

ZON-22-05 / FLU-22-04

From: Zoning, Planning
Sent: Monday, October 24, 2022 11:36 AM
To: McLaughlin, Karen
Cc: Bailey, Glenn; Cord, Molly; Brinson, Ryan
Subject: FW: Case No FLU-22-04 & ZON-22-05

Community Assisted &
Supported Living Inc.
November 9th, 2022
LPA

From: Barbara Krall <flbarbk@aol.com>
Sent: Monday, October 24, 2022 9:21 AM
To: Zoning, Planning <zoning@co.pinellas.fl.us>
Subject: RE: Case No FLU-22-04 & ZON-22-05

Received

OCT 24 2022

CAUTION: This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.

Barbara Krall 7626 128th St, Seminole

THIS IS SENT A SECOND TIME....

RE: Case No FLU-22-04 & ZON-22-05

I am writing and have researched the above 2.79 acres located at 13000 Park Blvd, unincorporated Pinellas County, Florida, zoned by Pinellas County, largest portion to the rear section removed from Park Blvd. approximately 2.1 acres (91,278 sq ft), and in Pinellas County Evacuation Zone D. It is zoned R-E. It is on three sides surrounded by residential estate zoning. While the smaller front parcel runs along Park Blvd and is approximately 29,700 sq ft. or about .68 of an acre. This smaller portion is in Evacuation Zone E. I oppose any change in these parcels zoning.

Having read the Fair Housing Act, and understand passionately those individuals that fall under this act, this parcel is in no way meant to be changed from Residential Estate to RM-CO. The Pinellas County Zoning Board well established this acreage and it was approved by the Commissioners and the State of Florida, entered and officially recorded on December 18, 1987, in the Pinellas County Zoning Atlas. This case carried a general description of "approximately 300 acres located between 122nd Street and 131st Street south of Park Boulevard to Boca Ciega Bay, Seminole." We are not a new neighborhood, we are merely upholding what was established and mostly respected since December, 1987.

What with Hurricane Ian on the minds of all Floridians, even considering a property for such multi units to fall under the Fair Housing Act, is more than impossible to comprehend. The Park Blvd. Bridge sits just past 137th St. and Park Blvd (CR 694). This is a major evacuation corridor from our beach communities. How unfair to place individuals with any type of disability immediately off a prime and active evacuation route.

And now allow me to invite you to take an informal daily walkabout with me. I live in the middle section of 128th Street between Park Blvd and 74th Ave. The only route to take is either west toward 74th Avenue (old Oakhurst Road) then taking a right on 74th to 131st street right (if you desire to cross Park Blvd, a school crossing guard is available school days for Seminole High School, Bauder Elementary and Seminole Middle School) and onward to Park Blvd and back

home... OR of course we can go just the opposite Park to 131st left, up 74th and onto 128th.... There are no cut throughs. There are some businesses, which have been there since the 1980s, at 131st and Park Blvd. Who can do without a Jotos Pizza for very long! As we walk, I am going to point out the established ALFs that we will be walking past:

1. OAK TREE MANOR

7770 -128th Street, Seminole, FL 33776

This 58 unit ALF facility is owned by GIB Properties sitting on the southwest intersection of Park Blvd and 128th Street in unincorporated Pinellas County. It was established in 1996, as a special exception, Board of Adjustments, that allowed 20 beds; 2004, 24 beds were approved; 2007, 32 beds approved; 2009, 34 . Thus numerous requests have been approved over the years to use every inch of property possible. On March 29, 2016, The Board of County Commissioners approved again from 39 beds to 58 with a building addition. Flood Zone E from the Property Appraiser's website.

1. GREENBRIAR MANOR 7555 - 131st Street, Seminole FL 33776

This facility is owned by Roy S., Michelle Brito and is listed by the Pinellas County Property Appraiser as an ALF, 10 units or more. It's website lists provided services and amenities for elderly residents. I have observed this is a family owned property that has a partial homestead exception per property appraiser's site. It sits on 1.2 acres. This flood zone for Pinellas County is D.

1. INDEPENDENCE HOUSE OF PINELLAS COUNTY LLC DBA COMMUNITY ASSISTED & SUPPORTED LIVING CENTER, INC. , 2911 FRUITVILLE ROAD, SARASOTA, FL 34237

PHYSICAL LOCATION: 12948 Park Blvd., Seminole, FL 33776

****This facility via the Pinellas County Property Appraiser is listed as "0752 1 ALF Boarding House less than 10 units". It actually sits on the southwest corner of DeLong Way and Park Blvd and next to the parcels in this case. **** This property draws a major flag for me. When I click on the address it is listed under caslinc.org or CASL. Not at the listed billing information name, and yet the address is identical on Fruitville Road, Sarasota, FL. FURTHERMORE, when I entered the CASL website, click: "What We Do" and then click "Types of Housing". There appears the house at 12948 Park Blvd. in Seminole, Florida. Next upon still further reading, it sites "Independence House is the first phase of Independence Place, a special planned community to provide safe and supportive housing options for adults with IDD located in Seminole, Florida." ****. This indicates this is a done deal. We the residents have never been taken into consideration. Our voice seems to have been removed. And yet Pinellas County must be courteous and seem to make us feel valued, hence these hearings.

As warning, I am hopeful you are aware CASL has been investigated since 2020, by fox4, in Lee County, Florida. (Fox4now.com/Supportive Housing Concerns: An Investigation into Community Assisted and Supported Living (CASL). This is a non profit organization with poor management and lack of case management. Where have you taken our neighborhood? CASL own 19 different properties in Lee County. In just three years the 'police have responded to those homes a total of 238 times, or an average of more than 4 times per year per house". This is concerning. We have the Pinellas County Schools complex with active school walkers as mentioned above. We are a residential community. Thinking a placement of "Independence Place" on this parcel within a recognized flood zone on a direct evacuating route is good, just is not. What lesson have each of us taken from Hurricane Ian? Would you allow individuals with disabilities to become so vulnerable?

I have resided at 7626 128th Street unincorporated Pinellas County, since March, 1989. I am opposed to this change in zoning. Pinellas County needs to protect all its residents. Do not place individuals with disabilities in yet a more unsafe and endangered environment. We all need to feel secure and protected.

Respectfully written,

Barbara Krall

4 enclosures

Sent from my iPad

From: Zoning, Planning
Sent: Monday, October 24, 2022 3:53 PM
To: McLaughlin, Karen
Cc: Bailey, Glenn; Cord, Molly; Brinson, Ryan
Subject: FW: Case # FLU-22-04 & ZON-22-05

—Original Message—

From: Donna Chisholm <dchiz132@tampabay.rr.com>
Sent: Monday, October 24, 2022 2:42 PM
To: Zoning, Planning <zoning@co.pinellas.fl.us>
Subject: Case # FLU-22-04 & ZON-22-05

Received

OCT 24 2022

CAUTION: This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.

I and many of my neighbors received this rezoning letter. As we are sympathetic with drug use, disabilities and homelessness this proposal will devalue our homes. This is an evacuation zone also if a hurricane should come here. We have been here 20 plus years. Our neighbors are going to adamantly oppose this. This is a out in the country kind of feel place. I know the place runs the place in front of me but it's a few people. They want to have multiple units and will be at least 28 people, not to mention all of their other properties we've researched and add on to them later. We will definitely be at the meetings ready to go. We've been through this before!
Thank you, Donna Chisholm



Community Assisted and Supportive Living
2911 Fruitville Rd. Sarasota, FL 34237

October 20, 2022

RE: Notice of neighborhood Open House to discuss proposed request for Rezoning to property located at 13000 Park Boulevard, Seminole, FL 33776

Dear Neighborhood Residents:

We are writing to invite you to join us for a neighborhood Open House to learn more about an application for a Rezoning and future land use amendment to accommodate duplex and triplex dwelling units for adults with developmental disabilities.

The Open House will be held on **Thursday November 3, 2022, at 6:00 – 8:00 PM** at Independence House, 12948 Park Boulevard, Seminole FL 33776

At the Open House, we will have information regarding the proposed rezoning and will be answering questions about our development plans. As background, the existing property is a single home property. A Rezoning is required to allow us to remodel the existing single home into a duplex, triplex or office building. The plans include the development of the remaining property with up to 13 additional dwelling units. The dwellings will either be duplexes or triplexes. Each building will have the look and feel of a high-quality single-family residence. A clubhouse and other amenities for residents will be included.

We will provide copies of the conceptual site plan at the meeting, and you may also contact us directly by e-mail to Brian.Roskamp@CASLinc.org or by phone at (941) 225- 2373 x213 to request a copy.

Sincerely,

Brian Roskamp

Community Assisted & Supported Living, Inc (CASL)

Received

OCT 25 2022

From: Patty Gaston <pgaston776@gmail.com>
Sent: Sunday, October 30, 2022 8:38 AM
To: Zoning, Planning
Subject: FLU-22-04 ZON-22-05
Attachments: Zoning 10-2022.pdf

CAUTION: *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Please see attached letter.

Patricia Gaston

Received OCT 31 2022

Pinellas County Housing & Community Development

Zoning Dept

440 Court Street

Clearwater, FL 33756

Received

OCT 31 2022

Re: Case # FLU-22-04 & ZON-22-05

I am writing in reference to the above mentioned zoning case. I am in opposition to this rezoning.

I have been before the County Commissioners many times in opposition to rezoning in my residential neighborhood. This area of Park Blvd is constantly trying to be developed as something other than a residential home. We are a residential neighborhood with many single family homes. Any rezoning from residential will encroach our neighborhoods. We should be entitled to live in our homes without the fear of a rezoning every 2 to 3 years.

Please consider all the families that live in this area and do not rezone this property.



Patricia Gaston

12785 Park Blvd.

Seminole, FL 33776

McLaughlin, Karen

From: Zoning, Planning
Sent: Friday, November 4, 2022 8:16 AM
To: McLaughlin, Karen
Subject: FW: Case # FLU-22-04 & ZON-22-05

Received NOV - 4 2022

From: victoria fecarotta <vicfec7@gmail.com>
Sent: Tuesday, November 1, 2022 10:23 PM
To: Zoning, Planning <zoning@pinellas.gov>
Subject: Case # FLU-22-04 & ZON-22-05

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Pinellas County Housing & Community Development and Zoning Department

440 Court Street

Clearwater, FL 33756

Re: Case # FLU-22-04 & ZON-22-05

To whom it may concern :

We have receive the letter with the intentions for this particular property.

We live very close to it at 12705 Park Blvd. Seminole.

We have done our research before purchasing our home and this IS a residential neighborhood.

We are very much against for any residential properties to be rezoned.

There is many reasons behind it.

For those that vote might be a Yay or Nay decision and they move on with other affairs.

For us, the people that reside next to these type facilities have to live with the consequences

We already live in a high traffic street.

There is no need to add more .

The approval of this rezoning it's not what's best for our community. It only benefits the investors of the project.

I know lots of my neighbors feel the same way and they have been in front of the County Commissioners multiple times trying to protect our residential neighborhood.

We ask you to keep our neighborhood the way that it is now.

Think about us that have chosen to live in this beautiful town. Those big lots are the homes of children and families. Do not turn them into cement blocks.

We do NOT want this property to be rezone.

Maria V. Fecarotta
12705 Park Blvd.

Received

NOV - 4 2022

McLaughlin, Karen

From: Zoning, Planning
Sent: Friday, November 4, 2022 8:47 AM
To: McLaughlin, Karen
Subject: FW: Case No FLU-22-04 & ZON-22-05 - 13000 Park Blvd.
Attachments: Letter for 13000 Park Blvd. Change of Land Use .pdf

—Original Message—

From: Sam Ireson <samireson@yahoo.com>
Sent: Thursday, November 3, 2022 8:31 AM
To: Zoning, Planning <zoning@pinellas.gov>
Subject: Re: Case No FLU-22-04 & ZON-22-05 - 13000 Park Blvd.

Received

NOV 4 2022

CAUTION: This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.

To whom it may concern,

Please see letter attached for 13000 Park Blvd. for a change of Land Use!

Sincerely,

Sam Ireson
727-422-2739

Sam & Florence Ireson
7600 128th St. N.
Seminole, Florida 33776

Housing & Community Development
Re: Case No FLU-22-04 & ZON-22-05
Property: 13000 Park Blvd.

Received

NOV - 4 2022

October 30, 2022

To whom it may concern,

We are writing this letter to express our strong opposition to allowing the rezoning for the property located at 13000 Park Blvd. for 21 residential units.

We own land in the vicinity of the subject property listed above. We do not want 21 residential units as independent housing with supporting services for persons with developmental disabilities. We researched this company and they have been at fault for taking care of their patients.

We Vote NO for the change in land use!

If you have any other questions, please give us a call.

Sincerely,

Sam and Florence Ireson
727-422-2739
samireson@yahoo.com

7626 128th Street
Seminole, Florida 33776
October 24, 2022

Received

NOV -7 2022

Pinellas County Housing & Community Development Zoning Section
440 Court Street, 4th Fl
Clearwater, Florida 337546

RE: Case No FLU-22-04 & ZON-22-05

I am writing and have researched the above 2.79 acres located at 13000 Park Blvd, unincorporated Pinellas County, Florida, zoned by Pinellas County, largest portion to the rear section removed from Park Blvd. approximately 2.1 acres (91,278 sq ft), and in Pinellas County Evacuation Zone D. It is zoned R-E. It is on three sides surrounded by residential estate zoning. While the smaller front parcel runs along Park Blvd and is approximately 29,700 sq ft. or about .68 of an acre. This smaller portion is in Evacuation Zone E. I oppose any change in these parcels zoning.

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Jotos Pizza for very long! As we walk, I am going to point out the established ALFs that we will be walking past:

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2. GREENBRIAR MANOR
Seminole FL 33776

7555 - 131st Street,

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3. INDEPENDENCE HOUSE OF PINELLAS COUNTY LLC DBA COMMUNITY ASSISTED & SUPPORTED LIVING CENTER, INC. , 2911 FRUITVILLE ROAD, SARASOTA, FL 34237

PHYSICAL LOCATION: 12948 Park Blvd., Seminole, FL 33776

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County. In just three years the "police have responded to those homes a total of 238 times, or an average of more than 4 times per year per house". This is concerning. We have the Pinellas County Schools complex with active school walkers as mentioned above. We are a residential community. Thinking a placement of " Independence Place" on this parcel within a recognized flood zone on a direct evacuating route is good, just is not. What lesson have each of us taken from Hurricane Ian? Would you allow individuals with disabilities to become so vulnerable?

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Respectfully written,



Barbara Krall



4 enclosures

Received

NOV -7 2022



About Us

the structure is located.



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.



AA

kyz.pinellascounty.org



Pinellas County Property Appraiser

Know Your Zone

Know Your Zone Pinellas County Emergency Management

<http://www.pinellascounty.org/emergency/>

Pinellas County is not currently under an Evacuation Order

KYZ

Search an address or Mobile Home

Find address or place

Show results within 5 Miles

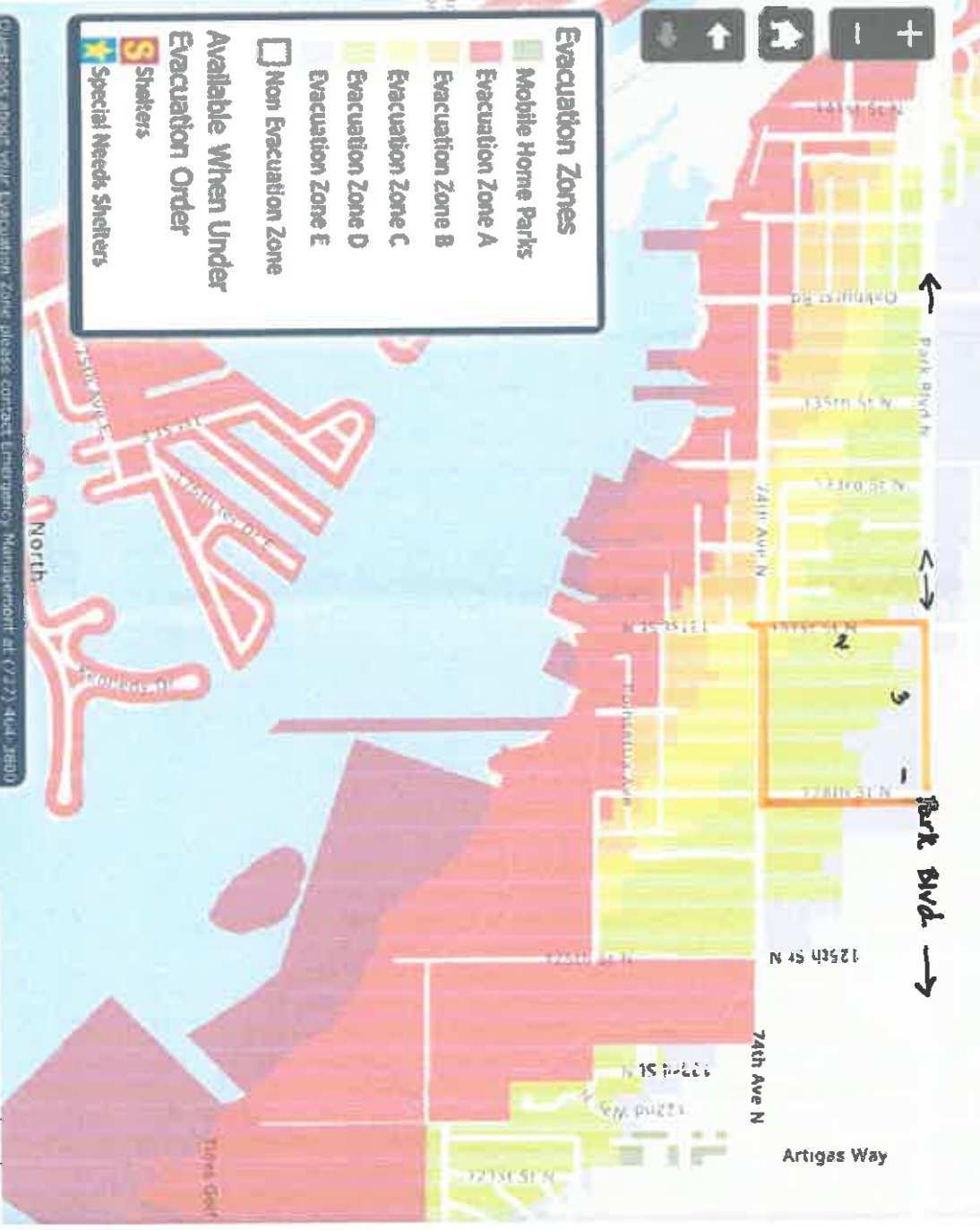
1 15

To adjust the number of Special Needs Shelters, Shelters, and Accommodations change the slider.

The smaller the buffer distance the less results. The larger the buffer distance the more results will be returned.

Evacuation Zones

- Mobile Home Parks
 - Evacuation Zone A
 - Evacuation Zone B
 - Evacuation Zone C
 - Evacuation Zone D
 - Evacuation Zone E
 - Non Evacuation Zone
- Available When Under Evacuation Order
- Shelters
- Special Needs Shelters



Received
NOV -7 2022

caslinc.org



12948 Park Blvd.

Independence House

Independence House is the first phase of Independence Place, a special planned community to provide safe and supportive housing options for adults with IDD located in Seminole, Florida.

Independence House is more than just a house!

Received

NOV -7 2022



AA

pcpao.org



the structure is located.

Permit Number	Description	Issue Date	Estimated Value
PER-H-CB06-07445	ROOF	26 Apr 2006	\$53,000
PER-H-CB249932	ENCLOSURE	22 Feb 2002	\$14,600



MIKE TWITTY, MAI, CFA
Meet Mike

- Property Appraiser HOME
- Search Our Database
- Appraisal Info
- Forms / Change of Address
- Exemption / Save-Our-Homes / Portability
- Tax Estimator
- Tangible Personal Property
- Downloads / Reports / Maps
- Truth in Millage
- Tax Roll / Budget / Legal
- Glossary / FAQs
- Links
- Important ADA Information
- About Us



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.

From: Michelle Tolini <Michelle@adultcarehousinginc.com>

Sent: Tuesday, November 8, 2022 6:01 AM

To: Cord, Molly <mcord@pinellas.gov>

Subject: 13000 Park Blvd., Seminole

Received

NOV - 8 2022

CAUTION: *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

The Community Assisted & Supported Living (CASL) project at 13000 Park Blvd., Seminole will be a great addition to the community. There is desperate need for affordable housing in Pinellas County and there is even more need in the underserved population of adults with disabilities. The CASL project is targeted to serve persons with disabilities; many of whom are served by the Florida State Agency for Persons with Disabilities. Clients in this living setting are required to have quarterly housing assessments that will ensure that the property is well maintained. CASL also plans on having onsite management to ensure that the property continues to be maintained and will hold its value and be an addition to the community. Furthermore, it will bring in a population that will help fill entry level positions in the immediate community that will address the statewide employee shortage. At the statewide level, having people with disabilities in their own homes and working in their community will lessen the financial burden of the state to provide more costly services such as residential group homes as well as lessen their dependence on Social Security. This project will benefit not only the immediate community but also the county and state. Not to mention it will allow for people with disabilities to live more independently and contribute to their community.

Thank you,
Michelle Tolini, MBA, MHRM
Chief Executive Officer

Adult Care Housing, Inc.
7800 66th St. N., Ste. 303
Pinellas Park, FL 33781
Cell: 727-418-6264
Fax: 727-205-3780
Office: 727-273-8072
Email: michelle@adultcarehousinginc.com or m.tolini.ach@gmail.com
www.adultcarehousinginc.com

-----Original Message-----

From: Terry <tereod@yahoo.com>

Sent: Tuesday, November 8, 2022, 12:22 PM

To: Cord, Molly <mcord@pinellas.gov>

Subject: 13000 Park Blvd Seminole

Received
NOV - 8 2022
@ 3:18 pm

CAUTION: This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.

To whom it may concern:

I am sending this in support of the rezoning of 13000 Park Blvd. Seminole Florida. We have lived in Seminole for 44 years and raised our family here. My four children have gone through Seminole schools and are all adults now. My oldest daughter Christine is developmentally delayed. She went to Bauder Elementary on 86th Ave., from the time she was seven until she was 14 in a wonderful special ed program. And from there she went to Nina Harris in Pinellas Park. She lived at home with us until she was 35 and she decided she wanted to go have her own place and was in a group home and then a supported living home the last one being in Saint Pete. When the pandemic came, we took her back home with us in Seminole and this past spring started looking for a new placement for chris. We knew it was going to be difficult because of the rising prices of housing and rent and couldn't believe our luck when we found this wonderful home in Seminole. She's been living in this home for about six months now and it has been a very positive experience. I would love for other developmentally disabled adults to be able to experience what she has found for herself.

I encourage the change in zoning so that they can move forward with their vision for a positive living experience for other developmentally disabled people.

Thank you for your attention to this matter.
Teresa O'Donnell

Sent from my iPhone

FLU-22-04 & ZON-22-05