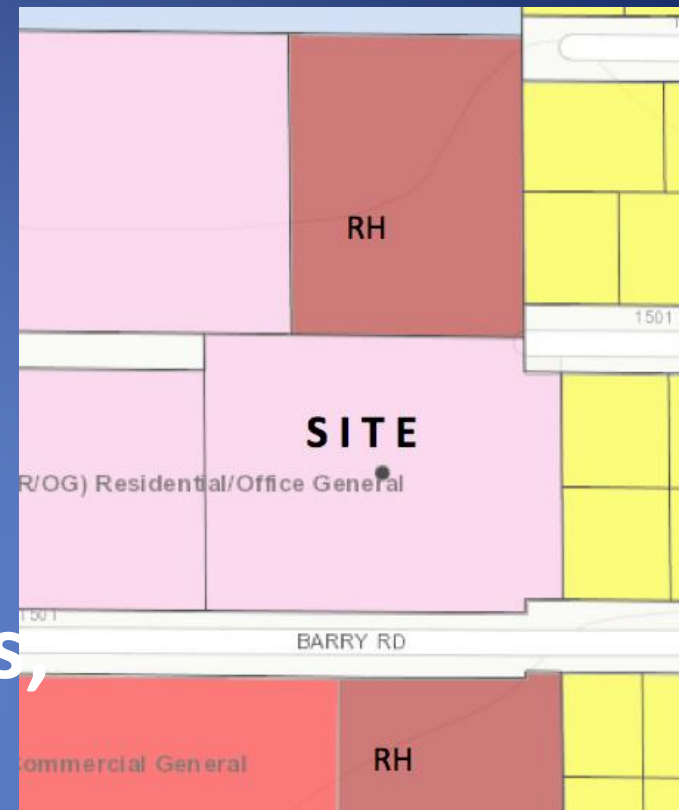




1510 Barry Road. 1510 Barry Holdings, LLC



**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:

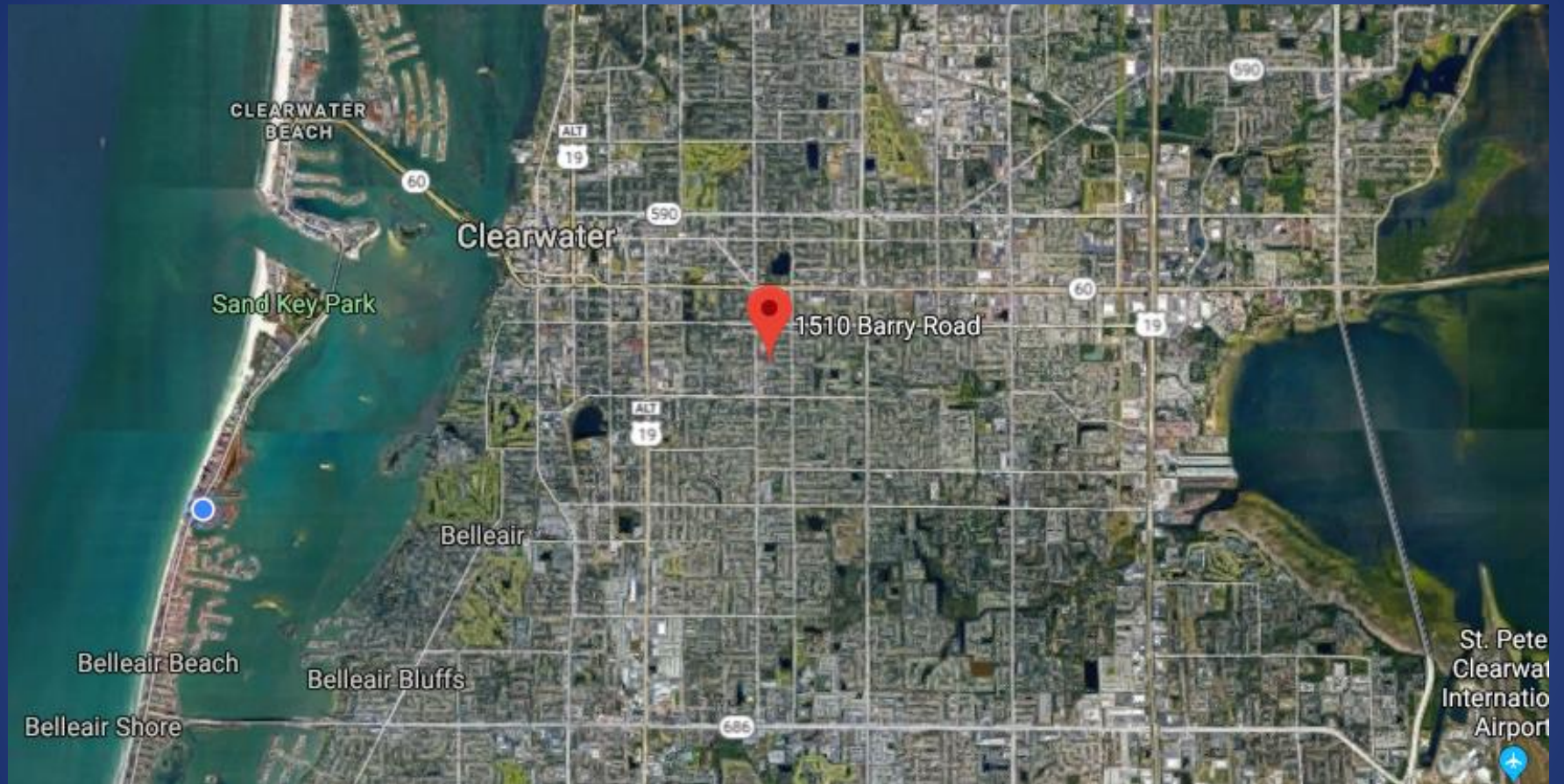
3) Our desired use is a highly professional, medically supported and medically supervised substance abuse facility. Critical need. National Epidemic.

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/PHYSIC AL REHAB.
Highland Pines Rehabilitation & Nursing

VACANT RETIREMENT/ALF

OFFICE/high vacancy

S I T E
VACANT

Senior Apartments

AVENUE

NURSING/PHYSICAL REHAB.
Highland Pines Rehabilitation & Nursing

VACANT RETIREMENT/ALF

OFFICE/high vacancy

S I T E
VACANT

Senior Apartments

AVENUE

Map details: The map shows several commercial properties. A green rectangular area is highlighted and labeled 'SITE' and 'VACANT'. To the left of this site is a parking lot and a building labeled 'OFFICE/high vacancy'. Above the site is a large building labeled 'NURSING/PHYSICAL REHAB. Highland Pines Rehabilitation & Nursing'. To the right of the site is another building labeled 'VACANT RETIREMENT/ALF'. Below the site is a large parking lot and a building labeled 'Senior Apartments'. The map also shows various lot numbers and street names, including 'AVENUE' on the left and '277(S)' and '277' on the right.

[illegible][illegible]An aerial photograph of a city block with several buildings and parking lots. The map is overlaid with white and yellow text labels identifying different areas. A large green rectangular area in the center-right is labeled "SITE" and "VACANT". To its left is a building labeled "OFFICE/high vacancy". Above the green site is a building labeled "NURSING/PHYSICAL REHAB. Highland Pines Rehabilitation & Nursing". Below the green site is a building labeled "Senior Apartments". Various lot numbers are visible throughout the map, such as 13581, 16509, 2101, 20034, 81, 70, 69, 68, 54, and 55. Blue arrows point from the "Senior Apartments" label towards the bottom right corner of the image.

NURSING/PHYSICAL REHAB.
Highland Pines
Rehabilitation &
Nursing

VACANT RETIREMENT/ALF

OFFICE/high vacancy

S I T E
VACANT

Senior Apartments

NURSING/PHYSIC AL REHAB.
Highland Pines Rehabilitation & Nursing

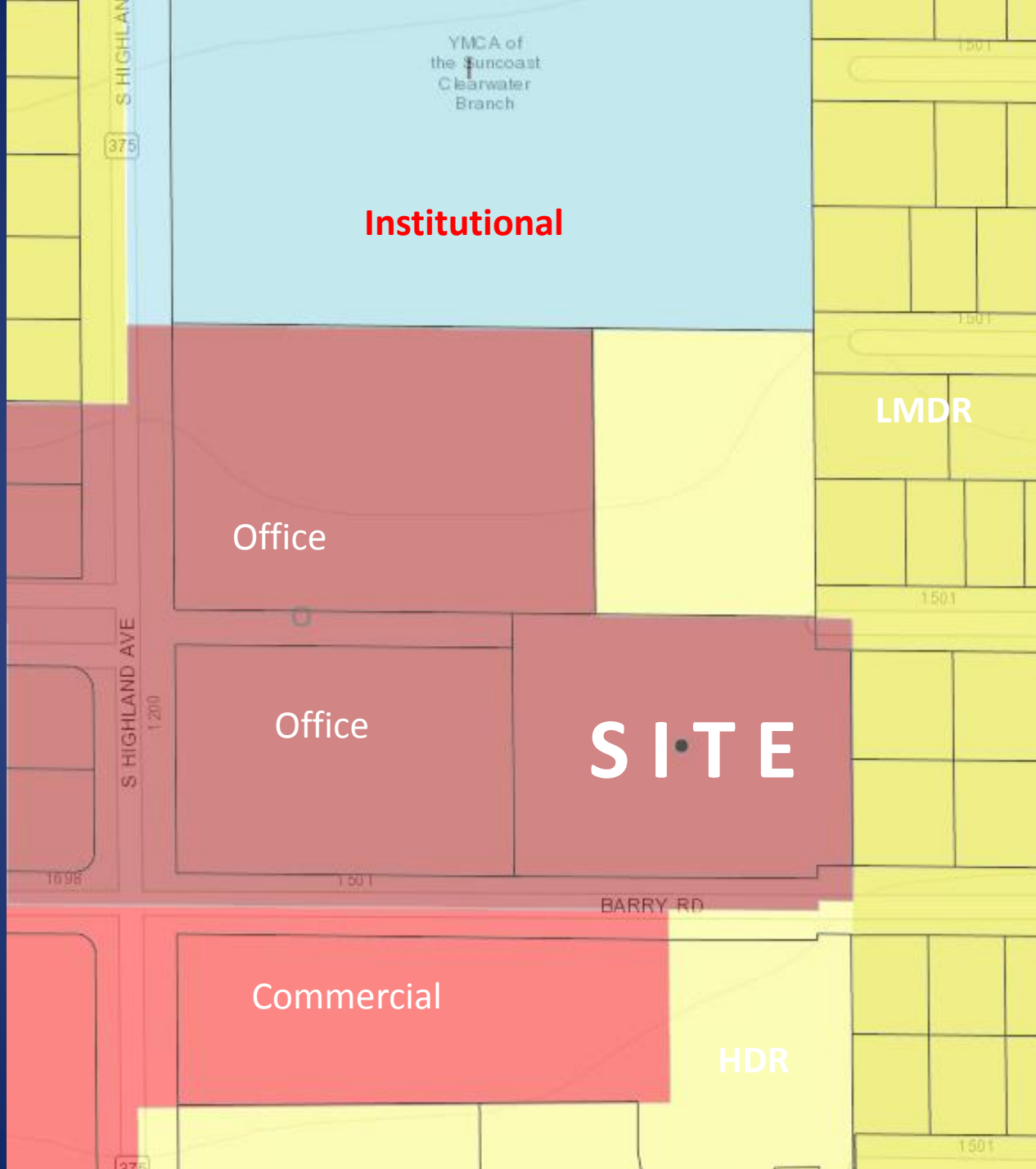
VACANT RETIREMENT/ ALF

OFFICE/h igh vacancy

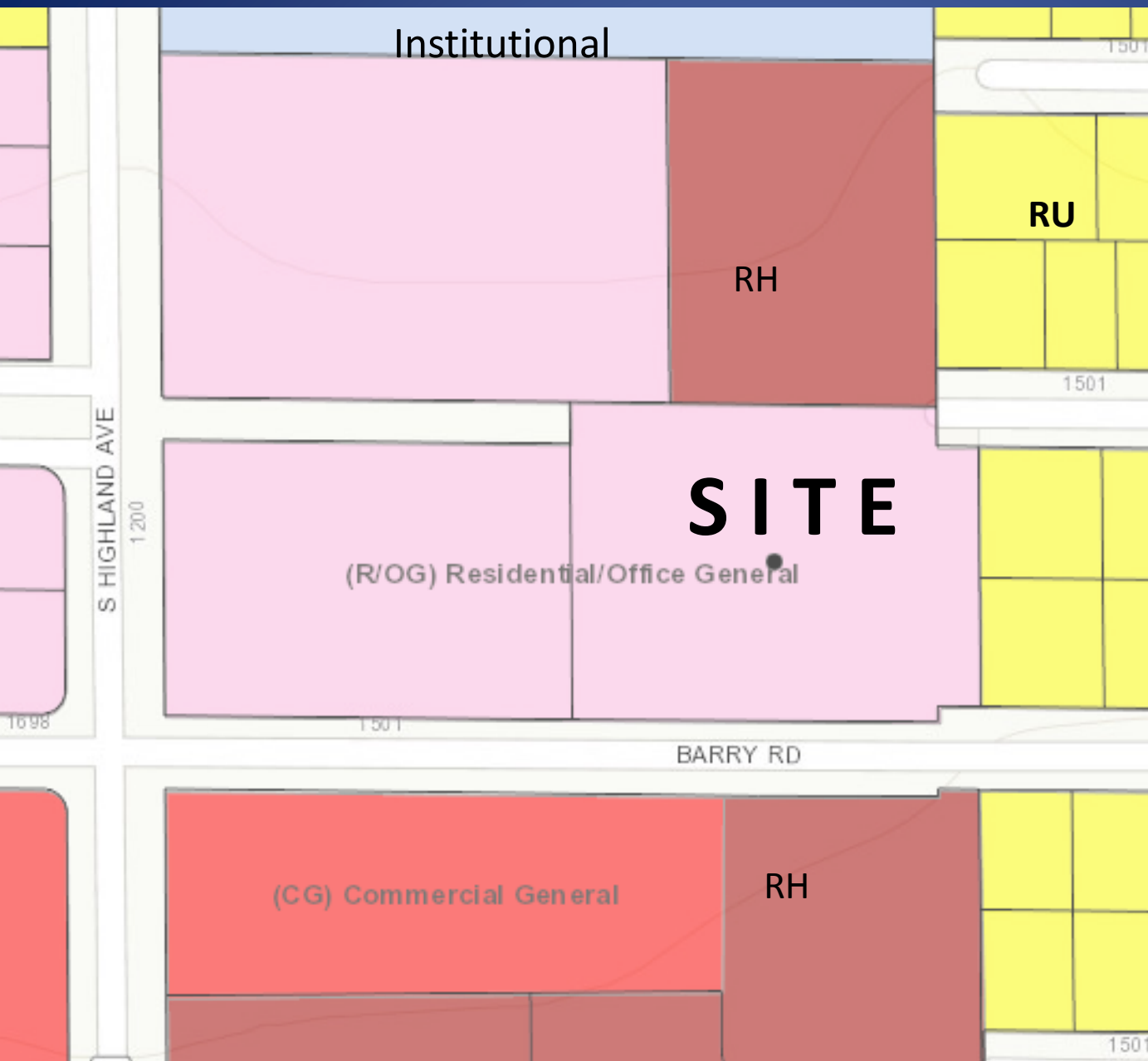
S I T E
VACANT

Senior Apartments

Map labels include: 13581, 215.8, 277.88, 277.06, 131.3, 100, 131.4, 88.4, 103.7, 103.9, 104, 85, 58, 330, 222, 297.05, 255.04, 21/01, 297.57, 12.69, 33, 209.38, 104.8, 81, 98.5, 100, 104.5, 70, 89(S), 100, 627.7, 20034, 450.6, 336.4, 75, 69, 68, 77, 54, 55, 130, 260, 66, 33, 6.



ZONING MAP



**Future Land
Use category**

Site & Neighbor Photo's







CENTER PROFESSIONALS



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

· 3 · GENERAL DENTISTRY
THOMAS J. ZANELLA, DDS

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



· 6 KEJO LIMITED COMPANY ·

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

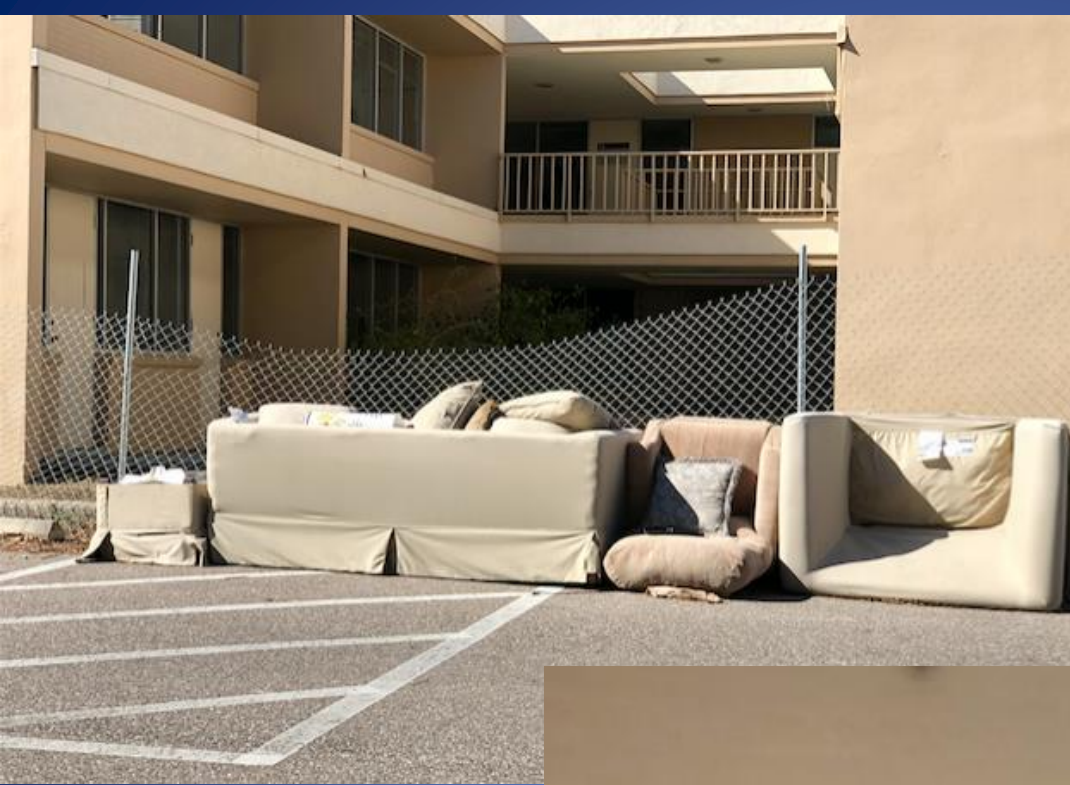
· 9 · LAW OFFICES
INSURANCE & INVESTMENT PLANNING
S.P. SINGH, FINANCIAL CONSULTANT

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...”



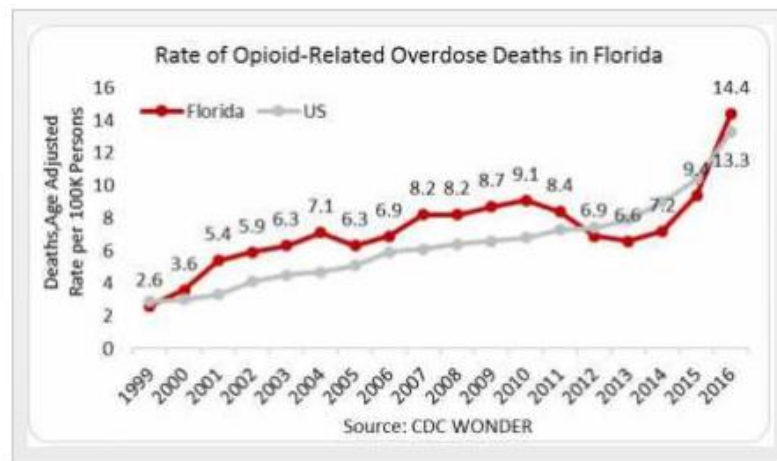
**National Institute
on Drug Abuse**
Advancing Addiction Science

Opioid Use Disorder Affects Millions

- Over 2.5 million Americans suffer from opioid use disorder which contributed to over 28,000 overdose deaths in 2014.^{1,2}
- Use of opioids, including heroin and prescription pain relievers, can lead to neonatal abstinence syndrome as well as the spread of infectious diseases like HIV and Hepatitis.

Opioid-Related Overdose Deaths

In 2016, there were 2,798 opioid-related overdose deaths in Florida—a rate of 14.4 deaths per 100,000 persons—compared to the national rate of 13.3 deaths per 100,000 persons. In the past several years, Florida has seen a dramatic increase in the number of deaths, particularly among those related to synthetic opioids. In 2016, there were 1,566 synthetic opioid-related deaths compared to 200 in 2013.





**National Institute
on Drug Abuse**

Advancing Addiction Science

Treatment needs to be readily available. Because drug-addicted individuals may be uncertain about entering treatment, taking advantage of available services the moment people are ready for treatment is critical. Potential patients can be lost if treatment is not immediately available or readily accessible. As with other chronic diseases, the earlier treatment is offered in the disease process, the greater the likelihood of positive outcomes.

Behavioral therapies—including individual, family, or group counseling—are the most commonly used forms of drug abuse treatment. Behavioral therapies vary in their focus and may involve addressing a patient's motivation to change, providing incentives for abstinence, building skills to resist drug use, replacing drug-using activities with constructive and rewarding activities, improving problem-solving skills, and facilitating better interpersonal relationships. Also, participation in group therapy and other peer support programs during and following treatment can help maintain abstinence.

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.