

From: [Pinellas County Clerk of the Circuit Court and Comptroller](mailto:noreply@mypinellasclerk.org) on behalf of noreply@mypinellasclerk.org
To: [Comments](#), [BCC Agenda](#)
Date: Monday, October 5, 2020 2:29:43 PM

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Live Form

Topic	Riverside Master Plan- Vested Rights
BCC Agenda Date	10-6-2020
Your Stand on the Issue	Oppose
Comments	Joe Wolfe is the developer of the 300 acre +/- Riverside Development which has been substantially completed except for 25 units which are shown on the approved Master Plan for the area. This ordinance would compromise his vested rights and be considered a "taking".
Citizen Name	John Landon
Address	31622 US 19 N Palm Harbor, Florida 34684 United States
Phone	727-7895010
Email	landon@lmaengr.com

From: [John C. Landon](#)
To: [Comments, BCC Agenda](#)
Cc: jodiewolfe37@gmail.com; [Joe R. Wolfe](#); [Lyon, Blake G](#)
Subject: BCC/CPA Agenda Item 1 Exhibits (CW 20-13)-- Riverside Master Plan
Date: Monday, October 5, 2020 2:47:50 PM
Attachments: [image001.png](#)
[Ordinance Exhibit A Map.pdf](#)
[2019-12-05 Updated Master Plan - 11x17.pdf](#)

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Attached exhibits are intended to complement my agenda comments submitted earlier

I represent Joe Wolfe, the developer of the 300 acre +/- Riverside Development shown on the attached Master Plan

Mr. Wolfe is currently hospitalized w/ pneumonia and unable to comment at tomorrows CPA meeting and he asked me to comment on his behalf

The ordinance needs to exclude the area clouded in red on the attached Exhibit A, otherwise it will impact his vested right to develop 25 additional units.

John C. Landon, P.E.



Civil & Environmental Engineers - Planners - Surveyors

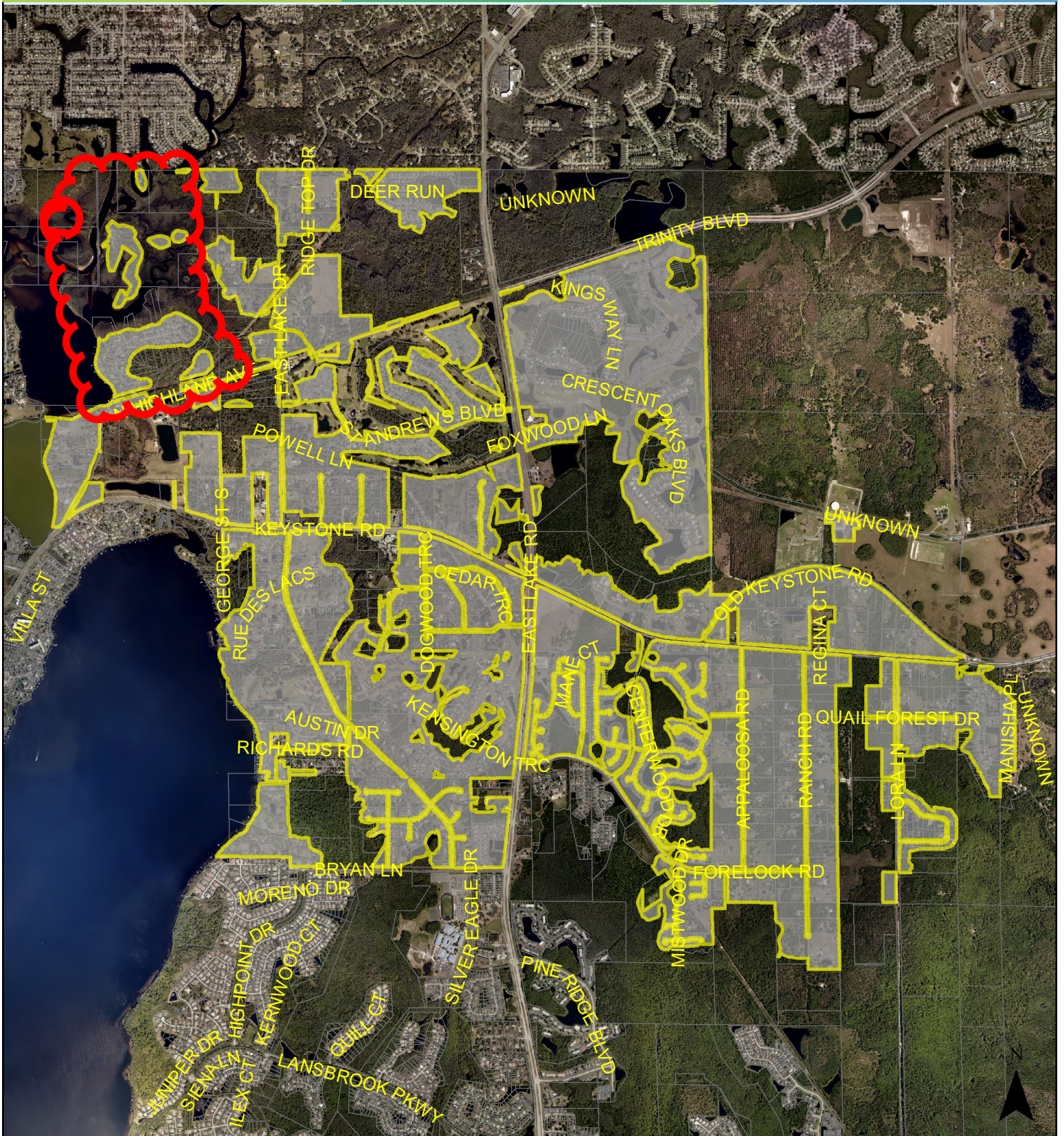
31622 US Highway 19 North

Palm Harbor, Florida 34684

Phone: (727) 789-5010, ext. 203, Fax: (727) 787-4394, Cell: (727) 560-0100

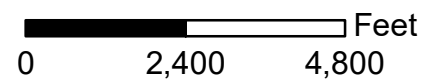
Email: LONDON@LMAENGR.COM

Web: WWW.LMAENGR.COM

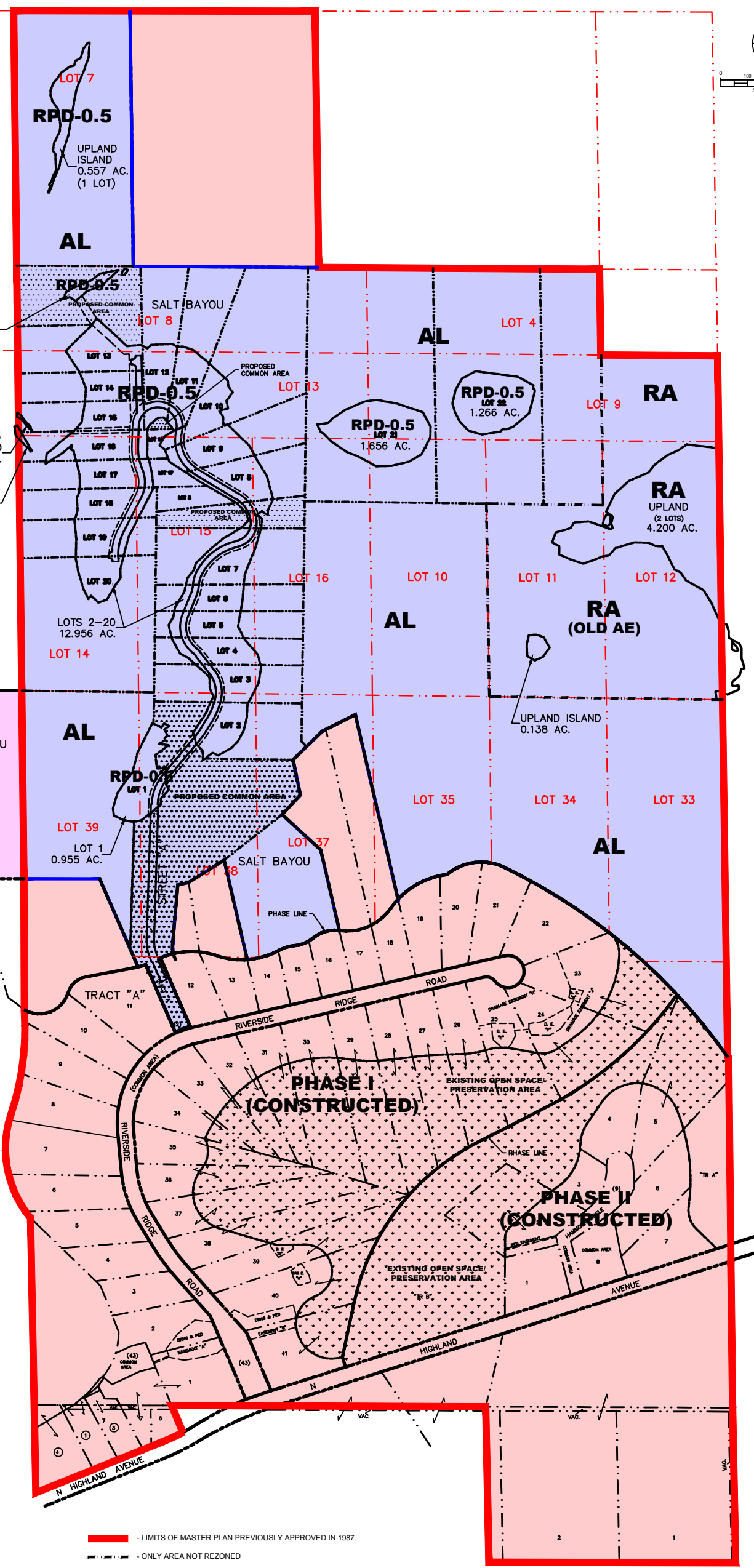
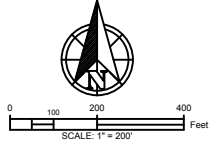
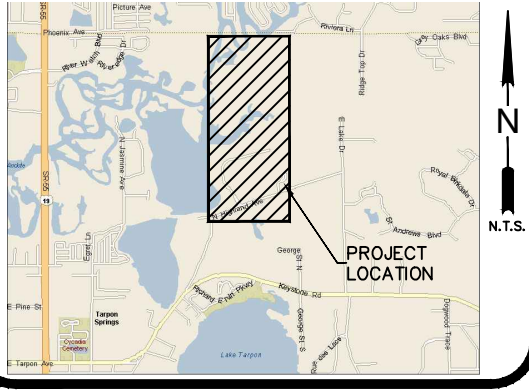


JURISDICTION: Pinellas County **FROM:** Residential Very Low

AREA: 2919.5 Acres **TO:** Residential Rural



LOCATION MAP



BOARD OF COUNTY COMMISSIONERS
 Ronny E. Rouse - Chairman
 Sheri B. Stewart - Vice Chairman
 John B. Martin
 Susan Iannola
 John Morand
 Karen Williams Seel
 Kenneth T. Welch

August 21, 2007

Pinellas County
 BUILDING & DEVELOPMENT REVIEW SERVICES

Joe R. Wolfe
 Attorney and Counselor at Law
 P O Box 2924
 Clearwater, FL 33757

Dear Mr. Wolfe:

I am writing pursuant to our July 24, 2007 meeting to clarify my August 26, 2002 letter (attached) regarding the allowable density of your Riverside properties.

During our meeting, you presented information and clarification about your historic land holdings in the area and I agreed, based on that information and clarification, to update the figures in my 2002 letter as follows:

- The actual acreage of area (1) is 120.15 acres. This area is revised upwards by 3.41 acres from 116.73 acres to account for the RPD, Residential Planned Development area southwest of platted Riverside that was not included in the 116.73 acreage figure in the 2002 letter.
- 3.183 acres will be added to the total area to account for the Highland Avenue right-of-way east of and west of platted Riverside, that was provided to Pinellas County for the extension of this roadway.

Therefore, we will add 6.6 acres to the total land area used to calculate density at 1/2 unit per acre which will equal 188,924 acres. Given that, a total of 90 units would have been permitted on the Riverside holdings based on an allowable density of 1/2 unit per acre and based on the data contained in the 2002 letter that indicated the land areas along with the equivalent number of units remain that could be developed on your holdings at Riverside. (90 units originally available less 65 that were previously developed or are now available to the (and owners who own the acreage no longer under your control.)

I have attached a map showing these areas in general. If further information is needed, please contact me.

Sincerely,
Paul Casati
 Paul Casati, Director
 Building and Development Review Services

PC/41

Attachment

PLEASE ADDRESS REPLY TO:
 316 Court Street
 Clearwater, Florida 33756
 Phone: (727) 464-3088
 Phone: (727) 464-3241

TOTAL AREA OF PREVIOUSLY APPROVED MASTER PLAN:	293,253 ACRES M.O.L.
TOTAL AREA TO BE USED IN DENSITY TRANSFER PER 08-21-07 LETTER:	180,924 ACRES
TOTAL UNITS TO BE ALLOWED IN APPROVED MASTER PLAN:	90
LESS FOLLOWING AREAS SOLD OR PREVIOUSLY USED:	
PHASE I RIVERSIDE	-41
PHASE II RIVERSIDE SOUTH	-7
SOLD SOUTH OF RIVERSIDE	-11
SOLD SOUTH OF COUNTY LINE (OLD LOT # 5 & 6)	-2
RIVERSIDE WEST	-4
TOTAL UNITS REMAINING:	25
TOTAL AREA OF UPLANDS	22,284 ACRES

- LIMITS OF MASTER PLAN PREVIOUSLY APPROVED IN 1987.
- ONLY AREA NOT REZONED
- PORTION OF APPROVED MASTER PLAN OWNED BY JOE R. WOLFE
- REMAINDER OF APPROVED MASTER PLAN OWNED BY OTHERS
- PROPOSED ADDITIONAL COMMON SPACE
- EXISTING OPEN SPACE/PRESERVE AREA (31.74 ACRES M.O.L.)
- CONTIGUOUS LAND OWNED BY JOE R. WOLFE