

Good day Commissioner Seel. Best wishes you and your family and to your co-Commissioners as well. I sincerely hope 2021 will be your best year ever. As a life-long resident of Pinellas County you are well aware of what a unique and beautiful place we live. I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23<sup>rd</sup>.

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We do not consider our opposition to the zoning and land use changes requested, in this case, as unreasonable and I hope you will consider our concerns. Thank you and sincerely;

*William Yedkois*

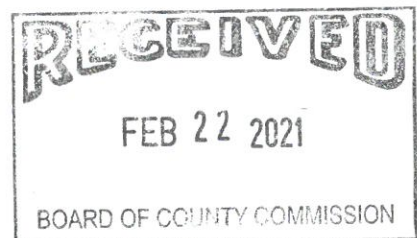
(Name) SIGNATURE

*2284 Lawton Dr. Cw 33764*

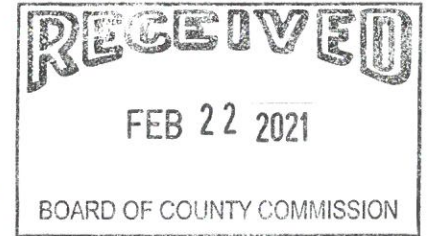
ADDRESS

*William Yedkois*

(Name) PRINTED



William Yedkois  
2224 Lawton Dr. Clearwater, Florida  
Subject: Opposition to Case # Z/LU-20-12



### Overview

I have lived at 2224 Lawton Dr for over 30 years. My property is adjacent to the SW corner of the proposed infill development. My property is one of four properties on Lawton Dr that will be directly impacted by the project. At the time I purchased my house, I was drawn to the rural country feel of the neighborhood with large open spaces. I was particularly drawn to my house because my backyard is adjacent to the parcel of land proposed for development. The property has dozens of oak trees and undergrowth that provide a park like setting. Over the years the property has supported numerous species of wildlife including gopher turtles, eagles, owls, and several types of hawks. Up until the applicant purchased the property, several horses also roamed the property. The applicant's request for a proposed zoning change from R-R to R-3 appears consistent with most of the surrounding properties of which I have no issue with. **However, I do OPPOSE the Land Use change request from Residential Suburban (RS) to Residential Low (RL) for the reasons stated below.**

### **Neighborhood Compatibility – Proposed Density**

The neighborhood area, which is bordered by Belcher Road to the West, Winchester Rd to the East, Kersey Road to the North and Lancaster Rd to the South (neighborhood) has a remarkably diverse range of housing from large SFR to smaller homes. ***However, two things are consistent, all 56 parcels (including the subject property) have a Land Use designation of RS and have lot sizes significantly larger than 6,000 SF minimum required for properties zoned R-3*** (Please see Municipality Map). In fact, most if not all homesites are in excess of 14,000 sf and many are considerably larger. The subject property's current Land Use designation of RS is consistent with the 6 adjacent properties bordering the subject parcel, as well as the 50 other properties in the neighborhood described above. Maintaining the RS designation would ensure that development would be compatible with the existing neighborhood as described above. Per the "Application for Zoning and Land Use Change" (Exhibit 2), the applicant states that his request for a "Land Use" change from RS (2.5 residential units per acre) to RL (5 residential units per acre) is compatible with the properties on the East side of Winchester Road. This statement is misleading. He makes no mention that his parcel is surrounded on the other three sides by 56 properties that are designated RS. The properties on the East side of his parcel lie in a completely different neighborhood that is separated by a public road (Winchester).

### Concern:

The recent trend of developments consisting of homes with large footprints and minimum yard space is concerning to me as owner of an adjacent property. If the applicant can build the 10 to 11 homes on lots that are 60' x 110' (per application), this would have a SIGNIFICANT negative impact on the quality of life for the owners of adjacent properties. The only development in the

general area in the last 15 years was the recent development (2018) of a vacant parcel along the north side of Kersey Rd. The development consists of 7 villas on lots that are approximately 50' wide and 119' deep or 5,950 SF. The development's narrow homes have virtually no yards. Maintaining the current Land Use designation of RS would ensure compatibility with surrounding area and hopefully provide adjacent property owners some sense of open space of which this county needs so badly.

### **Drainage**

There are four adjacent properties that border the South side of the subject parcel. A drainage trough runs along this border and continues West to a pond which it drains into. The subject parcel and the backyards of adjacent properties share a watershed that flows down the trough and eventually to the pond.

Concern:

Development and/or rezoning the parcel to allow for a denser number of homesites (RS to RL) may have a negative impact on the drainage of the backyards. Currently after heavy rains, water accumulates several inches deep in the backyards along the fence line. The concern is that water accumulation will worsen and/or take longer to dissipate.

### **Traffic**

Lawton Drive is a private road and as owners we are responsible for its maintenance. Over the past years traffic has picked up considerably as many people who live east of the neighborhood described above, use Winchester road to get access to Lawton Dr in order to avoid the light at the Lancaster/Belcher intersection. In addition, many parents who take/pickup their kids to Belcher Elementary school use Lawton Dr as a backway to the school to avoid traffic backed up at the light. Winchester Road is gravel and less than 12 feet wide. It is essentially an alley used for access to residences backyards (see photos) who live on Dorchester Rd. Any improvements to Winchester Rd will encourage additional traffic on Lawton Dr.

Concern:

If the applicant's request is approved, and he builds the 10 or 11 homes he is proposing, there is the potential for up to 21 cars (58 additional daily trips) entering/exiting Winchester road several times a day, and many of them will use Lawton Dr. The subject parcel is currently occupied by a land clearing business to store vehicles and equipment. This assumption is already evident as several of the employees use Lawton Dr. for access to the property. For a road that is only 18 feet wide and barely wide enough for two vehicles to pass each other, that would put a tremendous burden on Lawton drive residents.

to bcc agenda  
2/22/21  
2/17/21

Dear Karen Seel,

Hope you are off to a good 2021!

I'll get right to the point.

I oppose case #Z/LU-20-12.

I do not oppose the owner wanting to build up to 5 homes, but I do oppose the builder being allowed to build over 5 homes.

I worry about the extra traffic, noise, light + impacts to the surrounding natural setting.

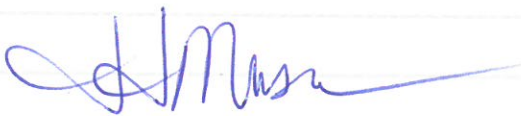
Thank you for taking the time to read this letter.

Janet J. Muscolina

1707 Doncaster Rd.

Clearwater FL 33764

(727) 403-2228



to be agenda  
2/21/21

GOOD DAY COMMISSIONER SEEL, I AM WRITING YOU  
AND YOUR FELLOW COMMISSIONERS TO STATE THAT I AM  
OPPOSED TO CASE NO 7/20-20-12.

THE REQUEST TO CHANGE ZONING & LAND USE LAWS  
IN ORDER TO FORCE TWICE AS MANY HOMES IN  
THE SAME SPACE AS ALREADY APPROVED WILL NOT  
BE COMPATIBLE WITH SURROUNDING AREAS.

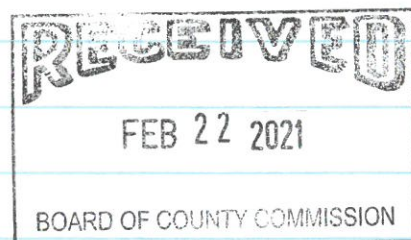
THE BOARD OF COMMISSIONERS SHOULD RECOGNIZE THAT  
APPROVING THIS CASE WILL NOT PROMOTE A SUCCESSFUL  
TRANSITION TO THE QUALITY OF LIFE, SAFETY IN THIS  
LAST INFILL AREA. IT WILL NOT SUPPORT THE  
INTEGRITY & VIABILITY OF EXISTING RESIDENTIAL NEIGHBORHOODS.

THANK YOU FOR CONSIDERING OUR CONCERNS



LEO TORRES

2221 LAWTON DR



to bcc agenda  
2/22/21

Good day Commissioner Seel. Best wishes you and your family and to your co-Commissioners as well. I sincerely hope 2021 will be your best year ever. As a life-long resident of Pinellas County you are well aware of what a unique and beautiful place we live. I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23<sup>rd</sup>.

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(Name) SIGNATURE

2240 Lancaster Dr  
CLW 33764

ADDRESS

Debbie Smolik

(Name) PRINTED

to bcc agenda  
2/22/21

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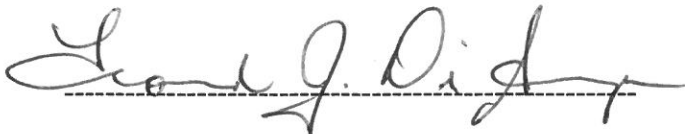
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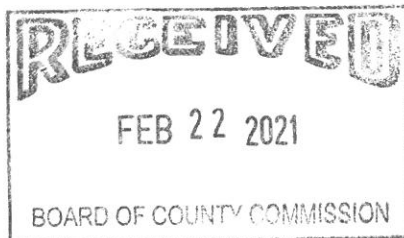
(Name) SIGNATURE

2225 LAWTON DR.  
CLEARWATER, FL  
33764-6533

ADDRESS

LEONARD J. DiSANZA

(Name) PRINTED

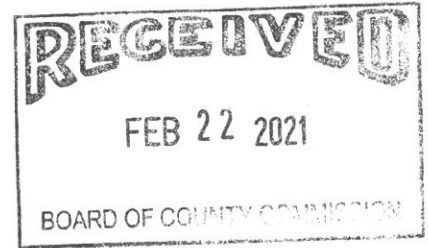


to be agenda  
2/22/21

2/17/2021

Case No: Z/LU – 20-12

Owner: Victoria Bostwick, 2221 Lawton Dr. Clearwater, FL 33764



To Whom it May Concern:

I oppose case No. Z/LU – 20-12.

I moved here approximately 25 years ago because of the larger lot sizes. The average lot size on Lawton Dr. and in our general area is approximately 14,000 SF. This allows for more privacy and less pollution.

Living in an area with greater access to nature and greenery allows for improved mental health, free from depression and anxiety.

Additionally, as our homes are farther apart, we enjoy less crime. When homes are farther apart, strangers are more likely to get noticed by neighbors.

The air is crisp and clear here and I am surrounded by the soft sounds of nature. I love riding my bike and power walking for miles with my thoughts, listening to music or having a conversation with my neighbors. We live peacefully in our neighborhood.

Yours truly,

*Victoria Bostwick*  
Victoria Bostwick

2221 Lawton Dr. Clearwater, FL 33764



to be agenda  
2/22/21

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Rachel Carr

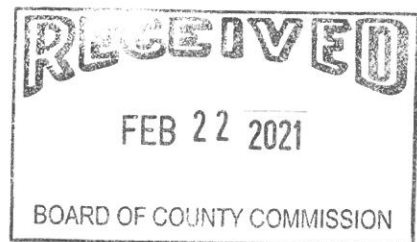
2182 Lancaster Jr.

(Name) SIGNATURE

ADDRESS Clearwater 33764

RACHEL CARR

(Name) PRINTED



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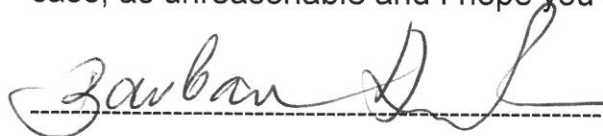
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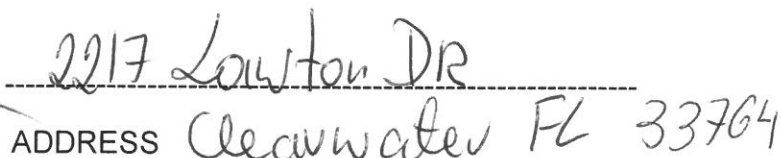
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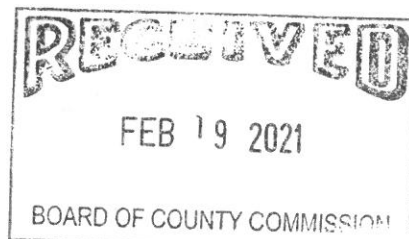
(Name) SIGNATURE



ADDRESS

BARBARA KACZYNSKI

(Name) PRINTED



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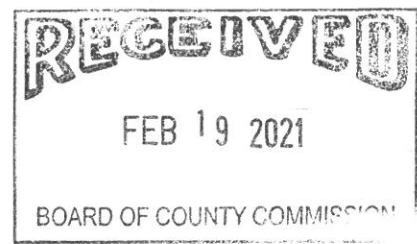
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Gail McGlathery  
(Name) SIGNATURE

1722 Doncaster Rd,  
Clearwater, FL 33764  
ADDRESS

Gail McGlathery  
(Name) PRINTED



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Wolfgang Wunsch

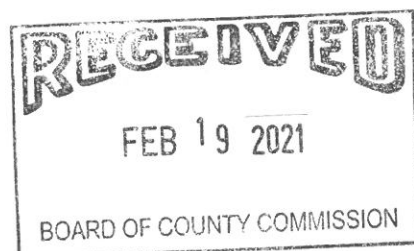
(Name) SIGNATURE

2237 Lawten Dr. Clearwater FL 33764

ADDRESS

Wolfgang Wunsch

(Name) PRINTED



1 Commissioner Karen Williams Seel  
2 315 Court Street  
3 Clearwater, Florida 33756

4 Commissioner Karen Williams Seel and  
5 Your Co-Commissioners:

6 My name is Eileen Plumery, and my husband Charles Plumery  
7 and I have resided at 2242 Lancaster Drive for over  
8 50 years. I have a large pond that flows into  
9 Allen's Creek and is a sanctuary for many different  
10 species of turtles, birds, ducks, and fish. There is  
11 also a pond on the street behind my house, Lawton Drive,  
12 that flows into my pond. This is the street where the  
13 builder is proposing to change the zoning to add more  
14 homes. I along with my neighbors am very concerned about  
15 the danger to the wildlife from the fertilizer run-off  
16 from lawns and toxic substances from construction that  
17 will flow and pollute the ponds and go into Allen's Creek  
18 and eventually Tampa Bay.

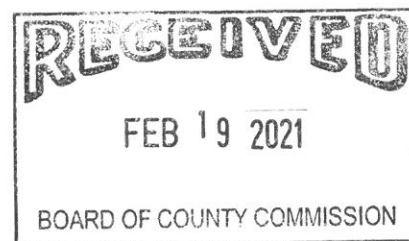
19 Also, when we have heavy storms our streets tend  
20 to flood, and we have a poor drainage system in our  
21 neighborhood and also issues with our soil. I know this  
22 because my acre failed a Perc Test, and I was denied a  
23 septic tank years ago. I had to use a sand trap filter  
24 until I could connect later to a sewer line.

25 Additionally, the extra homes definitely will  
cause heavier traffic in our neighborhood, especially  
before and after school.

My neighbors and I strongly oppose to allowing  
additional homes to what has already been agreed to for  
the reasons I've mentioned.

Sincerely,

Eileen Plumery



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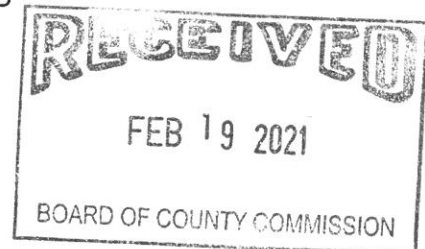
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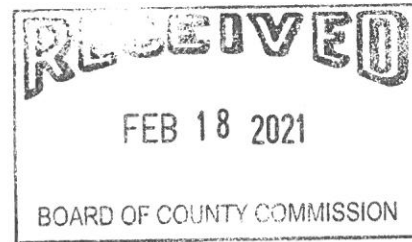
Eileen Plumery  
(Name) SIGNATURE

2242 Lancaster Dr  
ADDRESS

Eileen Plumery  
(Name) PRINTED



2 14 2021



Dear Pinellas County Commissioners,

I am writing you to oppose the request in case no. Z/LU-20-12 which will be presented to you on 2/23/2021. The current land owner purchased a horse pasture and barn situated on a dirt alley way. He wants to build several more homes than the lot is zone for. This request for personal gain will greatly impact our unique neighborhood in a very negative way.

Our homes for the most part sit on larger than normal lots. We have no street light nor sidewalks. We do however have a neighborhood where the streets are walked on daily by the residents who know one another and stop to talk. We walk our dogs ride our bike teach our kids and grandchildren to ride and play outdoors. We have horses that walk down our streets. We have ducks that live in our ponds and sometimes coyotes that run through our yards. We have as many have referred to a piece of the country in what is already an over crowded county. We love our special place and most have lived here for 20 or more years.

It is my understanding that he could build 2 homes on the lot as is. Sad as that would be, we could live with that although one would be better. More would be a destruction of our special quite place. The county has a duty to protect its residents who have paid taxes from the destruction of their neighborhoods.

There are many things more important than progress for monetary gain and one is the security of one's home. We ask that you consider how you would feel if this was your place of residents under threat from over development.

You as commissioners have the duty to protect our neighborhood from destruction. You have the duty to keep us safe as we enjoy our way of life. To vote any other ways would jeopardize the live of humans and animals.

We ask you to vote against the change of zoning from R-R to R-3 and the land use from Residential Suburban to Residential Low. We do not want to see our home destroyed and lots reduced and a continuous fight to do protect our neighborhood that would result in your approving this request. Please vote NO.

Thank you in advance for protecting our little county neighborhood.

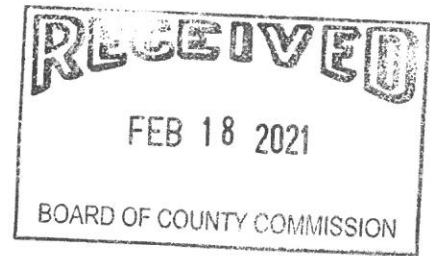
Sincerely,

A handwritten signature in black ink, appearing to read "Lori Callahan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Lori Callahan

2312 Pembroke Dr

Clearwater FL 33764



Commissioner Karen Willams Seel,

In reference to case #Z/LU-20-12.

I live in that neighborhood on Dorchester Rd.

If the said property in this case is allowed to rezone this will create a plethora of issues.

First and foremost the destruction of the wild life's home in that area. The overcrowding of houses on this property will create neighborhood issues such as traffic, and noise. The neighborhood is unincorporated so the lack of street lighting, proper drainage and properly paved roads with also create some issues in itself.

I am pleading with this council to not destroy the natural beauty of this neighborhood just to line the pockets of developers.

Think of what it is we are really losing when we over build.

Thank You,

Johna L Ricci

1762 Dorchester Rd

Clearwater, Fl 33764

A handwritten signature in cursive script that reads "Johna L. Ricci".



Good day Commissioner Seel. Best wishes you and your family and to your co-Commissioners as well. I sincerely hope 2021 will be your best year ever. As a life-long resident of Pinellas County you are well aware of what a unique and beautiful place we live. I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23<sup>rd</sup>.

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We do not consider our opposition to the zoning and land use changes requested, in this case, as unreasonable and I hope you will consider our concerns. Thank you and sincerely;

*Mr + Mrs. William D. Ricci*  
-----  
(Name) SIGNATURE

1762 *Dorchester Rd*  
-----  
ADDRESS  
*John D. Ricci*  
**RECEIVED**  
FEB 18 2021  
BOARD OF COUNTY COMMISSION

*Mr + Mrs. William D. Ricci*  
-----  
(Name) PRINTED

*Note: Also do to the severity of the storms the mature trees would be wiped out thus making our neighbors more prone to these storms / no buffer. Thx!!*

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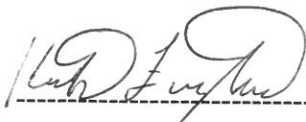
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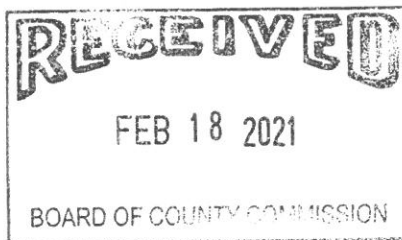
(Name) SIGNATURE

1718 DORCHESTER RD CLEARWATER FL

ADDRESS

KEITH FARRINGTON

(Name) PRINTED



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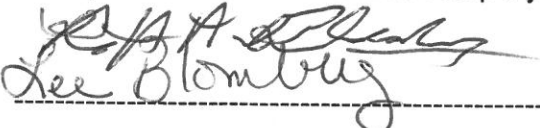
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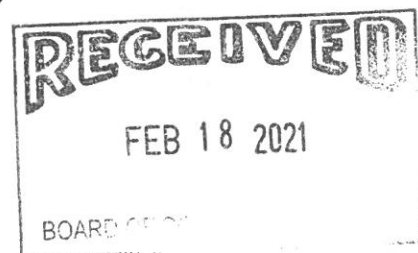
(Name) SIGNATURE

Bob Blomberg  
Lee Blomberg  
-----

(Name) PRINTED

1850 Juanita Ct  
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ADDRESS



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G. Tita

(Name) SIGNATURE

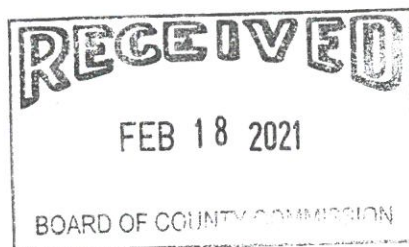
1721 DORCHESTER Rd, clw

ADDRESS

33764

GREG TITA

(Name) PRINTED



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*Doris M. Carter*

(Name) SIGNATURE

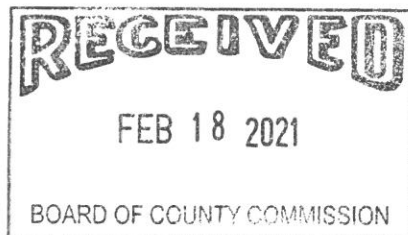
*1834 Juanita Ct.*

ADDRESS

*Clearwater*

*DORIS M. CARTER*

(Name) PRINTED



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Kelvin E. Redmon

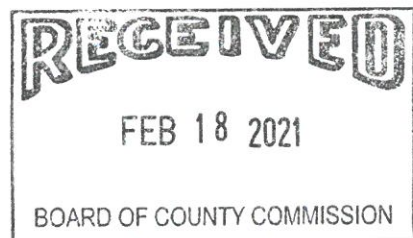
2216 LAWTON DR 3376A

(Name) SIGNATURE

ADDRESS

KELVIN E. REDMON

(Name) PRINTED



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*Ronald Augusto*

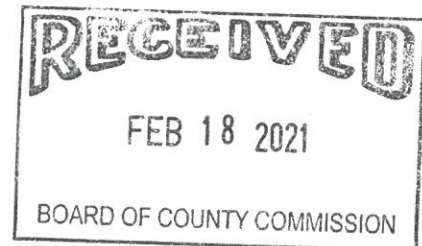
(Name) SIGNATURE

*2213 LAWTON DR*

ADDRESS

*RONALD AUGUSTO*

(Name) PRINTED



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*William E. Sealyer*

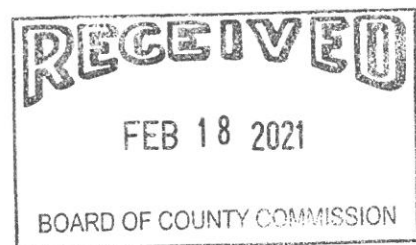
(Name) SIGNATURE

*2212 Leaton Dr. CNFI  
33764*

ADDRESS

*William E Sealyer*

(Name) PRINTED





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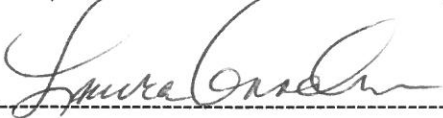
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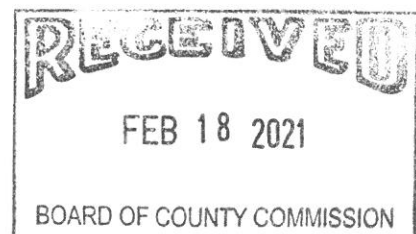
  
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(Name) SIGNATURE

ADDRESS

  
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(Name) PRINTED



RECEIVED

FEB 18 2021

BOARD OF COUNTY COMMISSION

In 1989 we moved to Clearwater from Miami to escape the hustle, bustle and confusion of a traffic ridden town -

We built our home in a nice quiet neighborhood, on a cul-de-sac where our children and neighbors children could play in front of our homes, baseball, kick ball, roller skating, like myself and my husband remembered as children.

Almost 30 years later our children are grown and have children of their own. We love when our grand children come to grandma and pop-pop's to visit and are free to play outside.

But, the really wonderful thing is we all still live here! I'm talking about our neighbors. How incredible is that! We all walked our kids to school together down "Lancaster" and when they went to middle school at Oak Grove we took turns car pooling! It's almost like turning back the clock - This is what family

neighborhoods used to look like!

Time marches on and things change, but we are trying to hold on to our neighborhood where it's still safe to walk to school and families all know each other.

We know that with extensive building ~~on~~ and many homes on small lots the traffic will double and Lancaster will become a thruway — no longer will our children stroll down a quiet street, but a busy road —

There are not many pockets of peaceful neighborhoods left — we don't mind homes being built, but please keep at least some space between them with yards where families will <sup>call</sup> it home, and hopefully live a long time in their family home and neighborhood.

Cordally,

Laura & Jim Goodman

1851 Juanita Ct —

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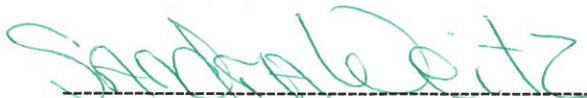
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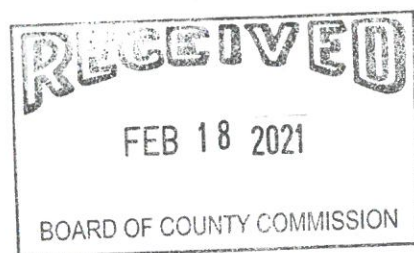
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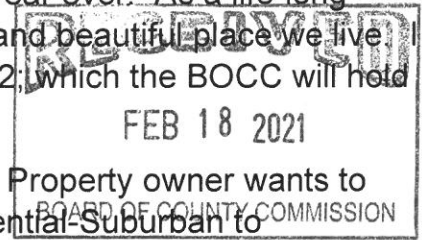
ADDRESS



(Name) PRINTED



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David J. Redmon

2216 LAWTON DR., CLEARWATER  
FL 35764

(Name) SIGNATURE

ADDRESS

DAVID J REDMON

(Name) PRINTED

NOTE: I LIVE ADJACENT TO THE LARGEST POND ALONG BELCHER AROUND THE CORNER FROM THE PROPOSED AREA. IN THE LAST 9 YEARS TRAFFIC HAS DRAMATICALLY INCREASED ON BELCHER AND THE NUMBER OF DIVERSE WILDLIFE KILLED BECAUSE OF SPEEDERS IS HEART BREAKING. OUR STREET IS BECOMING MORE AND MORE OF A THROUGHFARE AND THIS WILL MAKE IT WORSE.

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Michael J. Adkins

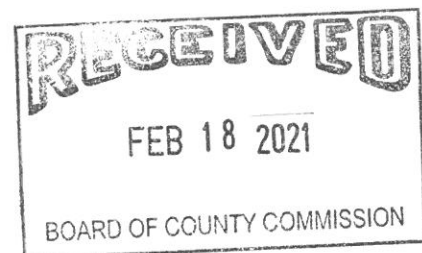
(Name) SIGNATURE

2300 LAWRESTER DR 33764

ADDRESS

MICHAEL J ADKINS

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William G. Alsmann

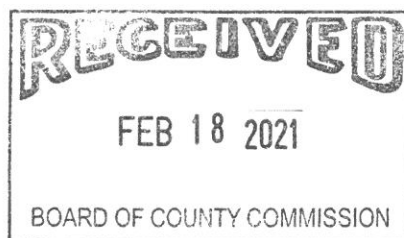
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2300 LANCASTER 33764

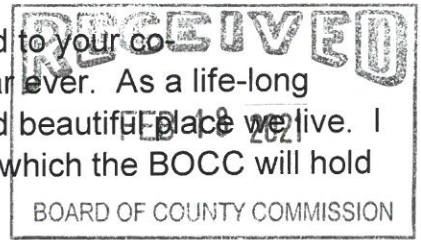
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WILLIAM G. ALSMANN

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Monica Blanton

2211 Lawton Drive

(Name) SIGNATURE

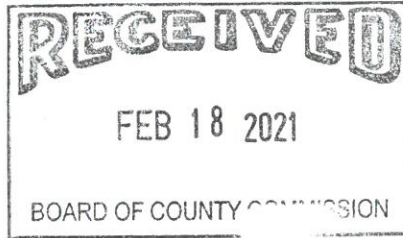
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Monica Blanton

(Name) PRINTED

As a homeowner I agree with what is above. I urge you to consider the safety of our area. Its dark and not frequently traveled. Adding alot of homes would change this. Thank you





February 16, 2021

Dear Ms. Seel

Hi, I hope you are having a wonderful day and I want to thank you for listening to my concerns. My husband and I are opposed to the zoning change for case Z/LU-20-12. We are very concerned how this will change our way of living. We love the wildlife. Daily we see hawks, woodpeckers, red robins and other wild life. Changing the zoning will mean getting rid of trees that promote this wildlife. I understand that the property is zoned for 5 houses but then at least most of the trees can stay. It will still have the feel of living in a rural area. I am also concerned that if they pave Winchester which at this time is a one lane alley, it will increase traffic. People will be using it as a cut through. Because it is not paved, most people do not know what is on the road, so do not attempt to use it as a cut through. We also feel that this will be used as a construction entrance so now I will have heavy vehicles basically in my back yard. If this land ends up being the entrance I will have street lights and car lights shining into my backyard. We moved here because we did not want lights shining into our bedroom or our backyard. We like to use our telescope to see stars, planets and constellations but it will be impossible with all the lights back there. Example they built 7 row houses on Kersey (1 block away), they added 2 street lights and 14 garage lights. It will always be like daylight in my back yard. This is our hobby that will be taken away from us. I do not want this light pollution in my backyard. My husband will not sleep if he sees light and those lights will be shining in my bedroom. (Black out curtains do not help). Lastly my garage faces Winchester. There is a good possible I will lose access to my garage. Not sure where we will park or how we will be able to keep up maintenance on our vehicles.

Thank you for your time,

Kim Farrington

Kim M Farrington  
1718 Dorchester Rd  
Clearwater FL 33764

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