



Z-21-9-16

September 14, 2016

Mr. Andrew Strong
Abby Construction Corp.

Re: 2881 & 2891 Summerdale Drive

Petition to Release;

2881 Summerdale Dr.
Clearwater, FL 33761
Parcel ID # 30-28-16-07236-000-0080
Legal: Lot 8, Belle Haven Unit A,
According to the map or plat thereof,
Recorded in Plat Book 25, Page 59,
Public Records of Pinellas County Florida

And

2891 Summerdale Drive
Clearwater, FL 33761
Parcel ID # 30-28-16-07236-000-0070
Legal Desc: Lot 7, Belle Haven Unit A,
Less the north 20 Feet thereof, according
to the map or plat thereof, as recorded in
Plat Book 25, Page 59, Public Records
Of Pinellas County, Florida.

The wastewater provider Mid County Services, Inc. has No Objection. This development falls within the Florida Public Service Commission certificated service area of Utilities Inc. of Florida – Mid County Services. The utility has collection system and treatment plant capacity to serve this planned 10 home community development.

Thank you,

Michael A. Wilson

Michael A. Wilson

Utilities, Inc.

Project Manager

mawilson@uiwater.com

Phone: 407-869-1919 Ext: 1374

Fax: 407-869-6961

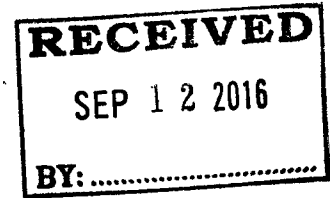
Cell: 407-468-3268

a Utilities, Inc. company Mid-County Services, Inc.

1504 Hammock Pine Blvd.

Clearwater, FL 33761

September 8, 2016



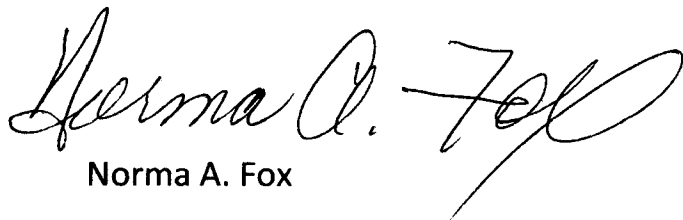
RE: Case No. Z-21-9-16

Attention:

Additional development of any and all property on Summerdale Drive must cease. The property owners in Hammock Pine Condominiums are assessed for updating, repairs, and maintenance of storm sewers which include run off from all properties on Summerdale Drive. Property owners on Summerdale Drive have not been required to pay for any and all repairs. Curlew Creek run off passes onto Hammock Pine property as well. This is a lot of water passing through our property which causes stress on pipes and other parts of the storm sewage system.

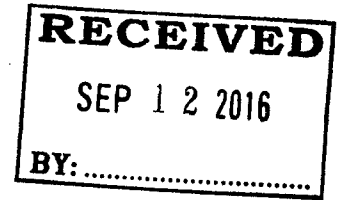
The side gate to Hammock Pine property is also often accessed by those on Summerdale Drive as a short cut to US 19. These drivers "piggy back" behind Hammock Pine resident's vehicles and cause undue stress on our gate sliding mechanism as well as extra weight on the storm sewage pipe under the gate.

OVERDEVELOPED PROPERTY WHICH REQUIRES EXTRA COUNTY/CITY SERVICES, INADEQUATE GREEN SPACES, AND MONEY FOR EDUCATION ARE MORE OF A PRIORITY THAN ALLOWING FURTHER DEVELOPMENT ON SUMMERDALE DRIVE. This also places an extra financial burden on tax paying residents of Hammock Pine Condominiums. THIS MUST STOP AT ONCE.


Norma A. Fox

Sept. 5, 2016

Pinellas County
Development Review Services
440 Court St., 4th Floor
Clearwater, FL 33756



Re: Case No. Z-21-9-16

To: Board of County
Commissioners

As an owner in Hammock Pines, I oppose this zoning change. The Hammock Pines community has been over burdened with sewer over-usage on Summerdale Drive. Causing expensive repairs to our sewer system. The County has benefitted and the residence living in Hammock Pines have had to pay for these repairs! Enough is enough, let the builder use septic systems independent of the existing sewer. It is at capacity usage! Deny this zoning change!

Sincerely,
Theresa + Herman Jacob
2402 Hammock Pine Blvd.
Clearwater, FL 33761

From: David Parsons <dparsons@tampabay.rr.com>
Sent: Tuesday, September 06, 2016 2:18 PM
To: Zoning
Subject: RE: Case No. Z-21-9-16

To all concerned:

I live in Hammock Pine Condominiums and have since 1992. ALL of the storm sewage from Summerdale Drive dumps into OUR storm sewer pipes causing us undue expenses for repairs, etc. We residents of Hammock Pine are footing the bill for all properties' responsibilities for storm sewer repair/maintenance on Summerdale Drive. This is NOT fair and causes many of us financial hardships when assessed for such repairs. NO property should be allowed to be developed on Summerdale, especially right beside our Summerdale Drive gate. Allowing such properties to be developed is an injustice to us in Hammock Pine.

Furthermore, many residents or those taking short cuts to US 19 already piggy back on Hammock Pine vehicles entering the Summerdale Drive security gates. Add more vehicles from the proposed developed property and another undue aggravation is added to our burden.

It is long overdue for residents/businesses along Summerdale Drive to step up to the plate and assume any cost related maintenance/repairs to the storm sewage drain system. Until then, NO MORE development on Summerdale Drive, period.

David F. Parsons
1511 Hammock Pine Blvd.
Clearwater, FL 33761

To: Pinellas County Planning Department, Zoning Division

**Regarding: Case Number -21-9-16 – Paul W. & Nancy J. Guilmette
Land tech Design Group Inc. Applicant**

I ask that you vote to **disallow** the variance requested to the property identified by the case number above. The property would be adjacent to the entrance to my subdivision the Hidden Pines subdivision across from this property.

Granting this variance will cause a **great hardship** for accessing Hidden Pines subdivision in which I live.

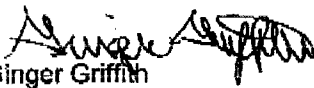
- Traffic has more than tripled in the last ten years while the road surface has been compromised due to the large car carriers coming to the car dealer repair facility across from Countryside Pines Drive.
- With the gated community Hammock Pine located north of the property for which this variance request, there is no alternate exit to US 19 other than via Summerdale drive to SR 580 or US 19 via Evans Road.
- While Hammock Pine Blvd. (which is an exit for the subdivision mentioned above) is closed during the planned US 19 overpass construction, all of the residents of the 84 buildings in this community will **only** be able use Summerdale Drive to exit their property.
- Having an adjusted variance, reducing the setback, and adding more single family homes will have the effect of increased traffic on the already patch-work quilt road surface of Summerdale Drive and Evans Road.
- Large open culverts adjacent to the proposed variance property and along most of the length of Summerdale Drive limit the road's width and availability of sidewalk space.

The other properties on Summerdale road all have set backs and I feel it will affect the look of the properties and decrease the property values in the area.

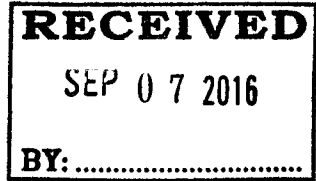
Due to the timing of this hearing, I will not be able to attend during my work day. I urge you to please vote against the adjusted variance, reducing the setback and adding more single family homes to this application.

I would ask that you please carefully consider the surrounding community and decide against allowing this variance. Thank you from a Pinellas Tax payer since 1995.

Sincerely,


Ginger Griffith
2485 Hickman Circle
Clearwater, Florida, 33761

September 3, 2016



To: Pinellas County Planning Department

Subject: Request for Zoning Change—Property at 2881 Summerdale Drive, Clearwater, FL

I **oppose** changing the referenced property from an RPD-7.5, to an R-5, Urban Residential with variance to allow a single family subdivision with up to 10 lots fronting on a private road with 2 of the lots allowing for structures closer to the private road than normally allowed.

Objection #1: Increases the wastewater (sewer) hookups and discharge 10 fold over what it is currently. This additional wastewater flow will go through the private property known as Hammock Pine, a condominium complex. Within the last 3 years a large sewer main repair was required within the Hammock Pine complex and Hammock Pine Condominium property owners were required to pay an assessment per unit to cover the cost of this repair. Total project cost for this repair was approximately \$350,000. In preparation for this repair, it was determined that less than 30% of the sewerage flow was generated from within the Hammock Pine complex. The remainder was from flows outside the Hammock Pine complex being passed through. I object to this rezoning because it will increase the sewer flow through the Hammock Pine Condominium property with no offsetting requirement for the referenced property to pay for any future repairs.

Objection #2: Increased vehicle traffic. I have owned and occupied a condominium unit in the Hammock Pine complex for 14 years. Since purchasing my unit in 2002, I have watched the vehicle traffic increase.

First was the rezoning of the property on the northeast corner of SR 580 and Summerdale Drive which replaced a mobile home park with a commercial shopping center. The additional traffic generated by this change added a traffic signal to the intersection of SR580 and Summerdale.

Second was Lexus of Clearwater building a large repair garage on the west side of Summerdale north of Evans Road. The Lexus of Clearwater dealership fronts towards U.S. 19 and Evans Road. The new garage increased the back and forth traffic flow between the two structures owned by the Lexus dealership.

Third was the development of a subdivision with 10 single family homes fronting on a new private road called Summerdale Court. This subdivision has created additional vehicle traffic on Summerdale Drive and Evans Road.

Fourth and the most recent was the sale of the property on the northwest corner of Summerdale Drive and Evans Road. Most of this acreage was what appeared to be a junk yard with a single family residence. It is now a large fenced storage lot for Lexus of Clearwater. It appears to be used for storage of new/used cars for the dealership and parking for employees. Again, the traffic flow between the dealership, their garage and this lot has added traffic to both Evans Road and Summerdale Drive.

All of this additional vehicle traffic is being generated on a roadway that dead ends into the Hammock Pine Condominium Complex. Hammock Pine Condominium Complex has a restricted access gate at its Summerdale exit. The proposed rezoning puts additional vehicle traffic less than 100 feet from our Summerdale gate. The gravel turn-around on the east side of Summerdale just outside our gate is already frequently used as a turnaround space when the unsuspecting driver, thinking it's a short cut to U.S. 19, comes upon our gates. Our gates have been hit on numerous occasions, to the point of Hammock Pine Condominium Complex installing cameras in order to capture the identity of the culprits.

Final note: What was once a peaceful and quiet local access road is fast becoming another speedway. The just doesn't need to be any more development of this type on Summerdale.

Janice E. Smith
Janice E. Smith (Property Owner)
1514 Hammock Pine Blvd
Clearwater, Fl. 33761