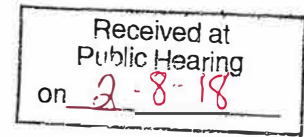


January 31, 2018



Board of County Commissioners
Pinellas County, Florida
315 Court Street
Clearwater, Florida 33756

Re: Berati 2, LLC – Land Use Change Request – Case Number Z/LU-01-01-18

Dear County Commissioners,

My name is Joseph Baker and I own property to the north of the proposed Land Use Change Case Number Z/LU-01-01-18.

I have received notification of a notice of filing with the Local Planning Agency (LPA) for a Zoning and Land Use change for Case Number Z/LU-01-01-18.

By copy of this letter. please be advised, **I do not have any concerns or questions** with the requested land use change as outlined in Pinellas County's Notice of filing the Local Planning Agency (LPA) report on the application for a Zoning and Land Use change letter dated January, 29, 2018.

Thank you for notifying me of this request and feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Joseph Baker".

2761 Seabreeze Drive South
Gulfport, Florida 33707-3933

From: alliancesouth@aol.com
Sent: Tuesday, February 20, 2018 10:08 AM
To: Zoning; hooperg51@gmail.com; landon@lmaengr.com
Subject: Re: Case No Z/LU-01-01-18 Berati2, LLC, Applicant

Dear Ms. Hooper, I received your e-mail in which you state a representative of Alliance Development Corporation came to your residence and ask you to sign a form stating your are in agreement with our requested zoning change.

First let me state, I am Alliance Development Corporation. I do not have any employees. The only authorized representative of my corporation is me. I did not authorize anyone to act on behalf of my corporation.

Second, I have been in construction and development for over 40 years. I have never tried to intimidate anyone and never will. This is not how I do business.

Third, I had direct contact with your homeowners association President and personally meet with your group as a whole during your weekly meeting. I tried to answer all questions in an effort to ease any concerns your group had as to the requested zoning change.

I am sorry you were bothered at your home. I am in the process and trying to find out who would falsely state they represent me or my business. Please accept my apologies.

Thank you for your time and again I am sorry you were treated in the manner you stated.

e dated 2/18/2018 8:11:05 PM Eastern Standard Time, hooperg51@gmail.com writes:

I am a resident of Donovans Park which borders the property in this case. Monday Feb 12-2018 a representative from Alliance Development Corporation came to my residence and presented me with a form to sign which stated I agree with this proposal. When I told him I wouldn't sign this form as I was opposed to this rezoning he became angry and proceeded to try to intimidate me by saying "I hope you get what you deserve and condos are put up and a bunch of Mexicans move there." This rant continued for a few more minutes until I ordered him off my property. My experience with this Company may not have any impact on your decision however I felt it was worth bringing to your attention. My perception of this Company is certainly not a favorable one.

Thank You
Gloria Hooper

Sent from my iPad

From: Zoning
Sent: Tuesday, February 20, 2018 8:04 AM
To: Bailey, Glenn; Swinton, Tammy M
Subject: FW: Case No Z/LU-01-01-18 Berati2, LLC, Applicant

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

From: Gloria Hooper [mailto:hooperg51@gmail.com]
Sent: Sunday, February 18, 2018 8:11 PM
To: Zoning <zoning@co.pinellas.fl.us>
Cc: alliancesouth@aol.com
Subject: Case No Z/LU-01-01-18 Berati2, LLC, Applicant

I am a resident of Donovans Park which borders the property in this case. Monday Feb 12-2018 a representative from Alliance Development Corporation came to my residence and presented me with a form to sign which stated I agree with this proposal. When I told him I wouldn't sign this form as I was opposed to this rezoning he became angry and proceeded to try to intimidate me by saying "I hope you get what you deserve and condos are put up and a bunch of Mexicans move there." This rant continued for a few more minutes until I ordered him off my property. My experience with this Company may not have any impact on your decision however I felt it was worth bringing to your attention. My perception of this Company is certainly not a favorable one.

Thank You
Gloria Hooper

Sent from my iPad

February 7, 2018

Pinellas County Planning Department
Zoning Division
440 Court Street
Clearwater, FL 33756

RE: Case No Z/LU-01-01-18, Berati 2, LLC Applicant, Ronald Morgan, Representative

To Whom It May Concern,

We find the request for a land use change from Residential Low Medium to Commercial General and the zoning change to C-2-CO unacceptable. This property serves as buffer between our residential neighborhood and the businesses that line US-19. A year ago the owners illegally stripped the property of most of its vegetation, and received merely a slap on the wrist. When the trees were removed, it allowed noise from US-19 to more readily travel into our community. Further development will aggravate this, undermining our ability to enjoy the tranquility of our neighborhood and reducing our property values.

Please vote to oppose this change request.

Sincerely,

Daniel and Lynne Krop
2445 Kent PL
Clearwater, FL 33764

RE: Case No Z?LU-01-01-18
Berati 2, LLC, Applicant
Ronald Morgan, Representative

Mrs. Karen Williams Seal

Pinellas County Planning Department
Zoning Division
440 Court Street, 4th Floor
Clearwater, FL 33756

To Whom It May Concern,

I live in the immediate area affected by the above requested rezoning. I have reviewed the information provided by the County and find the request inappropriate in placing CG zoning next to residential single family lots be they R-6 or AE.

The uses allowing storage, parking, warehouses, plus necessary lot paving would dramatically reduce our tranquility, use and values resulting from those allowable uses within CG zoning.

Please note that I am very opposed to the above rezoning request.

Sincerely **OPPOSED**.

Paul L. Morgan
Morgan

2440. KENT PL. S.

CLEARWATER. FL. 33764
1-26-18

From: Zoning
Subject: FW: Case No Z/LU-O1-01-18

From: dianalangford@charter.net [mailto:dianalangford@charter.net]
Sent: Thursday, February 01, 2018 12:22 PM
To: Zoning <zoning@co.pinellas.fl.us>
Cc: 'djm52548@tampabay.rr.com' <djm52548@tampabay.rr.com>; 'jgrube000@fuse.net' <jgrube000@fuse.net>; 'klwittig@juno.com' <klwittig@juno.com>; 'frreniers@hotmail.com' <frreniers@hotmail.com>; 'cg_retire@yahoo.ca' <cg_retire@yahoo.ca>
Subject: RE: Case No Z/LU-O1-01-18

Dear Sir/Madam:

I am a shareholder of Donovan's Cooperative Park, Inc. located at 16940 US Hwy 19 N, Clearwater, FL. I respectfully petition you to consider the ramifications of change of land use from Residential Low Medium to Commercial General and a zoning change from C-2 General Retail Commercial & Limited Services to C-2-CO, General Retail Commercial and Limited Services-Conditional Overlay with the Conditional Overlay limiting the use of the subject property to the outdoor indoor and/or covered storage of automobiles, recreational vehicles and/or boats.

I am strongly opposed to this zoning change which would allow for the "onsite storage of automobiles, boats and/or recreational vehicles."

Donovan's Mobile Home Park is a 55 and older, resident owned park contiguous with the property in question. Our residents have already been impacted by the preliminary changes to the land which occurred last year (and, we understand, without the necessary permits in hand prior to clearing the land.) This change in land use alone disrupted the habitat in the area and when windy conditions prevailed, created dust and debris flying into the adjacent mobile homes. No remediation efforts were made after creating this initial disturbance to the land.

The shareholders and residents of our park are highly opposed to this zoning change. We feel it would significantly reduce the peace and tranquility we all so enjoy and lower our property values. It is our fervent hope that you will consider their views in making a decision regarding this zoning change.

Sincerely,

Diana Langford Lot 428

US Hwy 19 N

Clearwater, FL 33764

727-474-2176

Pinellas County Planning Dept
Zoning Division

440 Court Street, 4th Floor
Clearwater, Florida 33756



Re: case no Z/LU-01-01-18

I have lived at 2515 Southern
Oak circle for 20 years. I am 100%
against re-zoning. We have a
wonderful neighborhood here. It should
be kept the same way.

Mrs Hollace Hall
Phone 727-656-4997

Subject:

FW: Case No Z7LU-0101-18, Berati 2, LLC, Applicant, Ronald Morgan Representative

From: Jay Kamath [<mailto:kamath.jk@gmail.com>]

Sent: Tuesday, January 30, 2018 9:52 PM

To: Eggers, Dave <deggers@co.pinellas.fl.us>

Subject: Fwd: Case No Z7LU-0101-18, Berati 2, LLC, Applicant, Ronald Morgan Representative

Pinellas County Planning Department,
Zoning Division,
440 Court Street, 4th Floor,
Clearwater, Fl-33756.

To whom it May Concern,

I live in the immediate area affected by the above requested rezoning. I have reviewed the information provided by the County and find the request inappropriate in placing CG Zoning next to residential single family lots be they R-6 or AE.

The uses allowing storage, parking, warehouses, plus necessary lot paving would dramatically reduce our tranquility, use and values resulting from allowable uses within CG zoning.

Please note that I am very opposed to the above rezoning request.

Sincerely Opposed,

Jay & Geetha Kamath, M.D.'s
2422 Kent Place S,
Clearwater, Fl-33764-7559.

From: jim grube <jimnky000@yahoo.com>
Sent: Thursday, February 01, 2018 3:23 PM
To: Zoning
Subject: RE: Case No Z/LU-O1-01-18

Dear Sir/Madam:

I am a shareholder of Donovan's Cooperative Park, Inc. located at 16940 US Hwy 19 N, Clearwater, FL. I respectfully petition you to consider the ramifications of change of land use from Residential Low Medium to Commercial General and a zoning change from C-2 General Retail Commercial & Limited Services to C-2-CO, General Retail Commercial and Limited Services-Conditional Overlay with the Conditional Overlay limiting the use of the subject property to the outdoor indoor and/or covered storage of automobiles, recreational vehicles and/or boats.

I am strongly opposed to this zoning change which would allow for the "onsite storage of automobiles, boats and/or recreational vehicles."

Donovan's Mobile Home Park is a 55 and older, resident owned park contiguous with the property in question. Our residents have already been impacted by the preliminary changes to the land which occurred last year (and, we understand, without the necessary permits in hand prior to clearing the land.) This change in land use alone disrupted the habitat in the area and when windy conditions prevailed, created dust and debris flying into the adjacent mobile homes. No remediation efforts were made after creating this initial disturbance to the land.

The shareholders and residents of our park are highly opposed to this zoning change. We feel it would significantly reduce the peace and tranquility we all so enjoy and lower our property values. It is our fervent hope that you will consider their views in making a decision regarding this zoning change.

Sincerely,

Jimmy R Grube Lot 411

US Hwy 19 N

Clearwater, FL 33764

Subject: FW: RE: Case No Z/LU-O1-01-18

From: klwittig@juno.com [mailto:klwittig@juno.com]

Sent: Thursday, February 01, 2018 3:15 PM

To: Zoning <zoning@co.pinellas.fl.us>

Subject: Fw: RE: Case No Z/LU-O1-01-18

Dear Sirs: We totally agree with this email from Ms Langford. We oppose the land use change. Sincerely, Kenneth and Loretta Wittig, Lot 430, Donovan Park.

----- Forwarded Message -----

From: dianalangford@charter.net

To: "zoning@pinellascounty.org" <zoning@pinellascounty.org>

Cc: "djm52548@tampabay.rr.com" <djm52548@tampabay.rr.com>, "jgrube000@fuse.net" <jgrube000@fuse.net>, "klwittig@juno.com" <klwittig@juno.com>, "frreniers@hotmail.com" <frreniers@hotmail.com>, "cg_retire@yahoo.ca" <cg_retire@yahoo.ca>

Subject: RE: Case No Z/LU-O1-01-18

Date: Thu, 01 Feb 2018 10:22:00 -0700

Dear Sir/Madam:

I am a shareholder of Donovan's Cooperative Park, Inc. located at 16940 US Hwy 19 N, Clearwater, FL. I respectfully petition you to consider the ramifications of change of land use from Residential Low Medium to Commercial General and a zoning change from C-2 General Retail Commercial & Limited Services to C-2-CO, General Retail Commercial and Limited Services-Conditional Overlay with the Conditional Overlay limiting the use of the subject property to the outdoor indoor and/or covered storage of automobiles, recreational vehicles and/or boats.

I am strongly opposed to this zoning change which would allow for the on-site storage of automobiles, boats and/or recreational vehicles.

Donovan's Mobile Home Park is a 55 and older, resident owned park contiguous with the property in question. Our residents have already been impacted by the preliminary changes to the land which occurred last year (and, we understand, without the necessary permits in hand prior to clearing the land.) This change in land use alone disrupted the habitat in the area and when windy conditions prevailed, created dust and debris flying into the adjacent mobile homes. No remediation efforts were made after creating this initial disturbance to the land.

The shareholders and residents of our park are highly opposed to this zoning change. We feel it would significantly reduce the peace and tranquility we all so enjoy and lower our property values. It is our fervent hope that you will consider their views in making a decision regarding this zoning change.

Sincerely,

Diana Langford Lot 428 US Hwy 19 N

Clearwater, FL 33764

RE: Case No Z?LU-01-01-18
Berati 2, LLC, Applicant
Ronald Morgan, Representative

Pinellas County Planning Department
Zoning Division
440 Court Street, 4th Floor
Clearwater, FL 33756

To Whom It May Concern,

I live in the immediate area affected by the above requested rezoning. I have reviewed the information provided by the County and find the request inappropriate in placing CG zoning next to residential single family lots be they R-6 or AE.

The uses allowing storage, parking, warehouses, plus necessary lot paving would dramatically reduce our tranquility, use and values resulting from those allowable uses within CG zoning.

Please note that I am very opposed to the above rezoning request.

Sincerely **OPPOSED**,

Maura + Jason Server
2434 Kent Place
Clearwater, FL 33764

January 30, 2018

Pinellas County Planning Department
Zoning Division
440 Court Street, 4th Floor
Clearwater, FL 33756

RE: Case No Z/LU-01-01-18
Berati 2, LLC, Applicant
Ronald Morgan, Representative



To Whom It May Concern,

I live in the immediate area affected by the above requested rezoning, as the proposed land use is immediately behind my residence. I have reviewed the information provided by the County and find the request inappropriate in placing Commercial General zoning adjacent to Residential zoning.

The allowance of onsite storage of automobiles, boats and/or recreational vehicles will significantly disturb the comfort, tranquility, and property values in our community, raising many concerns for the families that will be directly affected. The extent of noise and commotion from moving and storing vehicles during non-residential hours are immeasurable. In addition, parking, warehouses, lot paving, intrusive lighting, external speaker systems, etc. will absolutely have a negative impact on our quality of life.

In conclusion, I wish to completely object to the requested rezoning, and hope that the zoning division will consider in favor of keeping the zone as Residential. Please help protect our community.

Thank you for your consideration,

Nina Tran
2519 Southern Oak Cir
Clearwater, FL 33764

February 2, 2018

**Pinellas County Planning Department
Zoning Division
440 Court Street, 4th Floor
Clearwater, FL 33756**

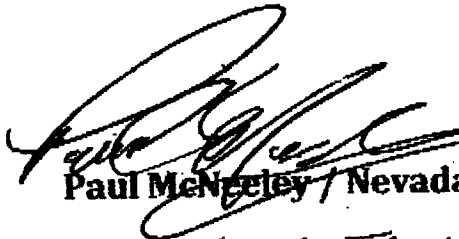
**RE: Case No Z/LU-01-01-18.
Berati 2, LLC, Applicant
Ronald Morgan, Representative**

To Whom It May Concern,

We live in the immediate area affected by the above requested rezoning. We have reviewed the information provided by the County and find the request inappropriate in placing Commercial General zoning adjacent to Residential zoning.

Allowing storage, parking, warehouses, lot paving, intrusive lightning, external speaker systems, etc. would dramatically impact the comfort, tranquility and property values in our community.

We absolutely oppose this rezoning request. Please protect our community from this unacceptable intrusion.


Paul McNealey / Nevada McNeeley


2508 Southern Oak Circle

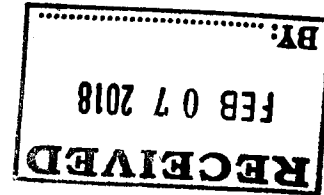
Clearwater, Fl. 33764

727-424-3280

January 28, 2018

Pinellas County Planning Department
Zoning Division
440 Court Street, 4th Floor
Clearwater, FL 33756

RE: Case No Z/LU-01-01-18
Berati 2, LLC, Applicant
Ronald Morgan, Representative



To Whom It May Concern,

We live in the immediate area affected by the above requested rezoning. We have reviewed the information provided by the County and find the request inappropriate in placing Commercial General zoning adjacent to Residential zoning.

Allowing storage, parking, warehouses, lot paving, intrusive lightning, external speaker systems, etc. would dramatically impact the comfort, tranquility and property values in our community.

We absolutely oppose this rezoning request. Please protect our community from this unacceptable intrusion.

Paul Hicks

Theresa Hicks

Troy Hicks

2518 Southern Oak Circle

Clearwater, FL 33764

727-536-9552

Subject: FW: Pinellas County Zoning Contact Us Form Submission Result #11766653

From: form_engine@fs30.formsite.com [mailto:form_engine@fs30.formsite.com]

Sent: Thursday, February 01, 2018 10:26 AM

To: Zoning <zoning@co.pinellas.fl.us>

Subject: Pinellas County Zoning Contact Us Form Submission Result #11766653

This information is the result of a Zoning Contact Us form submission from the Pinellas County web site.

Your Name * Roberta Hosken
City/Unincorporated County Clearwater.
Zip Code 33764
Your Phone Number 7275320075
Your Email Address * ri96hosken@gmail.com
Comments RE:CASE NO. Z?LU-01-01-18 Berati @, LLC Applicant, Ronald Morgan, Representative

Pinellas County Planning Department

To Whom It May Concern:

The residential neighborhood known as, Allen's Creek Property Owners Association, is adjacent to the subject rezoning and is OPPOSED to this change. The record indicates the group requesting the change was involved in the clear cutting of old growth oaks and pines on Thanksgiving weekend 2016. Clearly this group is not friendly to residential neighborhoods or County Codes.

The damage done has been poorly mediated and remains a threat to the local raptors that frequented this area. Please see the attached photo that was taken behind the ford dealership to the north which also abuts Allen's Creek. Their hunting ground has been greatly reduced thanks to the clear cutting. Also the creeks remains an impaired waterway, adding commercial enterprises lessens the chance that care will be taken to be sure more pollution does not seep into the creek. Our neighbors follow the rules on fertilizers and other nutrients that can run off into the creek. Having an entity that asks forgiveness rather than permission is not a good fit.

I will submit referenced photo at the next meeting.

Please know that we strongly OPPOSE proposed change.

Roberta Hosken, as President
Allen's Creek Property Owners Association
1835 Alicia Way
Clearwater, Florida 33764

This email was sent to Zoning@pinellascounty.org as a result of a form being completed.
[Click here](#) to report unwanted email notifications.

Subject: FW: Case Number: Z/LU-01-01-18

From: Stefani [mailto:stef1015@aol.com]
Sent: Tuesday, January 30, 2018 8:30 PM
To: Zoning <zoning@co.pinellas.fl.us>
Subject: Fwd: Case Number: Z/LU-01-01-18

Thank You,
Stefani
Sent from my iPhone

Begin forwarded message:

From: Stefani <stef1015@aol.com>
Date: January 30, 2018 at 8:28:42 PM EST
To: zoning@pinellascounyy.org
Subject: Case Number: Z/LU-01-01-18

To Whom It May Concern:

I live in the immediate area affected by the above requested zoning. I have reviewed the information provided to me and I find the request to be inappropriate. I do not believe commercial zoning belongs adjacent to residential zoning.

To allow storage, parking, warehouses, lot paving, excessive lighting etc would dramatically impact the peace and comfort of our neighborhood.

I vehemently oppose this zoning request. Please protect our community from this intrusion.

Thank You,
Stefani VonHarten
2520 Southern Oak Circle
Clearwater, FL 33764
727-365-3127
Sent from my iPhone

From: Zoning
Sent: Monday, February 05, 2018 3:33 PM
To: Swinton, Tammy M
Subject: FW: Pinellas County Zoning Contact Us Form Submission Result #11794399

From: form_engine@fs30.formsite.com [mailto:form_engine@fs30.formsite.com]
Sent: Monday, February 05, 2018 2:53 PM
To: Zoning <zoning@co.pinellas.fl.us>
Subject: Pinellas County Zoning Contact Us Form Submission Result #11794399

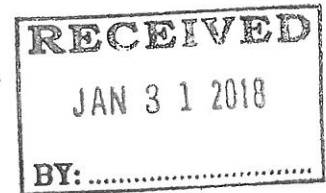
This information is the result of a Zoning Contact Us form submission from the Pinellas County web site.

Your Name *	Marcia Gassman
Your Street Address	2369 Haddon Hall Place
City/Unincorporated County	Clearwater
Zip Code	33764
Your Phone Number	7274207569
Your Email Address *	mrgassman1@gmail.com
Comments	RE:CASE NO. Z?LU-01-01-18 Berati @, LLC Applicant, Ronald Morgan, Representative As a resident of Allen Creek Subdivision, we are opposed to changing the zoning in the above case. We are a quiet neighborhood and by changing the zoning would be detrimental to the neighborhood as well as the environment.

This email was sent to Zoning@pinellascounty.org as a result of a form being completed.
[Click here](#) to report unwanted email notifications.

RE: Case No Z?LU-01-01-18
Berati 2, LLC, Applicant
Ronald Morgan, Representative

Pinellas County Planning Department
Zoning Division
440 Court Street, 4th Floor
Clearwater, FL 33756



To Whom It May Concern,

I live in the immediate area affected by the above requested rezoning. I have reviewed the information provided by the County and find the request inappropriate in placing CG zoning next to residential single family lots be they R-6 or AE.

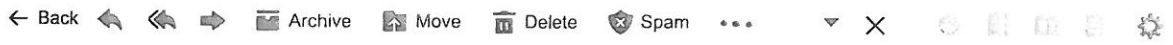
The uses allowing storage, parking, warehouses, plus necessary lot paving would dramatically reduce our tranquility, use and values resulting from those allowable uses within CG zoning.

Please note that I am very opposed to the above rezoning request.

Sincerely **OPPOSED**.

Marilyn A Green

Find messages, documents, photos or people



Fwd: case no Z/LU-01-01-18

Yahoo/Inbox



Jack Spille <jspille31@gmail.com>
To: Carol Gay

Jan. 28 at 2:03 p.m.

----- Forwarded message -----
From: **Jack Spille** <jspille31@gmail.com>
Date: Sat, Jan 27, 2018 at 7:55 PM
Subject: case no Z/LU-01-01-18
To: zoning@pinellascounty.org

My name is Reinert Spille and reside in Donovans Park Lot 146 directly across the ditch separating me from the parcel of land that is in question for an upgrade of zoning. I want to go on record to deny this request. This is the last thing that we need next to our park. We have taken great pride in our park to beautiful it and I invite you to see for yourself. They already have constructed a wooden fence and I have been told without a permit. If that is the case the fence should be removed. They have already destroyed the habitant of all the wildlife that existed there. I am asking you to deny this request from residence to commercial and that commercial should be adjacent to highway 19 not 380 feet west of 19. I remain respectfully yours A shareholder in Donovans Park Reinert Spille

← ← → ... *Reinert Spille*

RECEIVED
JAN 31 2018
BY:



- Inbox** 1
- Unread
- Starred
- Drafts 31
- Sent
- Archive
- Spam
- Trash
- Less
- Views **Hide**
 - Photos
 - Documents
 - Travel
 - Tutorials
- Folders **Hide**
 - + New Folder
 - 310 sale
 - 425 sale
 - 607 sale
 - advise de...
 - agenda
 - air canada
 - aldrich
 - allegiant
 - amazon
 - american ...
 - approval:
 - approvals ...
 - approvals ...
 - arron
 - as-is-sale ...
 - attorney l.
 - audit report
 - Audrey
 - barn boards
 - best buy
 - bill 307
 - bill m
 - bill morris
 - Give feedback

January 31, 2018

Pinellas County Planning Department
Zoning Division
Development Review Services Department
440 Court Street 4th Floor
Clearwater, FL 33756

RE: Case No. Z/LU-01-01-18

We object to the zoning request. The current land use of Residential Low Medium is appropriate for this area and the current residential area should not be endangered by allowing further incursion of commercial into it. Since this parcel is surrounded on three sides with residential homes approval gives the appearance of spot zoning.

Donovan's Park is a senior resident owned community and we are concerned the proposed zoning will devalue our individual units as well as the value of the park overall and affect the enjoyment of our retirement homes.

The enclosed pictures show a vital mobile home park where residents are investing significantly in new homes as well remodeling older homes. Their investment should not be diminished by further adjacent commercial property. The commercial property is where it should be on US Highway 19.

The property was green space until the owner stripped it of vegetation. With RLM usage it would still provide some green space buffer.

We are already experiencing issues with commercial lighting shining into our homes as you can see on the enclosed photos.

The proposal to store automobiles, RV's, and boats could lead to fluid leaks that could enter the adjacent drainage ditch that flows into Allen Creek.

Would you approve this request if it was next to your home?

We urge you not to approve it.

Sincerely,



Brian P Lovellette

Vicki Vranian

Donovan's Park

16940 US Highway 19 N Lot 132

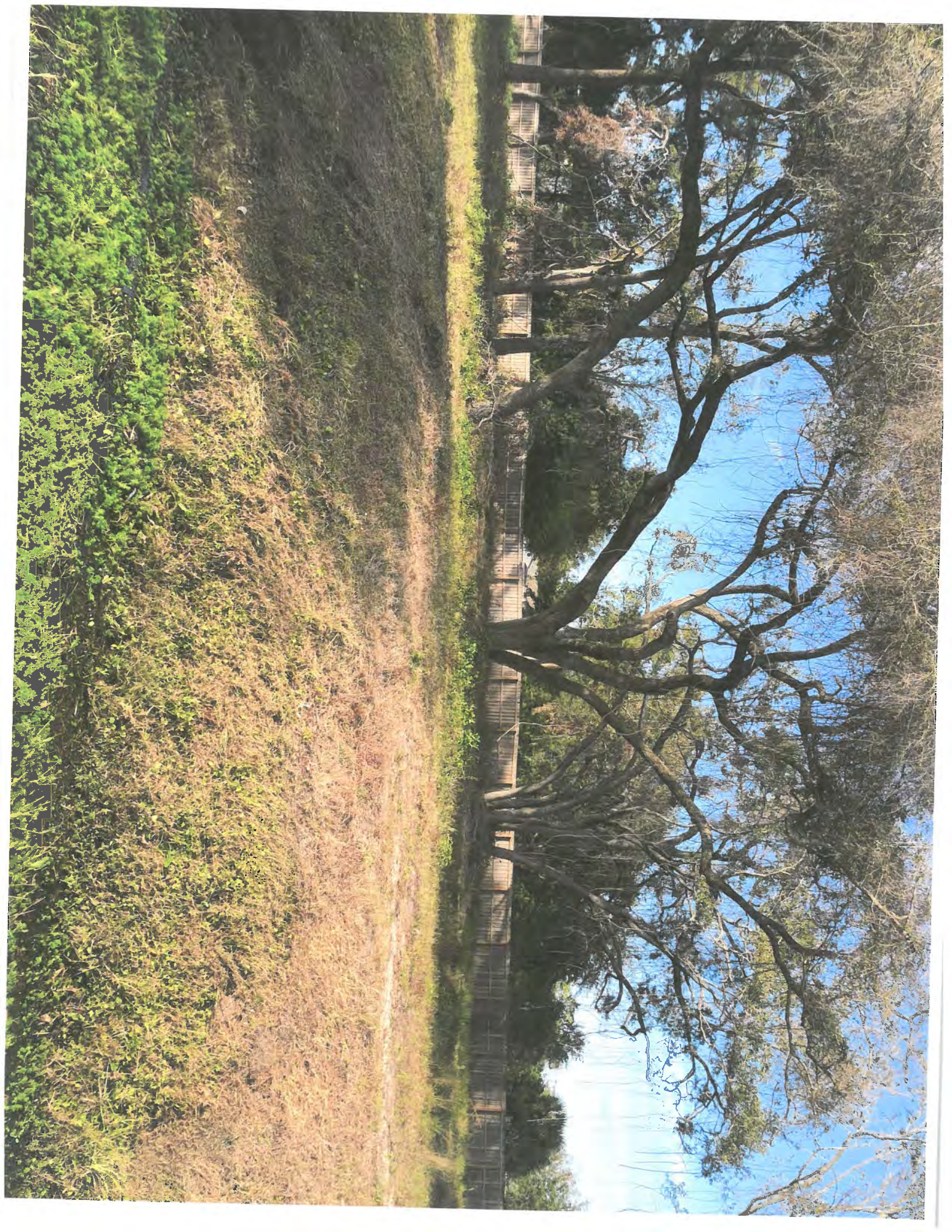
Clearwater, FL 33764

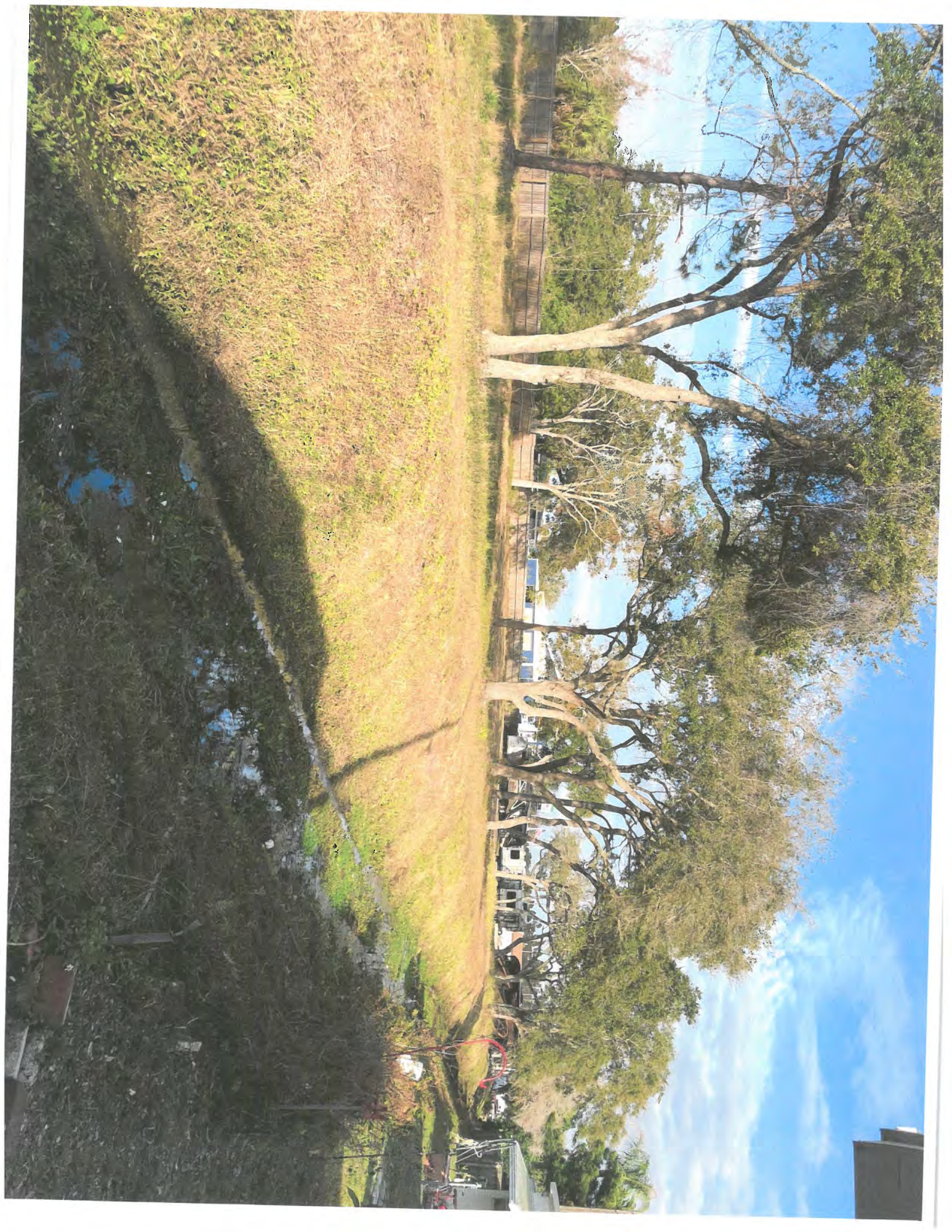


cc: Karen Williams Seel

















A photograph of a window at night. The window is divided into two panes. The left pane is dark, and the right pane shows a reflection of a person and some lights. The text "Looking out our kitchen window" is written vertically in red on the right pane. The window frame is white. The background is a brick wall.

Looking out our kitchen window

