

From: [Carpenter, Katherine](#)
To: [Bartlett, Christopher T](#); [Johnson, Krista](#); [Smitke, Arlene L](#)
Subject: FW: Board of County Commissioners" Meeting December 15, 2020 Re: Case ZON-20-10 JRFF, LLC
Date: Monday, December 14, 2020 1:32:32 PM
Attachments: [Dec Ridgecrest Petition.docx](#)

From: Lowack, Brian
Sent: Monday, December 14, 2020 1:20 PM
To: Carpenter, Katherine <kcarpenter@co.pinellas.fl.us>; Stricklin, Carol L <clstricklin@co.pinellas.fl.us>
Cc: Schoderbock, Michael <MSchoderbock@co.pinellas.fl.us>; Creech, Whitney <wcreech@co.pinellas.fl.us>; Simmons, Cyndi M <csimmons@co.pinellas.fl.us>
Subject: FW: Board of County Commissioners' Meeting December 15, 2020 Re: Case ZON-20-10 JRFF, LLC

FYI, correspondence related to Case No. Q Z/LU 20-10 (Item #44 on tomorrow's agenda).

Brian Lowack

Assistant to the County Administrator
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From: D. Pariano <debopari@gmail.com>
Sent: Monday, December 14, 2020 1:11 PM
To: Gerard, Pat <pgerard@co.pinellas.fl.us>; Seel, Karen <kseel@co.pinellas.fl.us>
Cc: Lowack, Brian <blowack@co.pinellas.fl.us>; Wanda McCaughen <wmcthn@outlook.com>
Subject: Board of County Commissioners' Meeting December 15, 2020 Re: Case ZON-20-10 JRFF, LLC

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Dear Commissioners Gerard and Seel:

I have submitted a letter dated November 2, 2020 to the Zoning Division regarding my opposition to this pending zoning change on 119th Street. Our Ridgecrest Community met with the developer, Mr. Hidalgo, thanks to the efforts of Brian Lowack of the County Administrator's Office. I therefore wish to submit additional comments in opposition to this pending proposal.

- The developer admittedly has NO experience in residential housing projects. He built a self-storage facility on Starkey. He mentioned a Norwood Elementary project, but I found no indication of his ownership or involvement in public records.
- There are ONLY single-family homes on 119th. All these single-family homes are one story, except for one or two homes south of Whitesell Fields.
- The frontage of the plan includes 18 parking spaces, 70' deep. This will be an eyesore in our neighborhood.
- The developer claimed residents will be Veterans only, through the VA's Supportive Housing (VASH) program. He failed to mention the VASH program is for homeless veterans with several physical &/or mental health problems, or substance abuse disorders. Our neighborhood is filled with children and elderly. I do not see this as a good fit in our neighborhood.
- Rents paid for through VASH are not market value, but reduced amounts. This will decrease the value of our properties.
- Current zoning allows for duplex or triplex housing. A 9-unit apartment complex will decrease the value of our properties as well.

I have attached another petition signed by residents of Ridgecrest that I would ask to be included in the documents. Other petitions were included in the November 13 Local Planning Agency meeting.

Please do not allow a multi-family development on 119th Street and maintain our current Zoning requirements. Thank you for your consideration.

Sincerely,

Debora Pariano
13216 119th Street
Largo, FL 33778
614-354-6227

