

## Johnson, Krista

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**From:** McLaughlin, Karen  
**Sent:** Tuesday, November 22, 2022 12:02 PM  
**To:** BCC Agenda Comments  
**Subject:** BCC Hearing Correspondence: December 13, 2022 BCC (FLU-22-04/ZON-22-05 (Community Assisted and Supported Living, LLC)  
**Attachments:** CASL rezoning petition (FLU-22-4 & ZON-22-05) Dec 13th, 2022 BCC.pdf  
**Categories:** SENT TO BOARD REPORTERS

Good Morning,

Please see attached correspondence received regarding the cases for the December 13<sup>th</sup>, 2022 BCC for **FLU-22-04/ZON-22-05** (Community Assisted and Supported Living, LLC). Please note that on the top of the attached petition the full case numbers are not noted. They left off the "ZON" prefix on the case.

I will provide any additional incoming correspondence that is sent in to us.

Thank you,  
Karen

**Karen McLaughlin**  
**Planning Analyst**  
Housing & Community Development  
Pinellas County Government  
440 Court Street  
Clearwater, FL 33756

[kmclaughlin@pinellas.gov](mailto:kmclaughlin@pinellas.gov)

Office: (727) 464-3583



All government correspondence is subject to public records law









# THIS PETITION OPPOSES CASE NO FLU-22-04 & -22-05

COMMUNITY ASSISTED & SUPPORTED LIVING, INC., APPLICANT

PROPERTY SITE: 13000 PARK BLVD, UNINCORPORATED PINELLAS COUNTY FLORIDA

WITH MY SIGNATURE I OPPOSE THE CHANGE IN LAND USE FROM ONE PARCEL RESIDENTIAL SUBURBAN TO RESIDENTIAL LOW AND A CHANGE OF ZONING FROM R-E, RESIDENTIAL ESTATE TO RM-CO, MULTI-FAMILY CONDITIONAL OVERLAY LIMITING THE NUMBER OF RESIDENTIAL DWELLING UNITS TO A MAXIMUM OF 21.

Date	Name	Address
Nov 11, 2022	Ian Nerny	12965 Hibiscus Ave, Seminole
Nov 11, 2022	Tracey Kennedy-Pincus	12920 Hibiscus Ave, Seminole FL
Nov 11, 2022	Jenny Mazgaj	12845 Hibiscus Ave, Seminole FL
Nov 11, 2022	Danielle Gomez Nieto	7265 129th St, Seminole, FL
11 NOV 2022	Kathryn Fraim	12865 Hibiscus Ave Seminole, FL
Nov 11 2022	Maria Pette & Myra Pette	12860 Hibiscus Ave, Seminole, FL
NOV 11, 2022	Carly Iten	12824 Hibiscus Ave seminole, FL
Nov 11 2022	Eric Christiansen	12878 Hibiscus 33776
NOV 11 2022	Debra Christiansen	12878 Hibiscus Seminole 33776
11/11/22	Charles Covell	12890 Hibiscus Ave. 33776
11/11/22	Barbara Moyse	12891 Hibiscus Ave, 33776.
11-11-22	Jonas Tson	7266 129th st n 33776
11-11-22	Richard Moyse	12891 Hibiscus Ave 33776
11/12/22	Eric Kennedy-Whitaker	12920 Hibiscus Ave, Seminole
11/12/22	Karla Underwood	7340 129th St Seminole, FL 33776
11/12/22	Wendy Stevens	13192 75th Ave Seminole, FL 33776
11-12-22	Frank Juresko	13218 75th Ave Seminole, FL 33775
11-12-22	Joe Vigil	13264 75th Ave No 33776
11-12-22	Jacqui Stouck	13318 75th Ave No
11/11/22	SAT WISTAN	7448 133rd St Seminole
11/10/22	APRIL KALARR	7509 133rd St Seminole 33776
11/12/22	Nicole Durbin	Nicole Weiss
	Nicole Durbin	

# THIS PETITION OPPOSES CASE NO FLU-22-04 & -22-05

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Date	Name	Address
11-8-22	Michelle Locke-McCarthy	12920 Poinsettia Ave Seminole, FL
11-8-22	Linda McWhorter	12881 Poinsettia Ave Seminole
11-8-22	DONALD QUIRK	12884 POINSETTIA, SEMINOLE, FL
11/8/22	Joe Lovelace	12868 Poinsettia Seminole
11/8/22	Sandra Jussan	12805 Poinsettia Seminole
11-8-22	Suzanne Dinstine	12788 Poinsettia Av. Sem. Fl.
11-8-22	Emily Dinstine	" " "
11-8-22	Demi M Wheeler	12757 Poinsettia Avenue
11-8-22	Ben Wheeler	12757 Poinsettia Ave, Seminole FL
11-8-22	Terone Choumaid	12760 Hibiscus Ave Seminole FL 33776
11-8-22	Marie Choumaid	12760 Hibiscus Ave Seminole FL 33776
11-8-22	Brian Young	12761 Hibiscus Ave Seminole FL 33776
11-9-22	Virginia Kim	13000 Hibiscus Ave Seminole FL 33776
11-9-22	David C Keane	12893 Poinsettia Ave. Sem.
11-9-22	Marie Lovelace	12868 Poinsettia Ave - Sem
11-9-22	Rod Kummer	12877 Hibiscus Ave. Seminole
11-11-22	Saxon Hill	12852 Poinsettia Ave 33776
11-11-22	Holly Anderson	12852 Poinsettia Ave Seminole FL
11-11-22	Bob R. CCS	7556 131st Seminole FL 33776
11/11/22	Aly Luthmann	13144 73rd Ave Seminole FL 33776
11/11/22	Joe Russo	13118 72nd Ter Seminole, FL 33776
11/11/22	Kelley Lane	13138 72nd Ave Seminole FL 33776
11/11/22	Flora K. MURPHY	13145 72nd TERR. SEMINOLE, FL 33776
11/11/22	Wendy DeSanto	12964 Hibiscus Ave Seminole FL 33776
11/11/22	Mike DeSanto	12964 Hibiscus Ave. Seminole 33776

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Date	(Print + signature) Name	Address
11/6/22	MARCEL S. COFER	12800 80 <sup>TH</sup> AVE
11/6/22	Sharon E. Coter	12800 80 <sup>TH</sup> AVE
11/6/22	Christine K. Will	12845 80 <sup>TH</sup> AVE N.
11/6/22	DAVE WILL	12845 80 <sup>TH</sup> AVE
11/6/22	Bobby Revels	12823 80 <sup>TH</sup> AVE
11-06/22	CAROLE POPE	12801 80 Ave N-
11-06-22	Samuel D. Gabbit	12802 80 <sup>TH</sup> AVE N.
11-06-22	Genevieve Pettyjohn	7955 128 <sup>TH</sup> ST
11-06-22	Allison Pettyjohn	7955 128 <sup>TH</sup> ST
11-06-22	Benjamin Pettyjohn	7955 128 <sup>TH</sup> ST
11-06-22	Charles Pettyjohn	7955 128 <sup>TH</sup> ST
11/6/22	Gina Kamp	12844 80 <sup>TH</sup> AVE
11/6/22	Mary Getchell	7840 128 <sup>TH</sup> ST.
11/7/22	Glen Getchell	7840 128 <sup>TH</sup> ST
11.7.22	Mia Corrales	7850 128 <sup>TH</sup> ST.
11.8.22	JT. Corrales	7850 128 <sup>TH</sup> ST.
11.8.22	Miriam Rivera	727 739 4839
11-9-22	MATTHIAS LOREN	7755 133 <sup>RD</sup> STREET SEMINOLE FL. 33776
11/13/22	Michael Rumeo	7925 128 <sup>TH</sup> ST SEMINOLE FL
11/13/22	Jennifer Rumeo	7925 128 <sup>TH</sup> ST. SEMINOLE FL
11/13/22	Patricia Gaston	12785 Park Blvd.
11/18/22	ANTAGIAN PAOLO	7878 128 ST seminole
11/18/22	John Kamp	12844 80 <sup>TH</sup> AVE Seminole
11/18/22	JOSEPH L. CAIXEIRO	7830 128 <sup>TH</sup> ST.



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Date	Name	Address
11-2-22	Kurt Niffen Sr	7497 131st Way 33776
11/02/22	Gene Dakenhester	7575 131st Way 33776
11/02/22	Janna Bakenhester Janna Bakenhester	7575 131st Way 33776
11/02/22	Cynthia Tollen Cynthia Tollen	7007 131 St. 33776
11/02/22	David Tollen David Tollen	7007 131 St. 33776
11/02/22	PATRICIA CORNWELL Pat Cornwell	7090 131st 33776
11/02/22	<del>James J. Kwarcowski</del>	<del>13049 Poinsettia Ave 33776</del>
11-02-22	Paul Svabek PAUL SVABEK	12800 Hibiscus Ave
11-02-2022	ILEANA KWASNIOWSKI Ileana Kwarcowski	13049 Poinsettia Ave Seminole, FL 33776
11/02/2022	BRIAN COGNETTA Brian Brown	7090 131st N SEMINOLE
11-2-2022	Michael C. McWhorter MICHAEL C. MCWHORTER	13093 Hibiscus Ave Seminole FL 33776
11.2.2022	Michael C. McWhorter MICHAEL C. MCWHORTER	12881 Poinsettia Ave 33776
11/2/2022	Mary Fremer Mary Fremer	13011 Poinsettia Ave 33776
11/2/2022	Carol Jackson Carol Jackson	12909 Poinsettia Ave. Seminole 33776
11/2/2022	William E. Jackson William E. Jackson	12909 Poinsettia Av Seminole 33776
11/2/2022	William Fremer	13011 Poinsettia Ave 33776
11/3/2022	Susan D Glenn Susan D Glenn	12792 74th Ave 33776
11/4/2022	Samuel Ireson Samuel Ireson	7600 128th St N. 33776
11/4/2022	Annette Ireson Annette Ireson	7600 128th St. N. 33776
11/7/2022	Lynn Moore Lynn Moore	12730 74th Ave, Seminole 33776
11/7/2022	James Moore James Moore	12730 74th Av, Seminole 33776
11/7/2022	Aron Ferr Aron Ferr	7225 131st St. Seminole 33776
11/7/2022	Kevin Ferr Kevin Ferr	7225 131st St Seminole FL 33776
11-8-22	Charis Trombetta Charis Trombetta	9500 135th St, Seminole, FL 33776
11-8-22	Christopher Trombetta Christopher Trombetta	9500 135th St, Seminole FL 33776

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Date	Name	Address
11-1-22	Susan Koon <sup>ASKOONG</sup> Koon F2	7580-128th St. Seminole FL 33776
11-1-22	BARBARA KRYSKO <sup>Barbara Krysko</sup>	7575 128th St. N Seminole 33776
11-1-22	LEONARD KRYSKO <sup>Leon Krysko</sup>	7575 128th St. N Seminole FL
11/1/22	Susan Tucker <sup>Susan Tucker</sup>	12835 74 Ave. SEMINOLE FL
11/1/22	PATRICIA JACKSON <sup>Patricia Jackson</sup>	12859 74 AVE " "
11-1-22	ROBERT MAURO <sup>Robert Mauro</sup>	7499-132nd ST SEMINOLE FL
11-1-22	KATHY MAURO <sup>Kathy Mauro</sup>	7499 + 132 ST Seminole FL
11-1-22	THOMAS HIRST <sup>Thomas Hirst</sup>	12964 74th Ave Seminole FL
11-1-22	DARLENE DEMAY <sup>Darlene Demay</sup>	12964 74th Ave Seminole FL
10-1-22	Emil Nikow <sup>Emil Nikow</sup>	13112 75th AVE Seminole FL
11-1-22	DUANE ENGLE <sup>Duane Engle</sup>	7539 131st Way SEMINOLE FL
11-1-22	Diana Snyder <sup>Diana Snyder</sup>	7551 131 Way Seminole, FL 33776
11-1-22	Mike Snyder <sup>Mike Snyder</sup>	7551 131 Way Seminole, FL 33776
11-1-22	Craig Chilton <sup>Craig Chilton</sup>	7538 131 Way Seminole, FL 33776
11-1-22	Greer Chilton <sup>Greer Chilton</sup>	7538 131 Way Seminole, FL 33776
11-1-22	BRIAN KEBORI <sup>Brian Kebori</sup>	7496 131st Way SEMINOLE FL 33776
11-1-22	KONRAD PRZEDINSKI <sup>Konrad Przedinski</sup>	7465 131st SEMINOLE FL 33776
11-1-22	Renata Przedinski <sup>Renata Przedinski</sup>	7465 131st SEMINOLE FL 33776
11-1-22	Justin Przedinski <sup>Justin Przedinski</sup>	7465 131st way Seminole FL 33776
11-1-22	Sheron Strabel <sup>Sheron Strabel</sup>	12800 Hibiscus Ave Seminole 33776
11-1-22	Joseph S. Starnes <sup>JOSEPH STARNES</sup>	7133 128th St. N. Seminole
11-1-22	Wallace Nickse <sup>Wallace Nickse</sup>	7101-128th St. N. Sem 33776
11/1/22	Wm a Jurney <sup>Wm Jurney</sup>	12805 Poinsettia Ave Sem 33776
11/02/22	Wilda M. Healy <sup>Wilda M. Healy</sup>	12819 Poinsettia Ave, Seminole, FL 33776
11/2/22	Barbara Krall <sup>Barbara Krall</sup>	7626-128th St Seminole, FL 33776

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

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**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

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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](mailto: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

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**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**

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**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

**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.*

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**

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**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 -5 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.

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.

2. GREENBRIAR MANOR  
Seminole FL 33776

7555 - 131st Street,

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.

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

\*\*\*\*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](http://caslinc.org) or CASL. Not at the listed billing information name, and yet the address is identical on Fruitville Road, Sarasota, FL. FUTHERMORE, 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. ([Fox4new.com/Supportive](http://Fox4new.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

Received

NOV -7 2022



the structure is located.

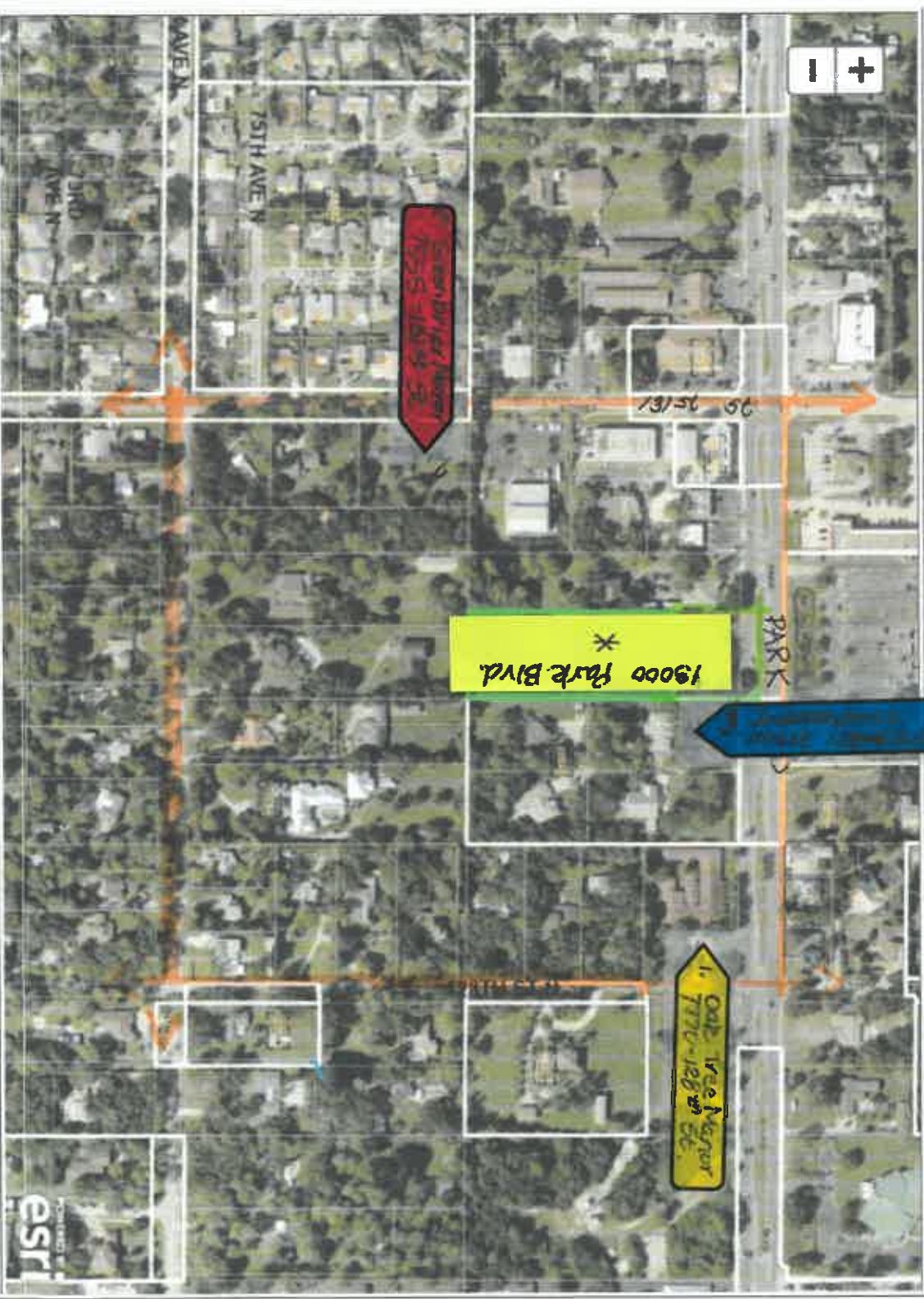


MIKE TWITTY, MAI, CFA

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">PER-H-CB06-07443</a>	ROOF	26 Apr 2006	\$53,000
<a href="#">PER-H-CB249932</a>	ENCLOSURE	22 Feb 2002	\$14,600



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.







*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

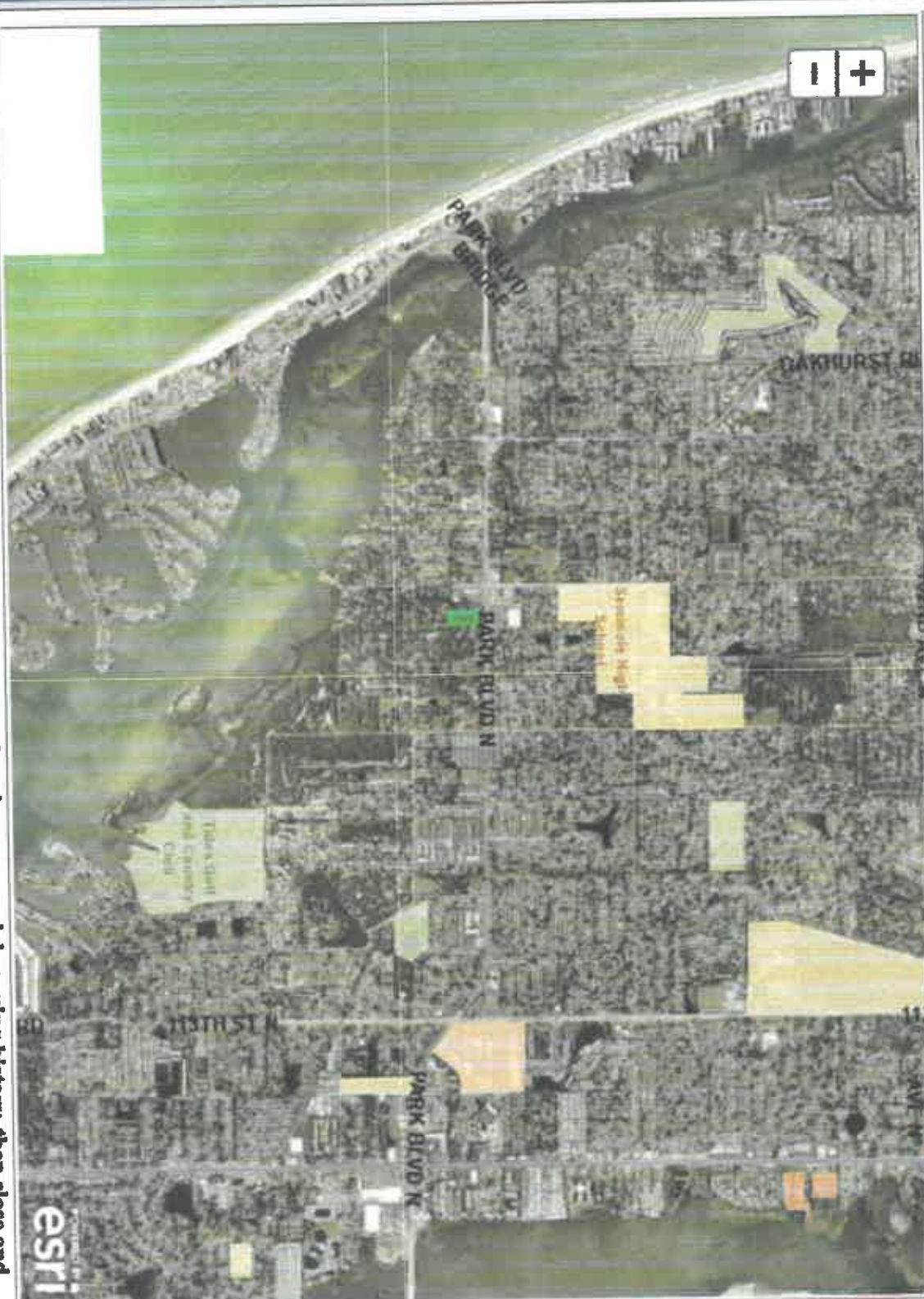


MIKE TWITTY, MAI, CFA  
Meet Mike

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the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">PER-H-CB06-07445</a>	ROOF	26 Apr 2006	\$53,000
<a href="#">PER-H-CB249932</a>	ENCLOSURE	22 Feb 2002	\$14,600



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](mailto:Michelle@adultcarehousinginc.com)>

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

**To:** Cord, Molly <[mcord@pinellas.gov](mailto: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 66<sup>th</sup> St. N., Ste. 303  
Pinellas Park, FL 33781  
Cell: 727-418-6264  
Fax: 727-205-3780  
Office: 727-273-8072  
Email: [michelle@adultcarehousinginc.com](mailto:michelle@adultcarehousinginc.com) or [m.tolini.ach@gmail.com](mailto:m.tolini.ach@gmail.com)  
[www.adultcarehousinginc.com](http://www.adultcarehousinginc.com)

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

From: Terry <[tereod@yahoo.com](mailto:tereod@yahoo.com)>

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

To: Cord, Molly <[mcord@pinellas.gov](mailto: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