [Z-2-1-16](#) (Fitzgerald Motors, Inc.)
3. (Q) [Z-3-1-16](#) (Providence Storage, LLC)

Note: Q = Quasi-Judicial

CASE SUMMARY
CASE NO. Z/LU-1-1-16
(Quasi-Judicial)

PRC MEETING: December 14, 2015 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: January 14, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: February 23, 2016 @ 6:00 PM-5th Floor, Board Assembly Room

PPC HEARING: 2016 @ 3:00 PM-5th Floor, Board Assembly Room

FINAL DETERMINATION BY: April 12, 2016

APPLICANT'S NAME: C & K Safety Harbor, LLC & Outbidya, Inc.

REQUEST: Zone change from: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
to: IL-W-CO, Institutional Limited-Wellhead Protection Overlay-Conditional Overlay

Land Use change from: Residential Rural
to: Institutional

Conditional Overlay limiting the use of the property to a private school and related accessory uses for a maximum number of 400 students, and limiting the maximum building height to 35 feet.

CASE DESCRIPTION: Approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon (11/27/16/00000/340/0100, 0210 & 0200). A legal description is available in file upon request.

APPLICANT/ADDRESS: C & K Safety Harbor, LLC
& Outbidya, Inc.
326 N Belcher Road
Clearwater, FL 33765

REP/ADDRESS: Richard J. Marcel or Jason D. Boyd
The Sustainability Group, LLC
P. O. Box 537
New Port Richey, FL 34652

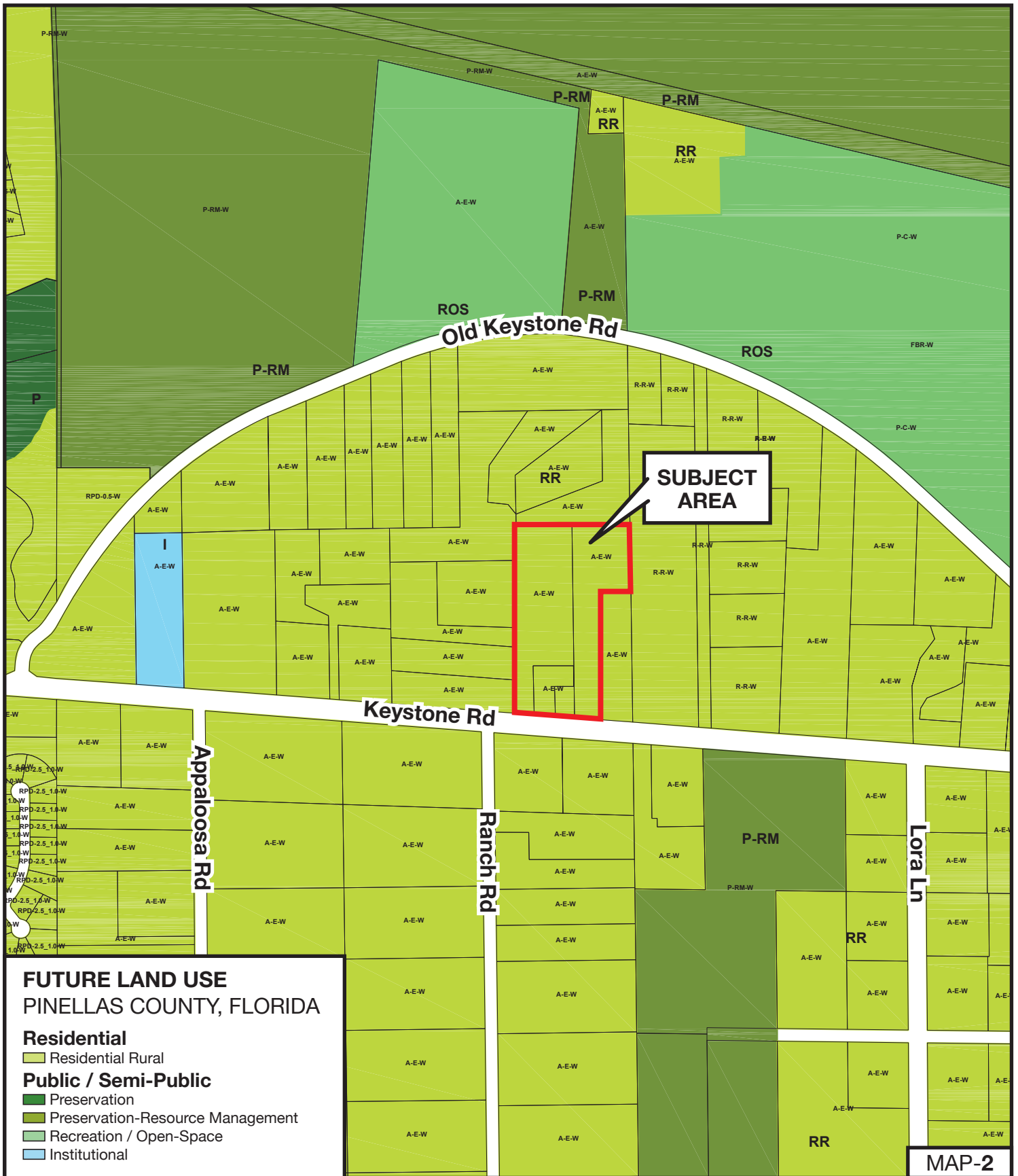
NOTICES SENT TO: C & K Safety Harbor, LLC & Outbidya, Inc., Richard J. Marcel or Jason D. Boyd, Mike Meidel-Economic-Development Council, DOT, Clint Herbie-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Vacant

PROPOSED USE: Private School

LAND USE: Residential Rural

ZONING: A-E-W



Z/LU-1-1-16

Zoning From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
 To: IL-W -CO, Institutional Limited-Wellhead Protection Overlay-Conditional Overlay

Land Use From: Residential Rural
 To: Institutional

Parcel I.D. 11/27/16/00000/340/0100, 0210 & 0200

Prepared by: Pinellas County Planning Department November 2015

Conditional Overlay limiting the use of the property to a private school and related accessory uses for a maximum number of 400 students, and limiting the maximum building height to 35 feet.





MAP-3

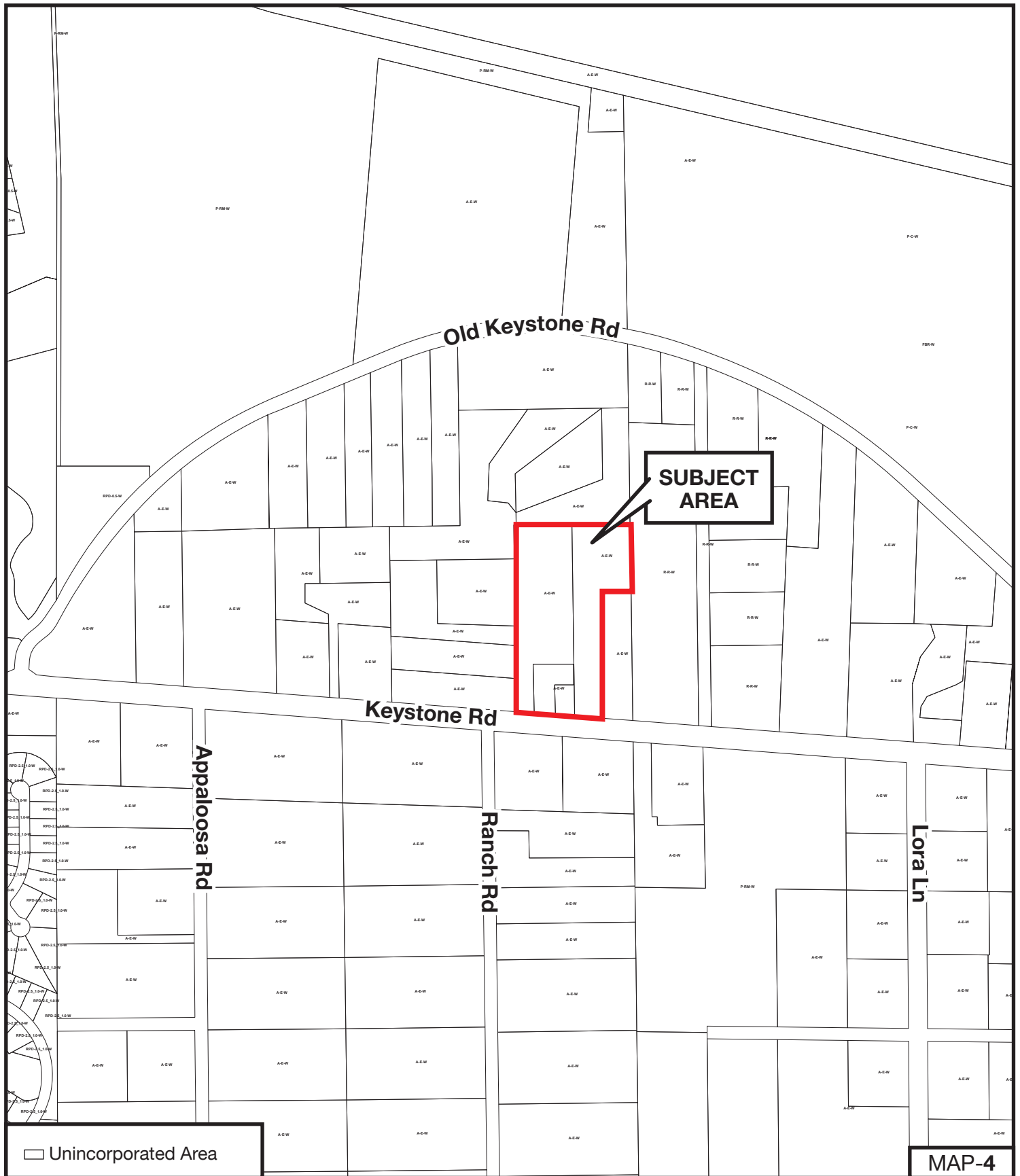
Z/LU-1-1-16

Zoning From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
To: IL-W -CO, Institutional Limited-Wellhead Protection Overlay-Conditional Overlay
Land Use From: Residential Rural
To: Institutional

Parcel I.D. 11/27/16/00000/340/0100, 0210 & 0200
Prepared by: Pinellas County Planning Department November 2015

Conditional Overlay limiting the use of the property to a private school and related accessory uses for a maximum number of 400 students, and limiting the maximum building height to 35 feet.





Z/LU-1-1-16

Zoning From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
To: IL-W -CO, Institutional Limited-Wellhead Protection Overlay-Conditional Overlay
Land Use From: Residential Rural
To: Institutional

Parcel I.D. 11/27/16/00000/340/0100, 0210 & 0200

Prepared by: Pinellas County Planning Department November 2015

Conditional Overlay limiting the use of the property to a private school and related accessory uses for a maximum number of 400 students, and limiting the maximum building height to 35 feet.



1. Owner: C & K SAFETY HARBOR LLC & OUTBIDYA INC
Mailing Address: 326 N BELCHER ROAD
City: CLEARWATER State: FL Zip Code: 33765 Daytime Phone: (727) 542-5792
Email: abdiboozar@gmail.com

2. Representative's Name: Richard J Marcel or Jason D. Boyd
Company Name: The Sustainability Group, llc
Mailing Address: Po Box 537
City: New Port Richey State: FL Zip Code: 34652 Daytime Phone: (727) 4881002
Email: richard@sgroupfl.com

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

- A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

C&K of Safety Harbor LLC

Abdi R. Booazar-Jomehri, mm

Outbidya, Inc.

Roy C. Skelton, president

Specify interest held: _____

- B. Is there an existing contract for sale of subject property: ☒ Yes ☐ No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

Michele Fasnacht, Director of Solid Rock Community School

Is contract conditional or absolute? ☐ Conditional ☒ Absolute

- C. Are there any options to purchase on subject property? ☐ Yes ☒ No
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

Michele Fasnacht, Director of Solid Rock Community School

A Zoning Amendment from A-E-W to IL-CO-W and
Future Land-Use Amendment from RR to I

4. This hearing is being requested to consider: _____

5. Location of subject property (street address): 0 Keystone Road, Tarpon Springs, Fl

6. Legal Description of Property: (attach additional documents if necessary)

See Attachment 'a'

7. Size of Property: 550 feet by 880.30 feet, 9.38 acres

8. Present zoning classification: A-E-W

9. Present Land Use Map designation: RR

10. Date subject property acquired: _____

11. Existing structures and improvements on subject property:

See Attachment 'B'

12. Proposed structures and improvements will be:

See Attachment 'C'

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).

See Attachment 'D'

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
____ Yes ☒ No When? _____ In whose name? _____

Briefly state the nature and outcome of the hearing:



15. Does applicant own any property contiguous to subject property? _____ Yes ☒ No
If so, give complete legal description of contiguous property:

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.
(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

CEO of SAFTY HARBOR, LLC
ABDI R BOOZAR JOMEHRI, MM.
***Signature of Owner or Trustee

Date:

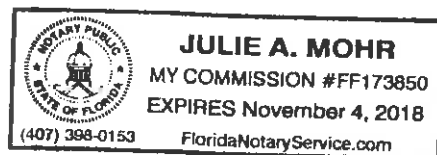
November 11, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 11th day of November, 20 15

personally appeared Abdi R. Boozar-Jomehri
who, being duly sworn, deposes and says that the above is a true and correct certification.

(signature) NOTARY PUBLIC



(seal)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

OUTBIDYA, INC.
T.C. Skelton, Pres
ROY C. SKELTON, PRES

***Signature of Owner or Trustee

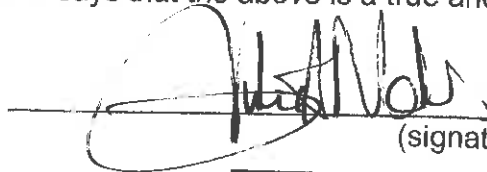
Date:

November 11, 2015

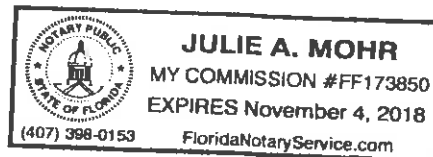
STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 11th day of November, 20 15

personally appeared Roy C. Skelton
who, being duly sworn, deposes and says that the above is a true and correct certification.



(signature) NOTARY PUBLIC



(seal)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

AGENT OF AUTHORIZATION LETTER

TO PINELLAS COUNTY:

I Abdi R. Boozar-Jomehri, mm & Roy Skelton, Pres. hereby designate and appoint Richard J Marcel or Jason D. Boyd w/ The Sustainability Group, LLC and/or Michele Fasnacht w/ Solid Rock Community School, as my Agent of Record or Agent of Authorization for the purposes of representing as the owner during the following permitting processes w/ Pinellas County in regards to aka Regina Estates or Parcel ID# 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

Permitting:

Pinellas County Zoning and Land-Use Modification
Pinellas County Site Plan Review Process and Southwest Florida Water Management District
Florida Department of Environmental Protection

My Agent of Record/Authorization is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 13th day of December, 2015

Abdi R. Boozar-Jomehri
PRINTED NAME OF APPLICANT/OWNER

[Signature]
APPLICANT/OWNER'S SIGNATURE

Michele Fasnacht, SRCS Director

Michele@SolidRockCS.org

Solid Rock Community School

1350 East Lake Rd. N.

Tarpon Springs, FL 34689

Phone 727-934-0909

Jason D. Boyd or Richard J Marcel

richard@sgroupfl.com

The Sustainability Group, LLC

PO Box 537, New Port Richey, FL 34652

Phone: 727-488-1002

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of December, 2015

[Signature]
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



AGENT OF AUTHORIZATION LETTER

TO PINELLAS COUNTY:

I Abdi R. Boozar-Jomehri, mm & Roy Skelton, Pres. hereby designate and appoint Richard J Marcel or Jason D. Boyd w/ The Sustainability Group, LLC and/or Michele Fasnacht w/ Solid Rock Community School, as my Agent of Record or Agent of Authorization for the purposes of representing as the owner during the following permitting processes w/ Pinellas County in regards to aka Regina Estates or Parcel ID# 11-27-16-00000-340-0100, 11-27-16-00000-340-0200, 11-27-16-00000-340-0210.

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My Agent of Record/Authorization is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 13th day of November 2015

Abdi R. Boozar-Jomehri
PRINTED NAME OF APPLICANT/OWNER

[Signature]
APPLICANT/OWNER'S SIGNATURE

Michele Fasnacht, SRCS Director
Michele@SolidRockCS.org
Solid Rock Community School
1350 East Lake Rd. N.
Tarpon Springs, FL 34689
Phone 727-934-0909

Jason D. Boyd or Richard J Marcel
richard@sgroupfl.com
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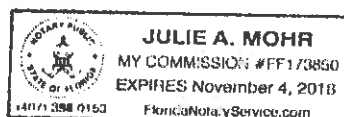
STATE OF FLORIDA
COUNTY OF PINELLAS

I **HEREBY CERTIFY** that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of November 2015

[Signature]
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

ATTACHMENT 'A' LEGAL DESCRIPTION:

A parcel of land lying within the SW 1/4 of Section 11, Township 27 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the SW 1/4 of Section 11, Township 27 South, Range 16 East, Pinellas County, Florida; thence N 00°48'44" W, along the North-South centerline of said Section 11 (being the basis of bearings for this legal description), for 105.97 feet to the point of intersection with the Northerly Right-of-Way line of State Road S-582 (New Keystone Road) according to O.R. Book 1760, Page 547, of the Public Records of Pinellas County, Florida, same being the Southeast corner of that certain property as described in O.R. Book 11612, Page 2053, of the Public Records of Pinellas County, Florida, for the POINT OF BEGINNING; thence leaving said North-South centerline of Section 11, N 85°38'22" W, along said Northerly Right-of-Way line of State Road S-582 (New Keystone Road), for 550.00 feet to the Southwest corner of said certain property as described in O.R. Book 11612, Page 2053; thence leaving said Northerly Right-of-Way line of State Road S-582 (New Keystone Road), N 00°48'44" W along the West line of said certain property as described in O.R. Book 11612, Page 2053, for 880.30 feet to the Northwest corner of said certain property as described in O.R. Book 11612, Page 2053, same being the point of terminus of that certain boundary line agreement as described in O.R. Book 12742, Page 1635, of the Public Records of Pinellas County, Florida; thence N 89°11'16" E, along the North line of said certain property as described in O.R. Book 11612, Page 2053, same being the boundary line of said boundary line agreement as described in O.R. Book 12742, Page 1635, for 547.76 feet to the Northeast corner of said certain property as described in O.R. Book 11612, Page 2053, same being the Point of Beginning of said boundary line agreement as described in O.R. Book 12742, Page 1635, same also being the point of intersection with said North-South centerline of Section 11, same also being the point of intersection with the West line of that certain property as described in O.R. Book 7064, Page 2146 of the Public Records of Pinellas County, Florida; thence S 00°48'44" E, along the East line of said certain property as described in O.R. Book 11612, Page 2053 and the East line of said certain property described in O.R. Book 16874, Page 1850, respectively, same being said North-South centerline of Section 11, same also being said West line of that certain property as described in O.R. 7064, Page 2146, for 929.88 feet to the POINT OF BEGINNING.

Florida State Certified
Professional
Engineering Firm
Certificate of
Authorization: 29400



We are a member of
the USBGC29400

ATTACHMENT 'B'
SOLID ROCK COMMUNITY SCHOOL
0 KET STONE ROAD, TARPON SPRINGS, FL
PARCEL ID #: 11-27-16-00000-340-0100,
11-27-16-00000-340-0210
11-27-16-00000-340-0200



The property was originally designed and constructed for a 4-lot subdivision known as Regina Estates, presently un-platted. The site consists of three parcels totaling 9.38 acres. Presently the property has a future land-use classification of Rural Residential [RR] and zoning designation of Agricultural Estate along with a Wellhead Protection Overlay [A-E-W]. Regina Court is a 24-ft wide private road leading into the constructed subdivision with underground hard and soft utilities and storm systems already in place. A 8-ft tall perimeter masonry wall with existing landscape buffers further conceal proposed land-use from existing residential structures along the west and northern property lines. The site also contains a perimeter trail and onsite sidewalks. Wetland mitigation and enhancements appear to be constructed onsite as part of the original SWFWMD permit for Regina Estates.

Florida State Certified
Professional
Engineering Firm
Certificate of
Authorization: 29400



We are a member of
the USBGC29400



ATTACHMENT 'C'
SOLID ROCK COMMUNITY SCHOOL
0 KET STONE ROAD, TARPON SPRINGS, FL
PARCEL ID #: 11-27-16-00000-340-0100,
11-27-16-00000-340-0210
11-27-16-00000-340-0200

Proposed improvements consist of modification to original subdivision design and utility infrastructure for a 37,809 sf private school facility, which will house a maximum of 400 students including 32 staff members. The existing 8-ft tall masonry wall, security gate and landscaping will remain along the perimeter of the property line; further concealing institutional activities from adjacent residential uses. The existing trail around the perimeter of the property will also be maintained for student activities. The private road within the constructed subdivision will be maintained routing visitors and students to designated onsite parking areas. A future 8,000 sf building (15 ft setback) is also proposed along the eastern property line serving the needs for multipurpose and/or sanctuary activity if expansion is needed in the future. Storm water will remain onsite and existing retention areas will be reconfigured per SWFWMD and Pinellas County Environmental Department regulations while maintaining the existing wetland along the eastern property line. Additionally, 2.8 acres along the northern property line will be persevered for outdoor recreational use by students.

A request is being made to amend the current zoning from 'Agricultural Estate' with 'Wellhead Protection Overlay' (A-E-W) to 'Institutional Limited' with 'Conditional Overlay' and a 'Well Head Protection Overlay' (IL-CO-W). The Conditional Overlay shall limit the use of the property to a private school and related accessory uses for a maximum number of 400 students, and maximum building height at 35 feet. An additional request is being made to amend the current Future Land-use from Rural Residential (RR) to Institutional (I).

Florida State Certified
Professional
Engineering Firm
Certificate of
Authorization: 29400



We are a member of
the USBGC29400

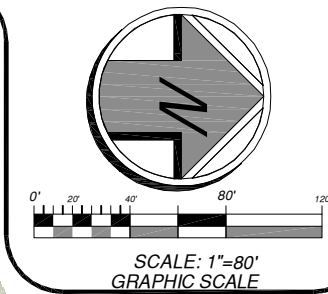
ATTACHMENT 'D'
SOLID ROCK COMMUNITY SCHOOL
0 KET STONE ROAD, TARPON SPRINGS, FL
PARCEL ID #: 11-27-16-00000-340-0100,
11-27-16-00000-340-0210
11-27-16-00000-340-0200



The property was originally designed and constructed for a 4-lot subdivision known as Regina Estates, which is presently un-platted. The site consists of three parcels combined totaling 9.38 acres. Currently the property has a future land-use classification of Rural Residential [RR] and zoning designation of Agricultural Estate with a Wellhead Protection Overlay [A-E-W]. Regina Court is a 24-ft wide private road leading into the subdivision with underground utility infrastructure, storm and sanitary sewer systems already in place. The site has an 8-ft tall block wall around the perimeter of the three site with landscaping of hardwood trees, further concealing proposed onsite activities from adjacent residential uses. The property remains un-platted with one existing 7,667 sf foundation which never went vertical on lot #3 of Regina Estates. The site also contains a perimeter trail and onsite sidewalks aligning Regina Court. Wetland mitigation and enhancements appear to be constructed onsite as part of the original SWFWMD permit for Regina Estates.

A request is being made to amend the current zoning from 'Agricultural Estate' with 'Wellhead Protection Overlay' (A-E-W) to 'Institutional Limited' with 'Conditional Overlay' and a 'Well Head Protection Overlay' (IL-CO-W). The Conditional Overlay shall limit the use of the property to a private school and related accessory uses for a maximum number of 400 students along with maximum building height at 35 feet. An additional request is being made to amend the current Future Land-use from Rural Residential (RR) to Institutional (I).

We believe this application should be granted based on the request to rezone the property to 'Institutional Limited', while providing 'Conditional Overlay' elements limiting the potential development on the subject property to 400 students and building height at 35 ft. Furthermore, a change to the Future Land-Use with an Institutional category would bring the parcel into compliance with Pinellas County Comprehensive Plan. The proposed development takes into account existing landscape buffers and perimeter 8-ft tall masonry wall, further minimizes adverse effects including light spillage, noise and olfactory elements from adjacent residential uses. The proposed request is in direct harmony with surrounding surrounding property and East Lake Tarpon Community Overlay District.

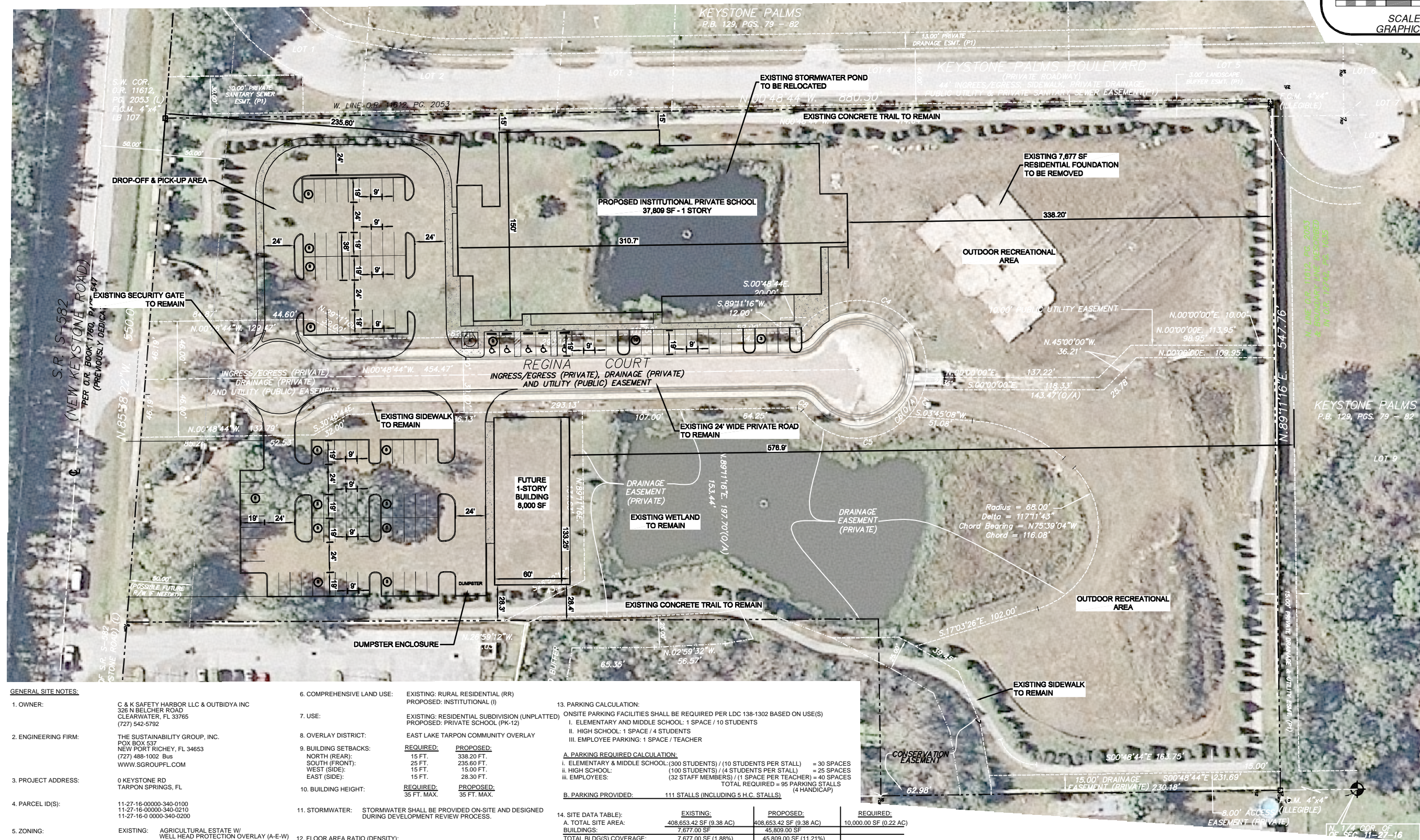
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PROJECT NAME:	SOLID ROCK COMMUNITY SCHOOL
PROJECT LOCATION:	0 KEYSTONE ROAD TARPON SPRINGS, FL
SHEET NAME:	ZONING & LAND-USE AMENDMENT CONCEPTUAL SITE PLAN

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PROJECT #:	SOLID ROCK COMMUNITY SCHOOL
ORIGINAL DATE:	NOVEMBER 11, 2015
CHECKED BY:	RM
DESIGNED BY:	RM

SHEET NO. 1 of 1



Z/LU-1-1-16
Received 11-19-15

CASE SUMMARY
CASE NO. Z-2-1-16
(Quasi-Judicial)

PRC MEETING: December 14, 2015 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: January 14, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: February 23, 2016 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Fitzgerald Motors, Inc.

REQUEST: Zone change from: CP-1, Commercial Parkway
to: CP-2, Commercial Parkway

CASE DESCRIPTION: Approximately 4.8 acres located on the east side of US Highway 19 N, 600 feet north of SR-580 in the unincorporated area of Clearwater (30/28/16/07218/000/1100). A legal description is available in file upon request.

APPLICANT/ADDRESS: Fitzgerald Motors, Inc
27419 US Hwy 19 N
Clearwater, FL 33761

REP/ADDRESS: Richard J Marcel or Jason D. Boyd
The Sustainability Group, LLC
P. O. Box 537
New Port Richey, FL 34652

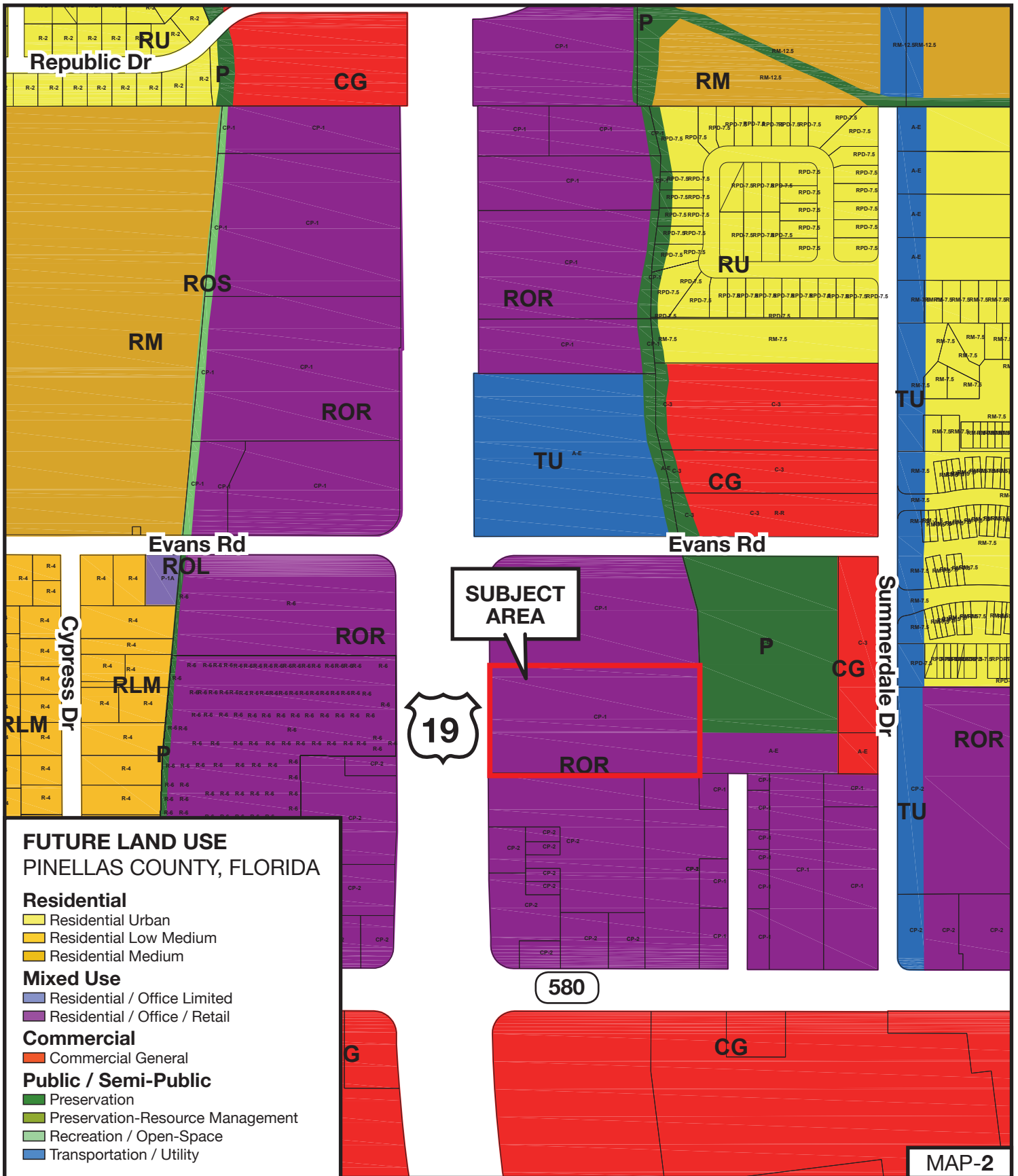
NOTICES SENT TO: Fitzgerald Motors Inc, Richard J, Marcel or Jason D. Boyd, Mike Meidel-Economic Development Council, DOT, Clint Herbie-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Retail Auto Sales

PROPOSED USE: Retail Auto Sales

LAND USE: Residential/Office/Retail

ZONING: CP-1



Z-2-1-16

Zoning From: CP-1, Commercial Parkway
To: CP-2, Commercial Parkway

Parcel I.D. 30/28/16/07218/000/1100

Prepared by: Pinellas County Planning Department November 2015



MAP-2



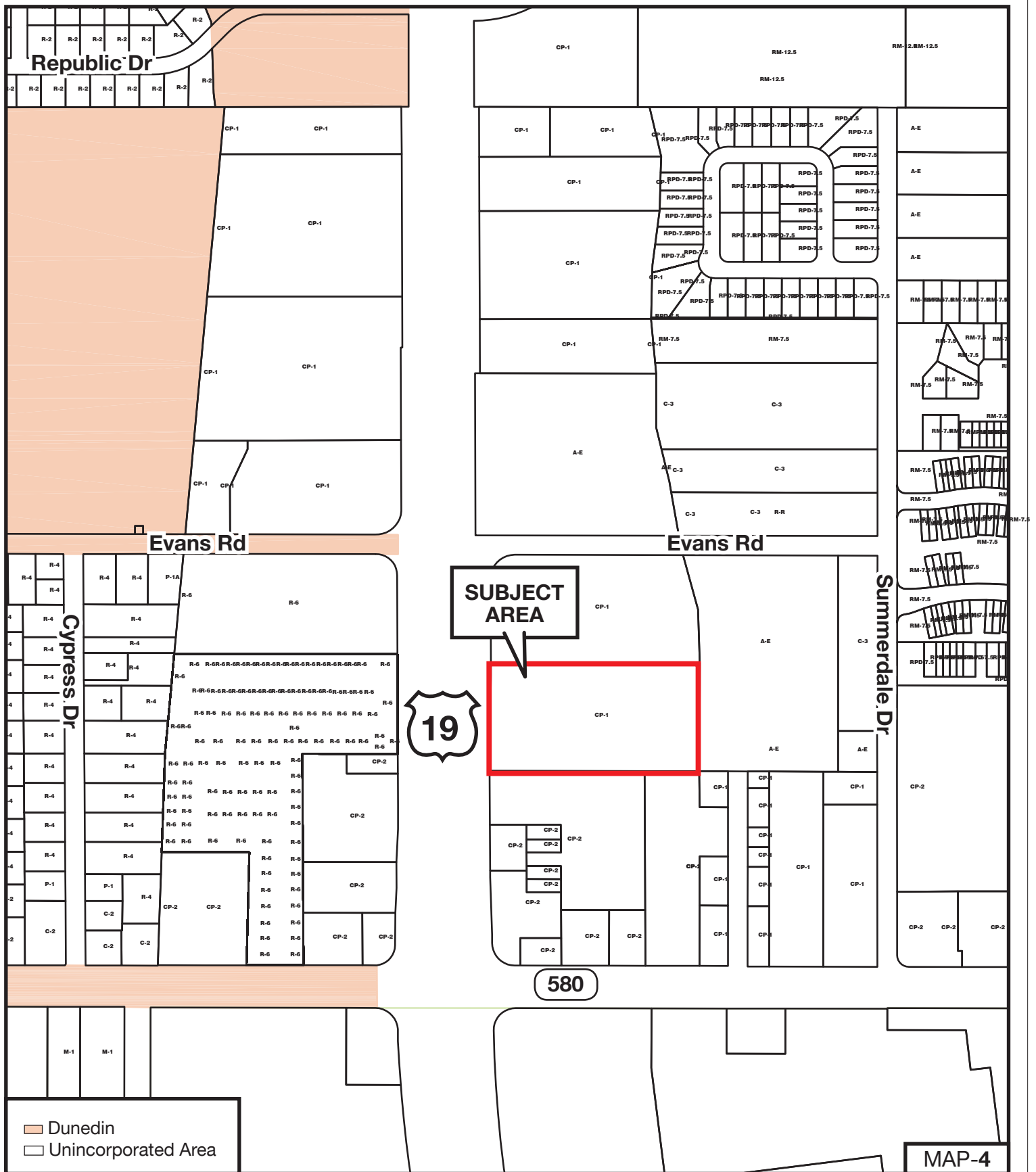
Z-2-1-16

Zoning From: CP-1, Commercial Parkway
To: CP-2, Commercial Parkway

Parcel I.D. 30/28/16/07218/000/1100

Prepared by: Pinellas County Planning Department November 2015





Z-2-1-16

Zoning From: CP-1, Commercial Parkway
To: CP-2, Commercial Parkway

Parcel I.D. 30/28/16/07218/000/1100

Prepared by: Pinellas County Planning Department November 2015



1. Owner: Fitzgerald Motors, Inc.
Mailing Address: 27419 US HWY 19 N
City: CLEARWATER State: FL Zip Code: 33761 Daytime Phone: (727) 542-5792
Email: coffeye@fitzgeraldautomall.com

2. Representative's Name: Richard J Marcel or Jason D. Boyd
Company Name: The Sustainability Group, llc
Mailing Address: Po Box 537
City: New Port Richey State: FL Zip Code: 34652 Daytime Phone: (727) 4881002
Email: richard@sgroupfl.com

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

- A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

Robert Smith, P.; James W. Cash, S.; Ronald Jaffe, Ast.; Dorothy Fitzgerald, Vt.; Patricia Prokidansky, Asat.

Specify interest held: _____

- B. Is there an existing contract for sale of subject property: _____ Yes ☒ No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

Is contract conditional or absolute? _____ Conditional _____ Absolute

- C. Are there any options to purchase on subject property? _____ Yes ☒ No
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

4. This hearing is being requested to consider: A Zoning Amendment from CP-1 TO CP-2
5. Location of subject property (street address): 27419 US HWY 19 N CLEARWATER FL 33761
6. Legal Description of Property: (attach additional documents if necessary)
See Attachment 'a'

7. Size of Property: 330 feet by 641.6 feet, 3.33 acres
8. Present zoning classification: CP-1
9. Present Land Use Map designation: ROR
10. Date subject property acquired: 1996
11. Existing structures and improvements on subject property:
See Attachment 'B'

12. Proposed structures and improvements will be:
See Attachment 'C'

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).
See Attachment 'D'

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
Yes ☒ No When? _____ In whose name? _____

Briefly state the nature and outcome of the hearing:

15. Does applicant own any property contiguous to subject property? ☒ Yes ☐ No

If so, give complete legal description of contiguous property:

ADDRESS: 27365 US HIGHWAY 19 N

~~BELLE HAVEN N 165FT OF LOT 10 & N 41FT OF S 55FT OF E 105FT OF LOT 10 & ALL
OF LOT 10A & N 120FT OF LOT 9A LESS RD RAW ON W~~

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.
(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

Robert Smith

***Signature of Owner or Trustee

Date: 11/16/15

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 16th day of November, 20 15

personally appeared Robert Smith
who, being duly sworn, deposes and says that the above is a true and correct certification.

[Signature]

(signature) NOTARY PUBLIC



(seal)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

EXHIBIT 'A'

LEGAL DESCRIPTION

DESCRIPTION:

Lot 11 and 12, BELLE HAVEN, according to the plat thereof as recorded in Plat Book 25, Page(s) 52, of the Public Records of Pinellas County, Florida, LESS and EXCEPT the property described as follows:

Commence at the Southwest corner of the Northeast 1/4 of Section 30, Township 28 South, Range 16 East, said corner begin 2723.95 feet, South 89 degrees 54'02" West of the Southeast corner of the Northeast 1/4 of said Section 30; run thence North 00 degrees 23'44" West, 660.00 feet; thence North 89 degrees 54'02" East, 100.00 feet to a Point of Beginning; thence North 00 degrees 23'44" West, 330.00 feet; thence North 89 degrees 54'02" East, 45.00 feet; thence South 00 degrees 23'44" East, 38.65 feet; thence South 00 degrees 33'33" West, 291.36 feet; thence South 89 degrees 54'02" West, 40.15 feet to the Point of Beginning.

**Florida State Certified
Professional
Engineering Firm
Certificate of
Authorization: 29400**



**We are a member of
the USBGC29400**

**ATTACHMENT 'B'
FITZGERALD AUTOMALL - HYUNDAI
27365 US HIGHWAY 19 N
PARCEL ID #: #30-28-16-07218-000-1100**

Fitzgerald's Auto Mall – Hyundai is located at 27419 US Highway 19 in Clearwater, Fl. The property consist of 4.85 acres with a zoning classification of 'Commercial Parkway' (CP-1) and comprehensive land-use designation of Residential/Office/Retail (ROR). The property is located north of State Road 580 within Pinellas County's Long Term Concurrency management Corridor' being within ½ mile of US Highway 19. The site contains a two-story structure with 56,055 GFA structure fronting US Highway 19. The property was originally designed for a movie theatre being purchased by Fitzgerald Motors, Inc. in June of 2002. The existing parking area was restriped for a 35,363 sf area devoted towards vehicular display and onsite and parking stalls. The site currently contains existing landscape buffers, onsite retention and underground utilities. The existing structure originally contained 5 movie theater bays, which was renovated for the following uses associated with dealership needs:

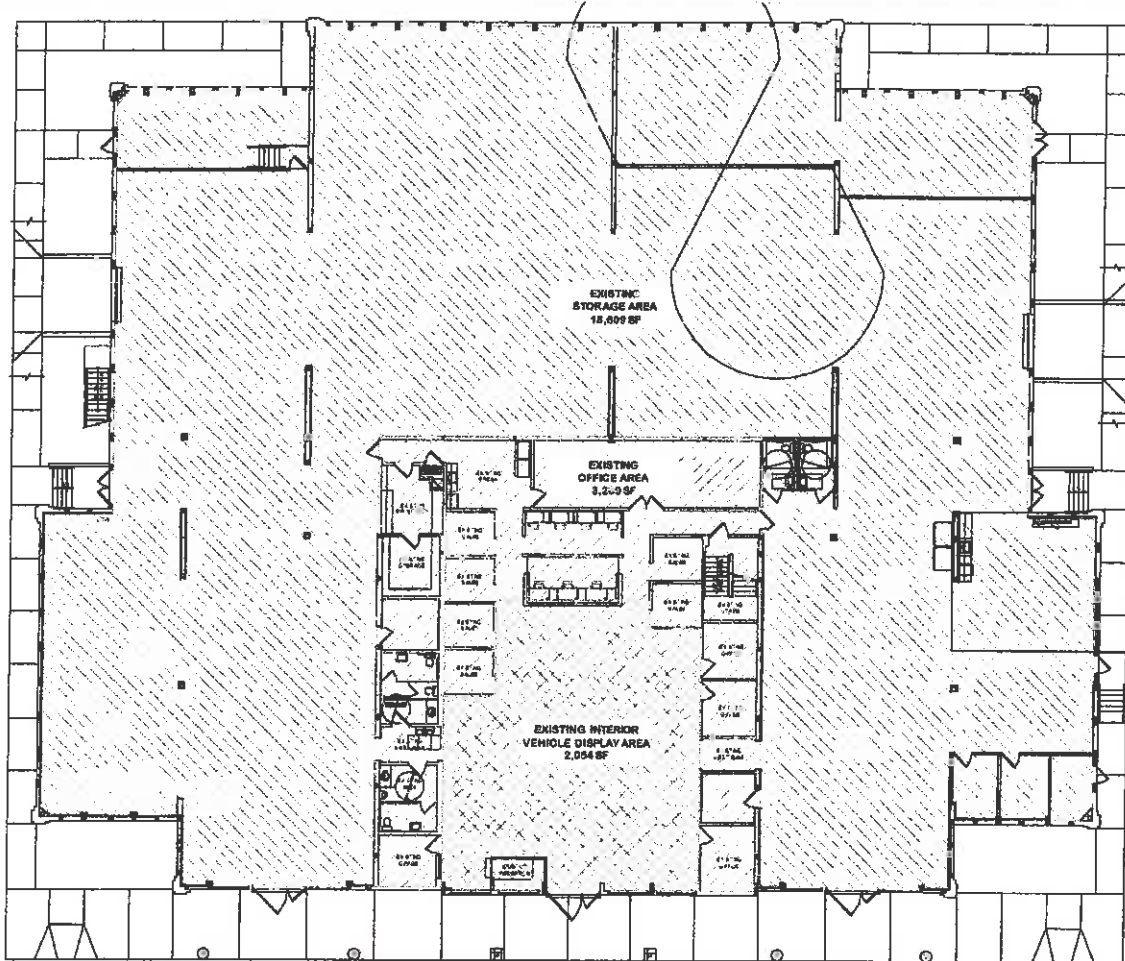
Existing Floor Area Ratio:

- Floor #1 (office/Storage/Interior Vehicular Display): 52,707 SF
- Floor #2 (Office Area): 3,348 SF
- Total FAR: 56,055 SF (26.5%)
- CP-1 ALLOWABLE FAR: 20%
- Existing Conditions FAR Overage: 6.5%

Florida State Certified
Professional
Engineering Firm
Certificate of
Authorization: 29400



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the USBGC29400



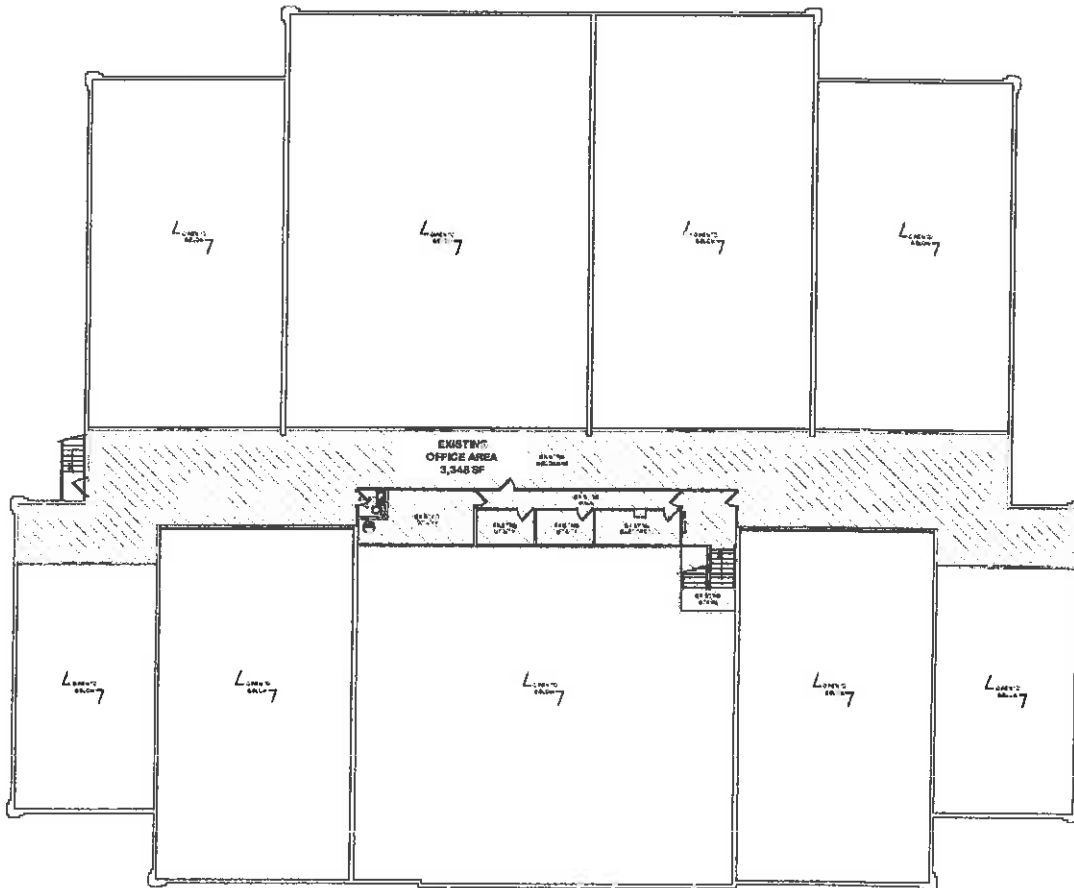
PO Box 537, New Port Richey, FL 34652
Website: www.SGROUPFL.com – Email: Richard@sgroupfl.com
(P) 727-488-1002

Date: 11-12-2015

Florida State Certified
Professional
Engineering Firm
Certificate of
Authorization: 29400



We are a member of
the USBGC29400



2ND FLOOR EXISTING PLAN

PO Box 537, New Port Richey, FL 34652
Website: www.SGROUPFL.com – Email: Richard@sgroupfl.com
(P) 727-488-1002

Date: 11-12-2015

Florida State Certified
Professional
Engineering Firm
Certificate of
Authorization: 29400



We are a member of
the USGBC29400

ATTACHMENT 'C'
FITZGERALD AUTOMALL - HYUNDAI
27365 US HIGHWAY 19 N
PARCEL ID #: #30-28-16-07218-000-1100

A request is being made to amend the current zoning classification from CP-1 to CP-2. A change to the zoning designation would allow for an increase the maximum Floor Area Ratio [FAR] allowed CP-1 from 20% to 30% under a CP-2 classification. Proposed property improvements consists of implementing a one-story 2,555 sf tunnel car wash and elevated customer drop-off area. The proposed car wash will be strictly ancillary to dealership activities and will not be open to the general public. The tunnel car wash envelope is proposed along the back of the existing structure with a rear setback of 130.00 ft. along with a northern [side] setback of 67.80 ft. to the property line. The elevated drop-off area will be located along the existing southern building facade. Both improvements are proposed over existing asphalt parking areas. Other improvements consist of restriping the parking lot areas to maintain parking demand requirements and re-establishment of onsite plantings per Pinellas County's Land Development Code.

Proposed Floor Area Ratio:

- Floor #1 (office/Storage/Interior Vehicular Display): 52,707 SF
- Floor #2 (Office Area): 3,348 SF
- Tunnel Car Wash: 2,555 SF
- Total FAR: 58,610 SF (27.7%)
- CP-2 ALLOWABLE FAR: 30%
- Existing + Proposed Conditions FAR Deficit: 2.3%

Florida State Certified
Professional
Engineering Firm
Certificate of
Authorization: 29400



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ATTACHMENT 'D'
FITZGERALD AUTOMALL - HYUNDAI
27365 US HIGHWAY 19 N
PARCEL ID #: #30-28-16-07218-000-1100

A request is being made to amend the current zoning classification from CP-1 (20%) to CP-2 (30%). The existing square footage is 6.5% higher than maximum allowed under CP-1. A change to the zoning designation would allow for the proposed tunnel car wash to be within the maximum allowable FAR per CP-2 at 27.7%. We believe this application should be granted in order to bring the existing parcel into compliance with Pinellas County Comprehensive Plan by increasing the allowable FAR for both existing and proposed gross floor areas. Furthermore, the proposed request is in direct harmony with surrounding properties towards the north and south.

Proposed Floor Area Ratio:

- Floor #1 (office/Storage/Interior Vehicular Display): 52,707 SF
- Floor #2 (Office Area): 3,348 SF
- Tunnel Car Wash: 2,555 SF
- Total FAR: 58,610 SF (27.7%)
- CP-2 ALLOWABLE FAR: 30%
- Existing + Proposed Conditions FAR Deficit: 2.3%

AGENT OF AUTHORIZATION LETTER

TO PINELLAS COUNTY:

I ROBERT SMITH, (Print) hereby designate and appoint Richard J Marcel w/ The Sustainability Group, LLC, as my Agent of Record or Agent of Authorization for the purposes of representing me during the Rezoning Application and Site Plan Review Process or for the purpose of permitting with known as Fitzgerald Subaru Auto mall Hyundai.

My Agent of Record/Authorization is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 11/13 day of 2015

ROBERT SMITH
PRINTED NAME OF APPLICANT/OWNER
Robert Smith
APPLICANT/OWNER'S SIGNATURE

Jason D. Boyd or Richard J Marcel
richard@sgroupfl.com
The Sustainability Group, LLC
PO Box 537, New Port Richey, FL 34652
Phone: 727-488-1002

STATE OF FLORIDA
COUNTY OF PINELLAS

I **HEREBY CERTIFY** that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 13 day of Nov 2015

NOTARY PUBLIC



My Commission Expires:

CASE SUMMARY
CASE NO. Z-3-1-16
(Quasi-Judicial)

PRC MEETING: December 14, 2015 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: January 14, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: February 23, 2016 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Providence Storage, LLC

REQUEST: Zone change from: R-4, One, Two & Three Family Residential
to: M-1, Light Manufacturing & Industry

CASE DESCRIPTION: Approximately 0.7 acre located on the west side of US Highway 19 Alternate, 300 feet south of Brevard Street in Palm Harbor (26/27/15/94590/006/0090). A legal description is available in file upon request.

APPLICANT/ADDRESS: Providence Storage, LLC
P. O. Box 1498
Tampa, FL 33601

REP/ADDRESS: Rod Collman, A. I. A.
SDG Architecture
793 San Christopher Drive
Dunedin, FL 34698

NOTICES SENT TO: Providence Storage, LLC, Rod Collman, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Vacant

PROPOSED USE: Warehouse, Office

LAND USE: Industrial Limited

ZONING: R-4, One, Two & Three Family Residential

Z15-000032





MAP-3

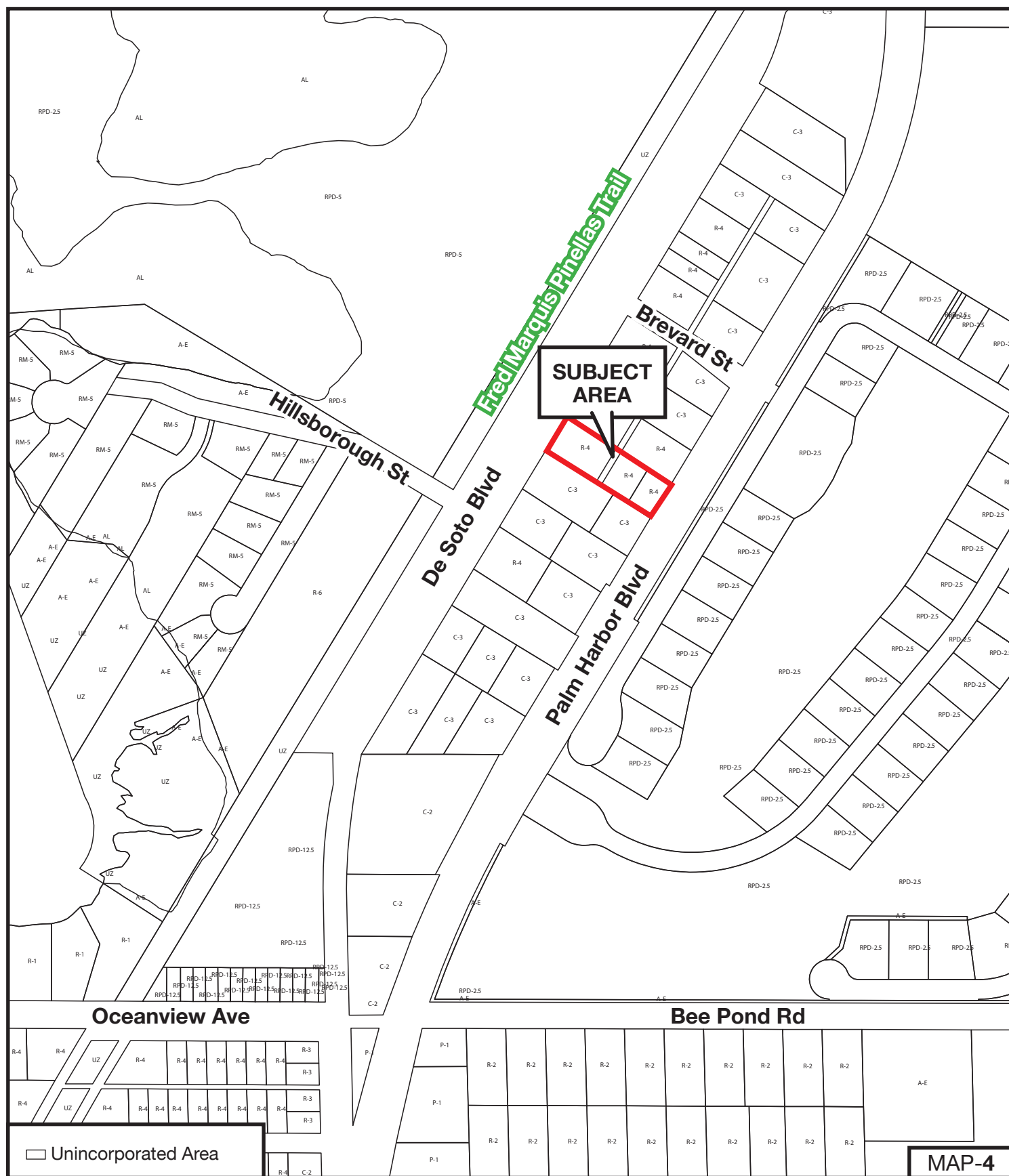
Z-3-1-16

Zoning From: R-4, One, Two & Three Family Residential
To: M-1, Light Manufacturing & Industry

Parcel I.D. 26/27/15/94590/006/0090

Prepared by: Pinellas County Planning Department November 2015





Z-3-1-16

Zoning **From:** R-4, One, Two & Three Family Residential
To: M-1, Light Manufacturing & Industry

Parcel I.D. 26/27/15/94590/006/0090

Prepared by: Pinellas County Planning Department November 2015



1. Owner: Providence Storage LLC
Mailing Address: Po Box 1498
City: Tampa State: FL Zip Code: 33601 Daytime Phone: (____) _____
Email: _____

2. Representative's Name: ROD COLLMAN A.I.A.
Company Name: SDA ARCHITECTURE
Mailing Address: 793 SAN CHRISTOPHER DR.
City: DUNEDIN State: FL Zip Code: 34698 Daytime Phone: (727) 336-5463
Email: ROD@SDAFL.COM

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

- A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

CAROL ANN BERG, Sole Member +
Manager

Specify interest held: _____

- B. Is there an existing contract for sale of subject property: ☒ Yes ☐ No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

Is contract conditional or absolute? ☒ Conditional ☐ Absolute

- C. Are there any options to purchase on subject property? ☐ Yes ☐ No
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

4. This hearing is being requested to consider: ZONING CHANGE FROM R-4 TO M-1

5. Location of subject property (street address): ALT 19, PALM HARBOR, FL. 34683

6. Legal Description of Property: (attach additional documents if necessary)

~~3 separate parcels listed here:~~

~~WALL SPRINGS BLK 6 NW'LY 81FT OF LOT 4 AND SE'LY 1/2 OF VAC PART OF 15FT ALLEY
TO REAR OF LOT 4, WALL SPRINGS BLK 6, E 1/2 OF LOT 4 LESS W 8FT, WALL SPRINGS
BLK 6, LOT 9 AND NW'LY 1/2 OF VAC PART OF 15FT ALLEY TO REAR OF LOT 9~~

7. Size of Property: 100 feet by 315 feet, _____ acres

8. Present zoning classification: R4

9. Present Land Use Map designation: _____

10. Date subject property acquired: 12/7/2005

11. Existing structures and improvements on subject property:

None

12. Proposed structures and improvements will be:

RETAIL, WAREHOUSE, OFFICE

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).

M-1 ZONING WITH ALIGN WITH THE CURRENT LAND
USE DESIGNATION, INDUSTRIAL LIMITED

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
_____ Yes ☒ No When? _____ In whose name? _____

Briefly state the nature and outcome of the hearing:

NA

15. Does applicant own any property contiguous to subject property? _____ Yes ☒ No
If so, give complete legal description of contiguous property:

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.
(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

Providence Storage LLC
***Signature of Owner or Trustee

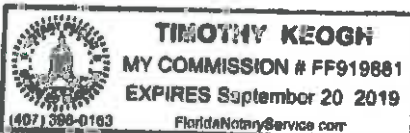
by Carol Ann Gere
MGR.

Date: Nov 12, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 12th day of November, 2015

personally appeared Carol Ann Gere
who, being duly sworn, deposes and says that the above is a true and correct certification.


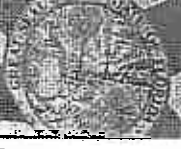


[Signature]

(signature) NOTARY PUBLIC

(seal)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

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Entity Name List					
Corporate Name	Document Number	Status			
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<u>FLORIDA MARKETING & SALES, LLC</u>	L04000027954	INACT			
<u>FLORIDA MARKETING & SALES, INC.</u>	P07000013589	INACT			
<u>FLORIDA MARKETING & SALES ASSOCIATES, INC.</u>	F66865	Active			
<u>FLORIDA MARKETING AND SALES CONSULTANTS, INC.</u>	S88614	INACT			
<u>FLORIDA MARKETING & SALES CORPORTION, INC.</u>	P02000002931	INACT			
<u>FLORIDA MARKETING & SALES GROUP, L.C.</u>	L96000001191	INACT			
<u>FLORIDA MARKETING SERVICES INC</u>	315249	INACT			
<u>FLORIDA MARKETING SERVICES, INC.</u>	489983	INACT			
<u>FLORIDA MARKETING SERVICES, INC.</u>	F20381	INACT			
<u>FLORIDA MARKETING SERVICES, INC.</u>	K48828	INACT			
<u>FLORIDA MARKETING SERVICES CORP.</u>	P00000003265	INACT			
<u>FLORIDA MARKETING SERVICES, INC.</u>	P04000112027	INACT			
<u>FLORIDA MARKETING SERVICES, CO.</u>	P09000071958	INACT			
<u>FLORIDA MARKETING SERVICES, INC.</u>	P94000001129	INACT			
<u>FLORIDA MARKETING SOLUTIONS, INC.</u>	P01000067606	INACT			
<u>FLORIDA MARKETING SOLUTIONS INC.</u>	P08000040544	INACT			
<u>FLORIDA MARKETING SOURCE, INC.</u>	H79097	INACT			
<u>FLORIDA MARKETING SYSTEMS, INC.</u>	441356	NAME HS			
<u>FLORIDA MARKETING SYSTEMS, INC.</u>	H01185	INACT			
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Corporate Name	Document Number	Status
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FLORIDA MARKETING SERVICES, INC.	K48828	INACT
FLORIDA MARKETING SERVICES CORP.	P00000003265	INACT
FLORIDA MARKETING SERVICES, INC.	P04000112027	INACT
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FLORIDA MARKETING SOURCE, INC.	H79097	INACT
FLORIDA MARKETING SYSTEMS, INC.	441356	NAME HS
FLORIDA MARKETING SYSTEMS, INC.	H01185	INACT
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Law Offices of

DIVITO, HIGHAM & VASTI, P.A.

Joseph A. DiVito, Esq.
Frederick A. Higham, Jr., Esq.
Peter J. Vasti, Esq.

4514 Central Avenue
St. Petersburg, Florida 33711
TEL NO.: (727) 321-1201
FAX NO.: (727) 321-5181

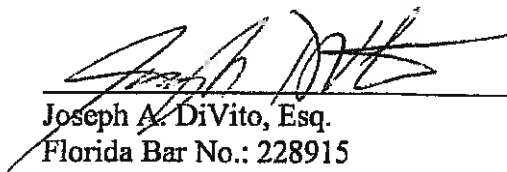
CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY that PROVIDENCE STORAGE, LLC, a Florida limited liability company, is the title holder of record for the property located at Vacant Land, 0 Alt. 19, Palm Harbor, FL 34683, and more particularly described as:

Lots 4 and 9, Block 6, together with vacated alley that lies between said lots, WALL SPRINGS, according to the map or plat thereof as recorded in Plat Book 3, Page 14, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

I declare that I have read the foregoing Certification and that the facts stated in it are true.

DATED: 11/11/15



Joseph A. DiVito, Esq.
Florida Bar No.: 228915

Law Offices of

DIVITO, HIGHAM & VASTI, P.A.

Joseph A. DiVito, Esq.
Frederick A. Higham, Jr., Esq.
Peter J. Vasti, Esq.

4514 Central Avenue
St. Petersburg, Florida 33711
TEL NO.: (727) 321-1201
FAX NO.: (727) 321-5181

CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY that PROVIDENCE STORAGE, LLC, a Florida limited liability company, is the title holder of record for the property located at Vacant Land, 0 Alt. 19, Palm Harbor, FL 34683, and more particularly described as:

Lots 4 and 9, Block 6, together with vacated alley that lies between said lots, WALL SPRINGS, according to the map or plat thereof as recorded in Plat Book 3, Page 14, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

I declare that I have read the foregoing Certification and that the facts stated in it are true.

DATED: 11/11/15



Joseph A. DiVito, Esq.
Florida Bar No.: 228915

1. **Sale and Purchase:** PROVIDENCE STORAGE LLC ("Seller")
and Florida Marketing and Sales Inc. ("Buyer")
(the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property")
described as:
Address: 0 ALT 19 PALM HARBOR FL 34683
Legal Description: WALL SPRINGS BLK 6 NW'LY 81FT OF LOT 4 AND SE'LY 1/2 OF VAC PART OF 15FT AL
LEY TO REAR OF LOT 4 lot 9
WALL SPRINGS BLK 6 NW'LY 81FT OF LOT 4 AND SE'LY 1/2 OF VAC PART OF 15FT ALLEY TO REAR OF
LOT 4
WALL SPRINGS BLK 6, E 1/2 OF LOT 4 LESS W 6FT
SEC ___/TWP ___/RNG ___ of Pinellas County, Florida. Real Property ID No.: 26-27-15-94590-006-0041
including all improvements existing on the Property and the following additional property:
REAL PROPERTY ID NO: 26-27-15-94590-006-0090, 26-27-15-94590-006-0040