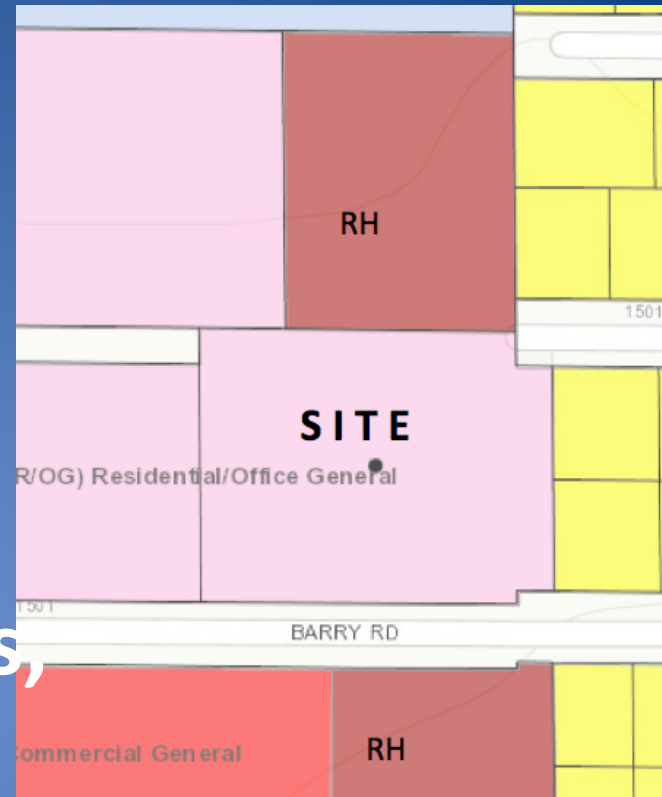




# 1510 Barry Road. 1510 Barry Holdings, LLC



**This application is NOT filed  
specifically for a “Halfway House”**

This is a broad based, Euclidian, with multiple uses possible.

Future Land Use Amendment

and associated Re-Zoning

## In regard to the Future Land Use Amendment:

bottom page 7, search around:

“...which permits a variety of institutional, residential equivalent uses and medical uses as minimum standards”.

In regard to the Re-Zoning:

Bottom of page 5 staff report, search around:

“The proposed Institutional zoning district permits a variety of institutional, residential equivalent uses, medical as minimum standards”

## Premise Points:

- 1) Problem site. Surrounding by problem sites. Vacancy, vagrancy, vandalism, deterioration, past state of decline and in full blight mode.
- 2) Efforts been made for viability since 2013. Education facility and ALF. New zoning/FLU now.

## Premise Points:

3) Our desired use is a highly professional, medically supported and medically supervised substance abuse facility. Critical need. National Epidemic.

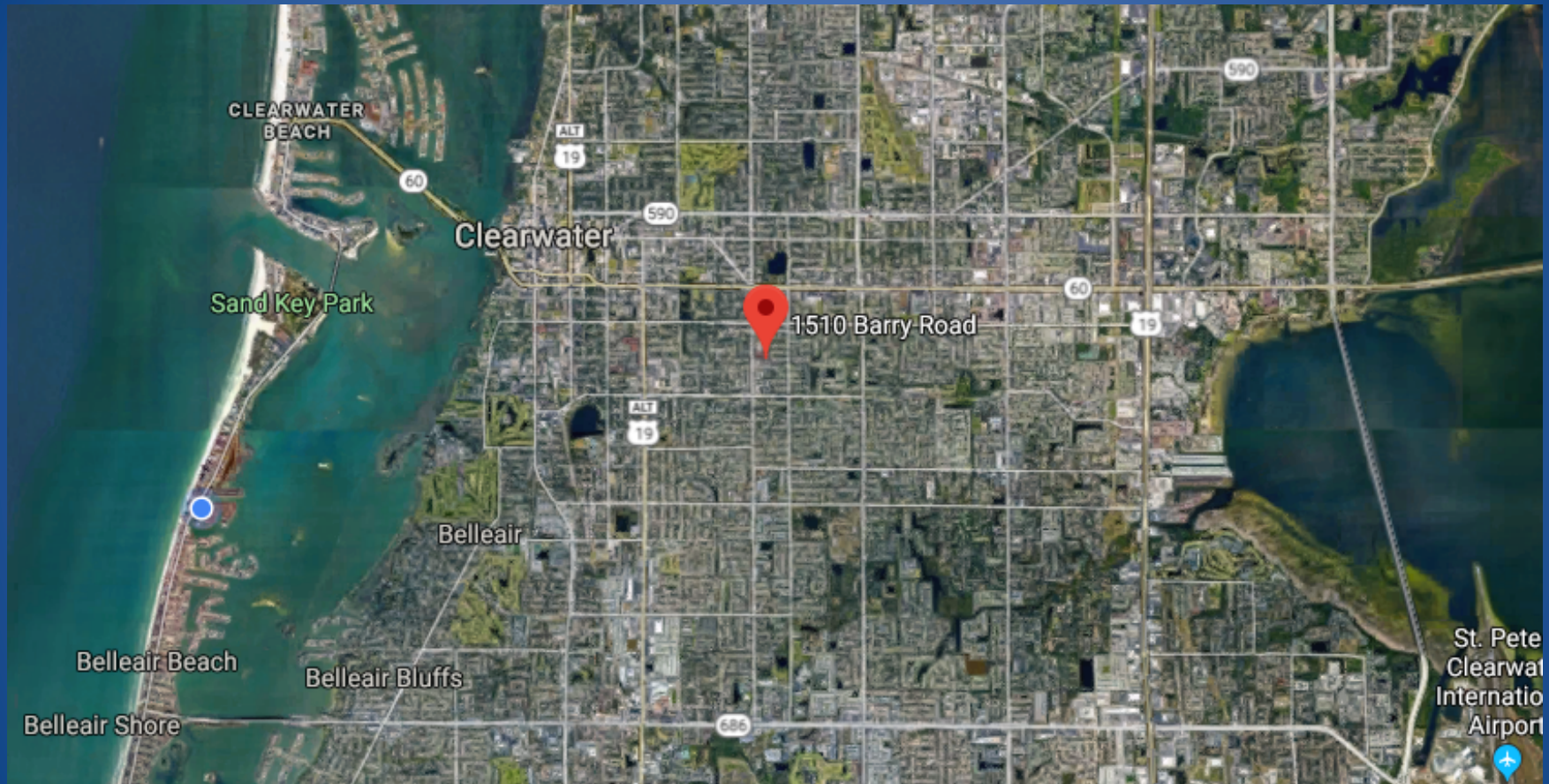
## Premise Points:

4) Code does not work, antiquated on this issue.  
Calls medical facility a half way house!

Further, critical: Doctor could open substance abuse facility today, 5 am to midnight....perfectly permissible and allowable. Over night activity has been approved on this site for an ALF.



**Orient to site**









**NURSING/  
PHYSICAL REHAB.**  
Highland Pines  
Rehabilitation &  
Nursing

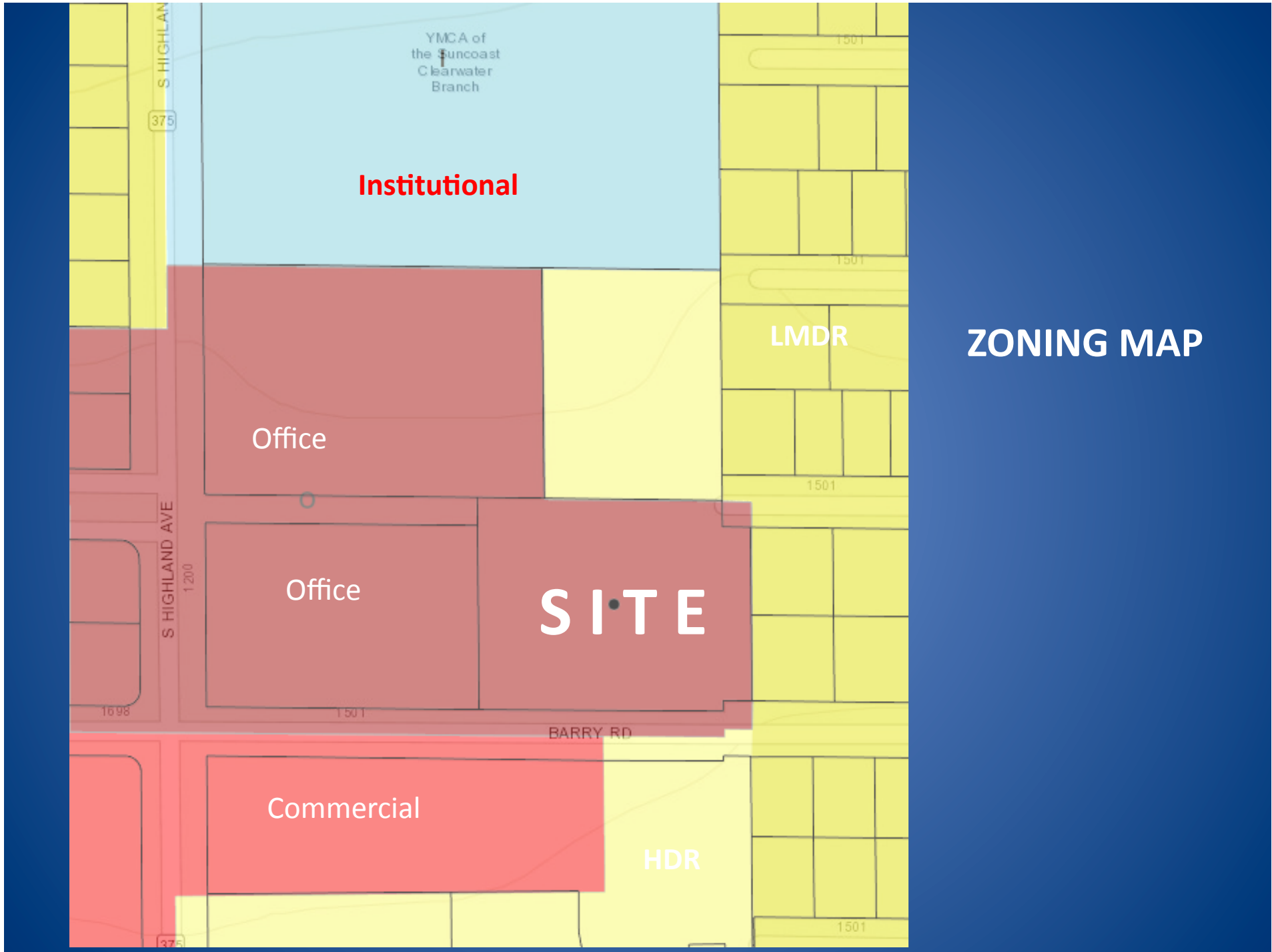
**Vacant  
RETIREMENT/  
ALF**

**OFFICE/  
high  
vacancy**

**S I T E  
VACANT**

**Senior  
Apartments**

AVENUE



YMCA of the Suncoast Clearwater Branch

**Institutional**

Office

Office

**SITE**

Commercial

LMDR

HDR

**ZONING MAP**

S HIGHLAN

375

S HIGHLAND AVE

1200

1698

1501

BARRY RD

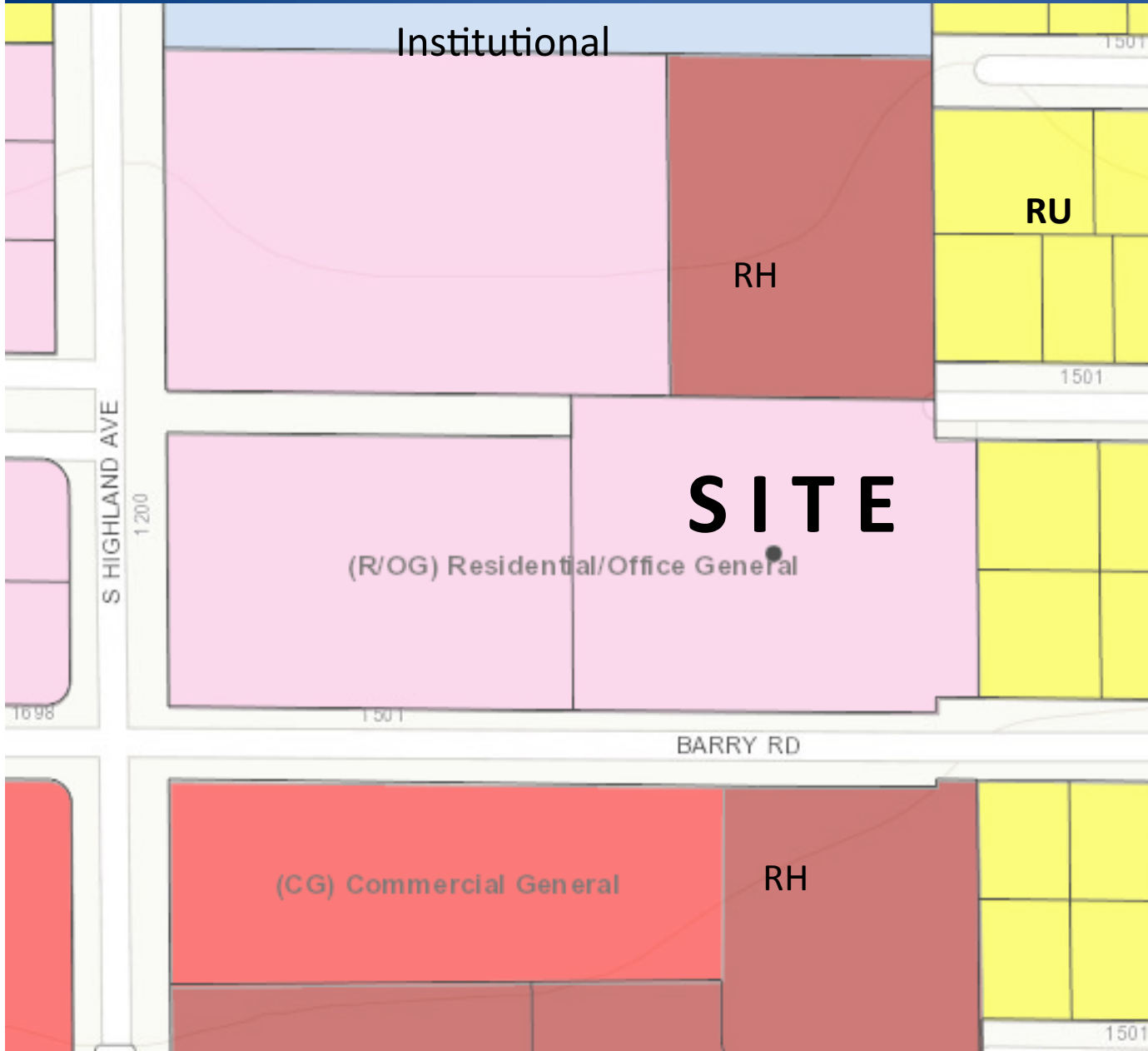
1501

1501

1501

1501

375



Future Land Use category

# Site & Neighbor Photo's









## CENTER PROFESSIONALS

• [Blurred text] •

• 3 GENERAL DENTISTRY  
THOMAS J. ZANELLA, DDS •

• 5 Gator Basic Computer Services  
By Appointment Only  
727-859-2512 •

• [Blurred text] •

• 2 INVESTMENT PLANNING  
WATERFORD INVESTOR SVCS., INC. •

• 6 KEJO LIMITED COMPANY •

• 8 FAMILY PHYSICIAN  
JEFFERY A. PROSSER, M.D., P.A. •

• 9 LAW OFFICES  
INSURANCE & INVESTMENT PLANNING  
S.P. SINGH, FINANCIAL CONSULTANT •

1201

## CENTER DIRECTORY





Before



After





Before



After











ALL CLEARWATER POLICE  
DEPARTMENT OFFICERS ARE  
AUTHORIZED REPRESENTATIVES  
TO ADVISE ANY PERSON  
TO LEAVE THESE PREMISES.  
FAILURE TO VACATE THE PREMISES  
AFTER BEING SO INSTRUCTED  
MAY RESULT IN AN ARREST  
FOR TRESPASS AFTER WARNING.

FLORIDA STATUTE 810.09





Before



After



Before



After





# Comp Plan and Policies

**Objective A.6.1** The redevelopment of blighted, substandard inefficient and/or obsolete areas **shall be a high priority...**

**Policy A.6.2.2** **Encourage** land use conversions on economically underutilized parcels and corridors and **promote** redevelopment activities in these areas.

**Policy A.5.5.1** Development should be designed to maintain and support the existing or envisioned character of the neighborhood.

Staff refers to Comp Plan Land Use Element provide:

..to preserve and enhance community character and quality of life while ensuring continued economic quality of the community”

Staff Findings:

- “The site is appropriate for offices, ALF’s and similar uses that are comparable with the neighborhood. The proposed use is a half way house”.

## **Idiom by Einstein:**

**“Insanity Is Doing the Same Thing Over and Over Again and Expecting Different Results”**

**Our position has been a continual effort to make the property commercially viable and stand alone, and a good neighbor.**

# Tampa Bay Times

## How to beat Florida's drug addiction



“More Americans were killed by drug overdoses last year, more than died in the Vietnam war”

“And the crisis is far worse in Florida than the nation...double the national rate”

“It’s essential to provide the education and the treatments that are known to work so that people can beat their addictions, become productive citizens...”

## Summary:

- Severe problem site. Surrounded by the same.
- Staff's approach, IMO, misdirected, responds & works thru bad, old code
  - Not specific use application, wide range of uses
    - Blighted area
- Desired use is virtually permissible now, overnight has been approved. Bureaucracy and antiquated, misdirected code bizarrely diverts it
  - Use that is desperately needed
- We meet comp and policy directives for viable, compatible site; vs. existing categories, by the test of time, do not

We are asking for your help and  
appreciate your consideration.

Thank you.