

## Johnson, Krista

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**From:** McLaughlin, Karen  
**Sent:** Thursday, January 26, 2023 3:18 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Public Hearing Case # FLU-22-04& ZON-22-05 - Correspondence (Stephen Walters)  
**Attachments:** Letter for County Hearing.pdf

**Categories:** SENT TO BOARD REPORTERS

Good Afternoon,

Please see attached letter and email trail below for the BCC meeting on January 31<sup>st</sup>, 2023.

Thank you,

**Karen McLaughlin**

**Planning Analyst**

Housing & Community Development

Pinellas County Government

440 Court Street

Clearwater, FL 33756

[kmclaughlin@pinellas.gov](mailto:kmclaughlin@pinellas.gov)

Office: (727) 464-3583



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**From:** Zoning, Planning <[zoning@pinellas.gov](mailto:zoning@pinellas.gov)>  
**Sent:** Thursday, January 26, 2023 3:14 PM  
**To:** McLaughlin, Karen <[kmclaughlin@pinellas.gov](mailto:kmclaughlin@pinellas.gov)>; Bailey, Glenn <[gbailey@pinellas.gov](mailto:gbailey@pinellas.gov)>  
**Cc:** Cord, Molly <[mcord@pinellas.gov](mailto:mcord@pinellas.gov)>; Brinson, Ryan <[rbrinson@pinellas.gov](mailto:rbrinson@pinellas.gov)>; Swearengen, Scott M <[sswearengen@pinellas.gov](mailto:sswearengen@pinellas.gov)>  
**Subject:** FW: Public Hearing Case # FLU-22-04& ZON-22-05

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**From:** steve walters <[swalters691@hotmail.com](mailto:swalters691@hotmail.com)>  
**Sent:** Thursday, January 26, 2023 1:45 PM  
**To:** Zoning, Planning <[zoning@pinellas.gov](mailto:zoning@pinellas.gov)>  
**Subject:** Public Hearing Case # FLU-22-04& ZON-22-05

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Good afternoon,

We had attempted to send a letter regarding the upcoming public hearing on January 31<sup>st</sup> a few days ago, but looking in my email today it looks like some formatting was messed up and only half the letter came through. Apologies for any confusion, please see the corrected version attached to this message. Thank you.

Stephen Walters

Re: Case No FLU-22-04. & ZON-22-05

To whom it may concern,

My family and I live on De Long Way and are writing to express our concern and dismay regarding the proposed Community Assisted and Supported Living facilities proposed to be rezoned and built in our neighborhood.

Our home is located on a quiet, peaceful street where our children can play outside and our family feels safe. There are few homes, occupied by neighbors who have all lived here for many years. We know each other, we feel a sense of community, and all take pride in maintaining our homes and properties. As a result of this hard work, our property values remain relatively high for the area.

The one glaring exception to that rule is the current CASL property that is operated directly across the street from our home. This company does not maintain their properties, nor do they complete promised amenities and projects for their facilities. We were supportive when they initially built their existing facilities, as they had grandiose plans for an art center, an ice cream shop, activities for the residents, and more.

Now, several years later, we see none of that. None of their promised projects have been finished, and instead the buildings are left to deteriorate. We can see firsthand how poorly CASL manages their properties.

Several times, the employees have had to come to our home to borrow tools for urgent, necessary repairs because management is unreachable. There is no regular maintenance performed on the buildings and systems, and there are vulnerable residents who deserve the care and comfort they are paying for. We have also taken it upon our selves to clean up yard debris, such as fallen tree limbs, after CASL management lets them sit in the street for days.

On one occasion, the building had no power, and their supposedly “brand new” generator that management had supplied was not working. The employees became desperate when they could not contact management and, as a last ditch effort, called their own elderly relatives out to make the needed repairs. We are happy to loan supplies when we can, but the ownership should be held responsible for maintaining a functional facility, or at least being reachable to call someone when repairs are required.

If we cannot trust them to manage a 6-person independent living facility (with an average of 3 residents), how could we ever trust them to manage something of the size and scale they are proposing? A quick search of the company reveals that their other properties are in even worse shape than the current De Long Way facility. News reports from Lee County, for example, uncovered hundreds of police calls each year to CASL properties, as well as 5 deaths between 2018 and 2020. They are also well known to house individuals with drug abuse problems in addition to disabilities.

Please do not feel these concerns are in any way because this facility intends to house disabled persons. We ourselves have two disabled relatives living in our home and have no hesitation or prejudice on that front. Our objection is solely because of the reputation this company has for poor upkeep of their properties. There is no room in this quiet, peaceful neighborhood for any commercial venture of this scale, let alone one that will no doubt be mismanaged. It will radically change the neighborhood that we value so much. We need to keep our neighborhood safe for those who already live here. Please do not allow this rezoning or building to take place.

Thank you for your time.

Sincerely,  
Stephen and Wendy Walters  
7749 De Long Way  
Seminole FL 33776

## Johnson, Krista

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**From:** McLaughlin, Karen  
**Sent:** Tuesday, January 24, 2023 4:53 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Pinellas County Applications #FLU22-04 and #ZON22-05  
**Attachments:** Denial of Pinellas County Applications\_Alonso.pptx; Planning Analysis\_1-20-23.pdf

**Importance:** High

**Categories:** SENT TO BOARD REPORTERS

Good Afternoon,

Please see attached and email trail below regarding the January 31<sup>st</sup>, 2023 BCC Meeting.

Thank you,  
Karen McLaughlin

---

**From:** Bailey, Glenn <gbailey@pinellas.gov>  
**Sent:** Tuesday, January 24, 2023 4:18 PM  
**To:** McLaughlin, Karen <kmclaughlin@pinellas.gov>  
**Cc:** Cord, Molly <mcord@pinellas.gov>  
**Subject:** FW: Pinellas County Applications #FLU22-04 and #ZON22-05  
**Importance:** High

Karen,

Please send this to the correspondence contact.

Thank you,

**Glenn Bailey, AICP**  
Zoning Manager  
Housing & Community Development  
(727) 464-5640  
[gbailey@pinellas.gov](mailto:gbailey@pinellas.gov)

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**From:** Brian J. Aungst Jr. <[BJA@macfar.com](mailto:BJA@macfar.com)>  
**Sent:** Tuesday, January 24, 2023 3:59 PM  
**To:** Bailey, Glenn <[gbailey@pinellas.gov](mailto:gbailey@pinellas.gov)>  
**Cc:** Luis Serna <[LSerna@cgasolutions.com](mailto:LSerna@cgasolutions.com)>; Samantha L. Sanchez <[sls2@macfar.com](mailto:sls2@macfar.com)>; Clay A. Gilman <[cgilman@macfar.com](mailto:cgilman@macfar.com)>  
**Subject:** Re: Pinellas County Applications #FLU22-04 and #ZON22-05  
**Importance:** High

**CAUTION:** *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Good afternoon Glenn, please see attached planning report and PowerPoint presentation in opposition to applications #FLU22-04 and #ZON22-05. I would like the ability to present the PowerPoint to the Commissioners during the January 31<sup>st</sup> hearing. If you need me to contact someone else at the County to facilitate that please let me know.

Please let me know if you would like to discuss with us prior to the hearing. I am providing these documents to counsel for the Applicant today under separate cover. If you could please provide me with the staff PowerPoint, report, and anything submitted by the Applicant since the LPA hearing when you get a chance I would appreciate it.

Thank you,

Brian

**Brian J. Aungst, Jr., Esq.**

Macfarlane Ferguson & McMullen

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Bio: [Brian J. Aungst](#)



ATTORNEYS & COUNSELORS AT LAW | EST. 1884

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Denial of Pinellas County Applications  
#FLU22-04 and #ZON22-05

Brian J. Aungst, Jr.







# Development Potential

Development Potential Under the **Existing** R-E Zoning Designation:

$$2.5 \text{ d.u./ac.} \times 2.79 \text{ ac.} = \underline{\mathbf{7 \text{ units}}}$$

Development Potential Under the **Proposed** RM – CO Zoning Designation:

$$5.0 \text{ d.u./ac.} \times 2.79 \text{ ac.} = \underline{\mathbf{14 \text{ units}}}$$

**With 50 Percent Density Bonus:**

$$5.0 \text{ d.u./ac.} \times 1.5 \text{ bonus} = 7.5 \text{ d.u./ac.}$$

$$7.5 \text{ d.u./ac.} \times 2.79 \text{ ac.} = \underline{\mathbf{21 \text{ units}}}$$

Division 2 – Conditional Overlay  
Section 138-1200 – Definition, Purpose & Intent

“The purpose of a Conditional Overlay (CO) is to provide for additional limitations to the underlying zoning district, *to ensure compatibility with surrounding uses* and consistency with the comprehensive plan and this Code.” (emphasis added)

## Section 138-1202 – Limitation on permitted development regulations

- Development regulations imposed by a CO shall be limited to those which:
  - a) Prohibit certain Type 1, 2 and 3 uses and accessory uses otherwise authorized in the underlying zoning district;
  - b) Decrease the number or average density of dwelling units that may be constructed on the subject property;
  - c) Increase minimum lot size, minimum lot depth or minimum lot width requirements;
  - d) Limit maximum floor area ratio (FAR);
  - e) Limit maximum height;
  - f) Increase minimum yard and setback requirements
  - g) Limit building or impervious coverage;
  - h) Impose specific design criteria; AND/OR
  - i) Restrict access to/from adjacent roadways.

# Uses in R-E Zoning District

## PERMITTED USES

- Residential Uses
  - Community Residential Home, Category 1: 1 to 6 residents
  - Dwelling, Live/Work
  - Dwelling, Single-family Detached and their customary accessory uses
  - Modern Manufactured Home
- Accommodations
  - Short-Term Vacation Rentals
- Arts, Recreation, and Entertainment Uses
  - Natural Resources and Wildlife Management Uses
  - Parks and Recreation areas – Facility-based Low Intensity
  - Parks and Recreation areas – Resource-based
  - Day Care, Family
  - Wireless Communication Tower
- Utilities
  - Utilities, Class I
  - Utilities, Class II
- Agricultural Uses
  - Community Gardens

## ACCESSORY USES

- Animals and Livestock
  - Farm Animals
  - Non-Traditional Pets (examples include pot-bellied pigs, pygmy goats, and marmosets)
- Utilities
  - Solar Energy Systems
- Transportation, Communication, and Information Uses
  - Wireless Communication Antennae (WCA)
- Commercial and Office Uses
  - Food Carts/Food Trucks – Mobile
  - Model Dwelling Units and Pre-construction Sales Offices
- Residential Uses
  - Accessory Dwelling Unit
  - Accessory Dwelling Unit, Owner/Manager
  - Home Occupation
  - Outdoor Storage, Residential

# Incompatibility of Uses

- The applicants have not addressed the incompatibility between the proposed development of twenty (20) residential units housing up to twenty-eight (28) residents and the adjacent R-E zoning district.
- Construction of a multi-family development in an area surrounded by parcels zoned R-E will create an area with uses which are incompatible with one another.
- Further, parcels with owners which have utilized these historically compatible uses in the R-E zoning district will end up being criticized by the residents of the proposed multi-family development due to the incompatibility of the uses.



*MEMORANDUM*

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TO: Mr. Peter Alonso

FROM: Luis N. Serna, AICP *LNS*  
Calvin, Giordano & Associates, Inc.

SUBJECT: Planning Analysis of the Community Assisted and Supported Living, Inc. Future Land Use Amendment and Zoning Atlas Amendment (Pinellas County #FLU22-04 and #ZON22-05).

DATE: January 20, 2023

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I have reviewed the above-referenced project for compliance with the Pinellas County Land Development Code and Comprehensive Plan. I am providing herein my findings for your consideration.

My primary concern from a planning perspective is that the applicants are proposing a significant residential density increase adjacent to a zoning district (Residential Estate) that permits and currently contains lower density development as well as land uses that are not compatible with the requested density. Therefore, it is my opinion that the Future Land Use Map and Zoning Atlas amendments request are not consistent with the purpose and intent of the Conditional Overlay and the Affordable Housing Density Bonus requirements of the Pinellas County Land Development Code and Comprehensive Plan.

**Project Summary**

Parcel Location: 13000 Park Boulevard, Unincorporated Pinellas County.

Parcel Identification Numbers: 29-30-15-70794-400-0701 and 29-30-15-70794-400-0703.

Parcel Size: 2.79 acres.

The applicants are proposing a Zoning Atlas amendment from R-E (Residential Estate) to RM-CO (Multi-Family Residential – Conditional Overlay). Associated with this request, the applicants have submitted a request for a Comprehensive Plan Future Land Use Amendment of the subject property from Residential Suburban (RS) to Residential Low (RL).

- Building Code Services
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- Code Enforcement
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- Electrical Engineering
- Engineering
- Environmental Services
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- Geographic Information Systems (GIS)
- Governmental Services
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- Landscape Architecture
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13535 Feather Sound Dr.  
Suite 135  
Clearwater, FL 33762  
727.394.3825 phone

[www.cgasolutions.com](http://www.cgasolutions.com)



The Conditional Overlay associated with the Zoning Atlas amendment proposes, according to the Local Planning Agency's staff report, to limit the number of residential dwelling units to a maximum of 21 that will include a combination of one-, two-, and three-bedroom units in single-story duplex or triplex residential structures, to be occupied as independent housing for a maximum of 28 Persons with Developmental Disabilities, as defined by Florida Statutes Section 393.063(1), to include permanent supportive housing services, provided however that no such permanent supportive services shall be provided to persons with who are not occupants of the development. A clubhouse and other associated amenities will be included.

Following the Pinellas County Local Planning Agency's recommendation of denial of the request, the applicants provided a conceptual site plan and proposed additional conditions including a reduction of units to 20, additional setbacks including a 120-foot rear setback, elimination of three-bedroom units, and a maximum height of one story.

Although the proposed RM zoning districts establishes a maximum density of five units per acre, the applicants are proposing to utilize the Affordable Housing Density Bonus as specified in Section 138-3211 of the Pinellas County Land Development Code and Policy 1.2.9 of the Future Land Use and Quality Communities Element of the Pinellas County Comprehensive Plan, in order to receive a 50 percent density bonus to achieve the 20 maximum units specified by the proposed Conditional Overlay.

Development Potential Under the **Existing** R-E Zoning Designation:

$2.5 \text{ d.u./ac.} \times 2.79 \text{ ac.} = \mathbf{7 \text{ units}}$

Development Potential Under the **Proposed** RM – CO Zoning Designation:

$5.0 \text{ d.u./ac.} \times 2.79 \text{ ac.} = \mathbf{14 \text{ units}}$

**With 50 Percent Density Bonus:**

$5.0 \text{ d.u./ac.} \times 1.5 \text{ bonus} = 7.5 \text{ d.u./ac.}$

$7.5 \text{ d.u./ac.} \times 2.79 \text{ ac.} = \mathbf{21 \text{ units}}$





### Existing R-E Zoning Lot and Setback Standards

	Max. Bldg. Height	Minimum Lot			Minimum Setbacks				
		Area	Width	Depth	Front Structure	Front-Porch, patio, deck	Side Interior	Side Street	Rear
Single-Family Detached	35 ft.	32,000 sq. ft.	90 ft.	100 ft.	25 ft.	15 ft.	15 ft.	20 ft.	20 ft.

### Proposed RM Zoning Lot and Setback Standards

	Max. Bldg. Height	Minimum Lot			Minimum Setbacks				
		Area	Width	Depth	Front Structure	Front-Garage	Side Interior	Side Street	Rear
Single-Family Detached	35 ft.	3,000 sq. ft.	N/A	N/A	10 ft.	20 ft.	5 ft.	10 ft.	5 ft.
Single-Family Attached/ Two-Family Dwelling/ Three-Family Dwelling	45 ft.	1,400 sq. ft.	20 ft.	70 ft.	10 ft.	20 ft.	0 ft. 5 ft. (end unit)	10 ft.	5 ft.
All Other Uses and Building Types	50 ft., except 100 ft. with Type 2 Approval	7,500 sq. ft.	75 ft.	80 ft.	10 ft.	20 ft.	5 ft.	10 ft.	10 ft.

### Planning Analysis

After reviewing the Land Development Code sections and Comprehensive Plan policies applicable to the proposed Zoning Atlas and Future Land Use Map amendments, in my opinion, the applicants have not satisfactorily addressed potential adverse impacts to surrounding properties and are not, therefore, consistent with the purpose and intent of the Conditional Overlay and the Affordable Housing Density Bonus requirements of Pinellas County.

1. Consistency with the Purpose and Intent of the Conditional Overlay (CO) Code Requirements.

According to Section 138-1200 of the Land Development Code:



The purpose of a Conditional Overlay (CO) is to provide for additional limitations to the underlying zoning district, *to ensure compatibility with surrounding uses* and consistency with the comprehensive plan and this Code.

(Emphasis added)

Section 138-1202 lists the limitations that can be considered with a CO including prohibiting certain uses, increasing minimum yard and setback requirements, limiting building or impervious coverage, and the imposition of specific design criteria. In this case, the applicants have proposed limiting uses to duplex and triplex structures on no more than a single story and providing increased minimum side and rear setbacks.

2. Consistency with the Affordable Housing Density Bonus Requirements of the Land Development Code and Comprehensive Plan.

According to Policy 1.2.9 of the Future Land Use and Quality Communities Element of the Comprehensive Plan:

The Pinellas County Land Development Code may allow a density bonus for Affordable Housing Developments as specified in the County's adopted State Housing Initiative Partnership Housing Incentive Plan, and subject to program guidelines and specifications *as well as compatibility with surrounding development*, site constraints, and other appropriate considerations as determined through the Pinellas County Comprehensive Zoning Regulations *and the site plan review process*.

(Emphasis added)

Comprehensive Plan Policy 1.2.9 also addresses compatibility with surrounding development.

In my opinion, the applicants have not addressed the incompatibility between the proposed development of 20 residential units with up to 28 residents and the adjacent R-E Zoning district. Two such incompatible uses permitted in the R-E district, listed in Table 138-355 of the Pinellas County Land Development Code, include "Agricultural Activities, Commercial Use," requiring Type 2 Review, and "Farm Animals," permitted as an Accessory Use. Note that the parcels adjacent to the subject property that are zoned R-E are at least one acre in size and could potentially support those incompatible uses listed cited above. The incompatibility of these uses with future residents living in close proximity on the subject property should be a consideration in the proposed Future Land Use and Zoning Atlas amendments.



## **Conclusion**

Based on the above analysis, in my opinion, the applicants must address the purpose and intent of the Commercial Overlay and Affordable Housing Density Bonus requirements of the Pinellas County Land Development Code and Comprehensive Plan by addressing incompatibility between the proposed higher density residential development and uses permitted in the adjacent existing R-E zoning district.

## Johnson, Krista

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**From:** Coats, Nikki  
**Sent:** Tuesday, January 24, 2023 4:49 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Re-zoning of Property 13000 Park Blvd  
**Attachments:** Commissioner Janet C. Long.docx

**Categories:** SENT TO BOARD REPORTERS

Please add to record.

### *Nikki Coats*

Executive Assistant to the Board of County Commissioners  
315 Court Street, Clearwater, FL 33756  
727-464-3377 office  
[ncoats@pinellas.gov](mailto:ncoats@pinellas.gov)  
[www.pinellas.gov](http://www.pinellas.gov)

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**From:** Long, Janet C <[JanetCLong@pinellas.gov](mailto:JanetCLong@pinellas.gov)>  
**Sent:** Tuesday, January 24, 2023 9:00 AM  
**To:** Hadad, Cassandra <[chadad@pinellas.gov](mailto:chadad@pinellas.gov)>  
**Cc:** Coats, Nikki <[ncoats@pinellas.gov](mailto:ncoats@pinellas.gov)>  
**Subject:** FW: Re-zoning of Property 13000 Park Blvd

Cassandra Hadad  
Executive Aide to Commissioner Janet C. Long  
[chadad@pinellas.gov](mailto:chadad@pinellas.gov)

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**From:** Delane Ward <[delaneward@aol.com](mailto:delaneward@aol.com)>  
**Sent:** Monday, January 23, 2023 5:19 PM  
**To:** Long, Janet C <[JanetCLong@pinellas.gov](mailto:JanetCLong@pinellas.gov)>  
**Subject:** Re-zoning of Property 13000 Park Blvd

**CAUTION:** *This message has originated from outside of the organization. **Do not** click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Dear Commissioner Long,

This letter is opposing the re-zoning of the property located at 13000 Park Boulevard. If you have any additional questions please respond to Delane Davis at [delaneward@aol.com](mailto:delaneward@aol.com) or mobile: 727-560-1926.

Thank you very much for your time and consideration concerning the re-zoning of the property located at 13000 Park Boulevard Seminole, Florida 33776

Thank you,



January 23, 2023

Commissioner Long  
315 Court Street  
Clearwater, Florida 33756  
Email: [JanetCLong@pinellas.gov](mailto:JanetCLong@pinellas.gov)

Dear Commissioner Long:

The letter is in reference to the **UPCOMING PUBLIC HEARING REGARDING THE USE OF LAND** located at 13000 Park Boulevard in unincorporated Seminole.

As the owner of this property 7675 De Long Way which is located in the vicinity/next to the property at 13000 Park Boulevard I am opposed to the change in land use from Residential Suburban to Residential Low and a change of Zoning from R-E, Residential Estate to RM-CO, Multi Family Residential Conditional Overlay. I am opposing this change in rezoning due to the fact the company CASL, Community Assisted and Supported Living does not just provide supportive services to persons with Developmental Disabilities. They also provide supportive services to individuals who experience homelessness or struggle with strong mental illness, trauma, disabilities, or co-occurring disorders. They also have a transition program to reintegrate post-release incarcerated individuals into the community.

Once the re-zoning has been changed CASL will have the freedom to house any of the above-mentioned individuals in that community. Housing such individuals would have a major impact on the entire Seminole/Non-Incorporated area. Not only would our current market rate on our properties decline but each one of us would be subject to the behaviors of the individuals that CASL moves into the community. CASL markets and promotes itself as a 501c3 non-profit corporation which provides safe, supportive, and affordable housing and needed services to adults with developmental disabilities. It does not discuss the residents that have passed at their communities due to neglect. The Supportive Housing Concerns: An investigation into Community Assisted and Supported Living (CASL) is included in this document:

**SUPPORTIVE HOUSING CONCERNS: An investigation into Community Assisted and Supported Living (CASL)**

Five People have died in just the last 3 years.

LEE COUNTY — In an exclusive investigation, Fox 4 has learned at least five people living in supportive housing in Lee County have died in just the last three years.

The organization that owns the homes is called Community Assisted and Supported Living, or CASL. It buys homes in regular neighborhoods to house people struggling with drug addiction, mental illness, or chronic homelessness, but after a series of deaths and other concerning incidents, questions are being asked about how this program is managed. So we took the time to visit several properties to learn more.

We first spoke with Roger Davis, who lives in Cape Coral. He said he has always known that his neighbors have special needs, but it was about three years ago when he became concerned those needs were not being met.

“One of them passed away, and it was about 3 days before anybody found him. And I end up finding him,” said Davis.

Davis said the discovery was gruesome.

“Soon as I hit the garage door I could tell he was dead because I could smell him... I picked the lock on the door, I go in, not all the way, but I go in, and he was dead,” said Davis.

After that day, Davis said he started keeping a closer eye on the people managing the property, and his concerns got worse.

The organization that owns the homes is called Community Assisted and Supported Living, or CASL. It buys homes in regular neighborhoods to house people struggling with drug addiction, mental illness, or chronic homelessness, but after a series of deaths and other concerning incidents, questions are being asked about how this program is managed. So we took the time to visit several properties to learn more.

We first spoke with Roger Davis, who lives in Cape Coral. He said he has always known that his neighbors have special needs, but it was about three years ago when he became concerned those needs were not being met.

“One of them passed away, and it was about 3 days before anybody found him. And I end up finding him,” said Davis.

Davis said, “the discovery was gruesome.”

“Soon as I hit the garage door I could tell he was dead because I could smell him... I picked the lock on the door, I go in, not all the way, but I go in, and he was dead,” said Davis.

After that day, Davis said he started keeping a closer eye on the people managing the property, and his concerns got worse.

“Not taking them to the doctor when they’re supposed to, to their appointments. Store, I usually end up having to take them to the store,” said Davis.

We tagged along on one of those grocery store trips. Because Davis is retired, he has the time to help, but he feels like if he wasn’t there, his neighbors wouldn’t have anyone looking out for them on a regular basis. One man, who lives in the CASL-owned home next door to Davis, described the problem with his case manager.

“She’s supposed to take you to the appointments, and you give her notice so she can write it down in the book, but then she’ll come back a week later, or sometimes the day before, telling you she can’t do it, you got to find your own way because she’s busy,” said the man.

The people living in that house didn't want to be identified, but we wanted to hear more voices, so we took a trip across Cape Coral to another CASL property. That's where we met Larry Neelis. He's been renting from CASL for the past 4 years, and has stories of his own.

"I came up from doing errands, and the police were here, and I of course said come into my house, and I said well what's going on? And they weren't going to say anything, and I could tell that something happened bad," said Neelis.

That "something bad" was his neighbor dying. According to police records, two people have died in the past three years in Neelis' duplex. That's in addition to numerous police calls. Neelis said most of those were for his roommate, who had mental issues.

"A lot of them were just one day you saw them and the next day they were gone. They would quit that quickly," said Neelis.

CASL is based in Sarasota, so we took a road trip to their headquarters to learn more. We met with C.E.O. Scott Eller, and asked about the program. He said CASL offers low rent to people with disabilities, as low as \$200 a month, and anyone can apply to live there.

"Their disability should not be a factor. What should be a factor is they want a place to live," said Eller.

And that's not just Eller's opinion, it's the law. We spoke with an attorney who explained how the Fair Housing Act works.

The organization that owns the homes is called Community Assisted and Supported Living, or CASL. It buys homes in regular neighborhoods to house people struggling with drug addiction, mental illness, or chronic homelessness, but after a series of deaths and other concerning incidents, questions are being asked about how this program is managed. So we took the time to visit several properties to learn more.

We first spoke with Roger Davis, who lives in Cape Coral. He said he has always known that his neighbors have special needs, but it was about three years ago when he became concerned those needs were not being met.

"One time he went across the neighbor's and was up on top of the roof of their car jumping up and down," said Neelis.

CASL's website shows that it offers supportive housing, with dedicated case managers to make sure needs are met. We asked Neelis about his managers.

"A lot of them were just one day you saw them and the next day they were gone. They would quit that quickly," said Neelis.



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And Eller said he's personally had that tested in court.

"We were in federal court with Sarasota County for 4 years, along with the United States Department of Justice, to advocate for people protected under the federal Fair Housing Act, and fortunately the project is still running," said Eller.

That means CASL can offer housing to these individuals, and it's not even required to notify the police. We checked, and the Fort Myers Police Department told us they had never heard of CASL. Eller said CASL does offer case management to tenants, but that's also not required.

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For the people who do accept case management, Eller said his staff are there for them.

"They can spend about an hour and a half per week per individual... It would be no different than a senior citizen with home health, where a home health person comes out once or twice a week," said Eller.

And if a tenant causes serious issues, they can be evicted. That's what happened to Neelis' roommate after another incident.

"The police went and looked for him, and he had run off. Run off in his underwear and went up in a tree a couple of blocks from here," said Neelis.

We checked with police, and it turns out Neelis isn't the only one dealing with regular police visits. In total, CASL owns 19 different properties in Lee County, and over the last three years, police have had to respond to those houses a total of 238 times. That's an average of more than four times a year per house, but Eller said he still feels everything his case managers are doing at this time is sufficient.

In fact, Eller said he's so confident the program works, CASL is in the process of building a new, 80-bed facility in Sarasota to house more people. That construction is part of CASL's plan to expand its operations rapidly. In addition to the building in Sarasota, it also plans to turn land in Fort Myers into a 95-bed residential facility for people with mental illness, disabilities, or chronic homelessness issues.

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I mean it seems like they just stick them over there, here's a roof over "your head, fend for yourself," said Davis.

As a property owner and a member of this community I strongly oppose of the re-zoning of the property located at 13000 Park Boulevard. Seminole is known to be one of the best places to live in Florida. Seminole offers residents an urban suburban mix and feel and is a quaint, quiet community which would be severely negatively impacted if such re-zoning is approved.

Thank you for your consideration in denying this re-zoning.

Sincerely,

*Delane Duncan Davis*

**Delane Duncan Davis**

*Daniel Ray Davis*

**Daniel Ray Davis**

## Johnson, Krista

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**From:** McLaughlin, Karen  
**Sent:** Tuesday, January 24, 2023 8:33 AM  
**To:** BCC Agenda Comments  
**Subject:** BCC Hearing Correspondence: January 31st, 2023 BCC (FLU-22-04/ZON-22-05 (Community Assisted and Supported Living, LLC)  
**Attachments:** Re-Zoning.docx  
**Categories:** SENT TO BOARD REPORTERS

Good Morning,

Please see attached correspondence received regarding the cases for the January 31, 2023 BCC for **FLU-22-04/ZON-22-05** (Community Assisted and Supported Living, LLC).

Document Attached and below is the email message:

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**From:** Delane Ward <[delaneward@aol.com](mailto:delaneward@aol.com)>  
**Sent:** Monday, January 23, 2023 4:15 PM  
**To:** Zoning, Planning <[zoning@pinellas.gov](mailto:zoning@pinellas.gov)>  
**Subject:** Re-zoning of Property at 13000 Park Boulevard

**CAUTION:** *This message has originated from outside of the organization. **Do not** click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Dear Zoning Department,

I have attached a letter opposing the rezoning of the property at 13000 Park Blvd. If you have any additional questions concerning this letter please feel free to reach out to me Delane Davis at [Delaneward@aol.com](mailto:Delaneward@aol.com) or cell phone: 727-560-1926

Thank you,

Delane Davis

---

I will provide any additional incoming correspondence that is sent in to us.

Thank you,  
Karen

**Karen McLaughlin**  
**Planning Analyst**  
Housing & Community Development  
Pinellas County Government  
440 Court Street  
Clearwater, FL 33756

[kmclaughlin@pinellas.gov](mailto:kmclaughlin@pinellas.gov)

Office: (727) 464-3583



All government correspondence is subject to public records law

January 23, 2023

Pinellas County Housing & Community Development Zoning  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor.  
Clearwater, Florida 33756  
Email: [zoning@pinellas.gov](mailto:zoning@pinellas.gov)

Dear Zoning Department:

The letter is in reference to the **UPCOMING PUBLIC HEARING REGARDING THE USE OF LAND** located at 13000 Park Boulevard in unincorporated Seminole.

As the owner of this property 7675 De Long Way which is located in the vicinity/next to the property at 13000 Park Boulevard I am opposed to the change in land use from Residential Suburban to Residential Low and a change of Zoning from R-E, Residential Estate to RM-CO, Multi Family Residential Conditional Overlay. I am opposing this change in rezoning due to the fact the company CASL, Community Assisted and Supported Living does not just provide supportive services to persons with Developmental Disabilities. They also provide supportive services to individuals who experience homelessness or struggle with strong mental illness, trauma, disabilities, or co-occurring disorders. They also have a transition program to reintegrate post-release incarcerated individuals into the community.

Once the re-zoning has been changed CASL will have the freedom to house any of the above-mentioned individuals in that community. Housing such individuals would have a major impact on the entire Seminole/Non-Incorporated area. Not only would our current market rate on our properties decline but each one of us would be subject to the behaviors of the individuals that CASL moves into the community. CASL markets and promotes itself as a 501c3 non-profit corporation which provides safe, supportive, and affordable housing and needed services to adults with developmental disabilities. It does not discuss the residents that have passed at their communities due to neglect. The Supportive Housing Concerns: An investigation into Community Assisted and Supported Living (CASL) is included in this document:

**SUPPORTIVE HOUSING CONCERNS: An investigation into Community Assisted and Supported Living (CASL)**

Five People have died in just the last 3 years.

LEE COUNTY — In an exclusive investigation, Fox 4 has learned at least five people living in supportive housing in Lee County have died in just the last three years.

The organization that owns the homes is called Community Assisted and Supported Living, or CASL. It buys homes in regular neighborhoods to house people struggling with drug addiction, mental illness, or chronic homelessness, but after a series of deaths and other concerning incidents, questions are being asked about how this program is managed. So we took the time to visit several properties to learn more.

We first spoke with Roger Davis, who lives in Cape Coral. He said he has always known that his neighbors have special needs, but it was about three years ago when he became concerned those needs were not being met.

“One of them passed away, and it was about 3 days before anybody found him. And I end up finding him,” said Davis.

Davis said the discovery was gruesome.

“Soon as I hit the garage door I could tell he was dead because I could smell him... I picked the lock on the door, I go in, not all the way, but I go in, and he was dead,” said Davis.

After that day, Davis said he started keeping a closer eye on the people managing the property, and his concerns got worse.

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After that day, Davis said he started keeping a closer eye on the people managing the property, and his concerns got worse.

“Not taking them to the doctor when they’re supposed to, to their appointments. Store, I usually end up having to take them to the store,” said Davis.

We tagged along on one of those grocery store trips. Because Davis is retired, he has the time to help, but he feels like if he wasn’t there, his neighbors wouldn’t have anyone looking out for them on a regular basis. One man, who lives in the CASL-owned home next door to Davis, described the problem with his case manager.

“She’s supposed to take you to the appointments, and you give her notice so she can write it down in the book, but then she’ll come back a week later, or sometimes the day before, telling you she can’t do it, you got to find your own way because she’s busy,” said the man.

The people living in that house didn't want to be identified, but we wanted to hear more voices, so we took a trip across Cape Coral to another CASL property. That's where we met Larry Neelis. He's been renting from CASL for the past 4 years, and has stories of his own.

"I came up from doing errands, and the police were here, and I of course said come into my house, and I said well what's going on? And they weren't going to say anything, and I could tell that something happened bad," said Neelis.

That "something bad" was his neighbor dying. According to police records, two people have died in the past three years in Neelis' duplex. That's in addition to numerous police calls. Neelis said most of those were for his roommate, who had mental issues.

"A lot of them were just one day you saw them and the next day they were gone. They would quit that quickly," said Neelis.

CASL is based in Sarasota, so we took a road trip to their headquarters to learn more. We met with C.E.O. Scott Eller, and asked about the program. He said CASL offers low rent to people with disabilities, as low as \$200 a month, and anyone can apply to live there.

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We first spoke with Roger Davis, who lives in Cape Coral. He said he has always known that his neighbors have special needs, but it was about three years ago when he became concerned those needs were not being met.

"One time he went across the neighbor's and was up on top of the roof of their car jumping up and down," said Neelis.

CASL's website shows that it offers supportive housing, with dedicated case managers to make sure needs are met. We asked Neelis about his managers.

"A lot of them were just one day you saw them and the next day they were gone. They would quit that quickly," said Neelis.

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Thank you for your consideration in denying this re-zoning.

Sincerely,

*Delane Duncan Davis*

**Delane Duncan Davis**

*Daniel Ray Davis*

**Daniel Ray Davis**

## Johnson, Krista

---

**From:** Coats, Nikki  
**Sent:** Monday, January 23, 2023 1:16 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #26507138

**Categories:** SENT TO BOARD REPORTERS

### *Nikki Coats*

Executive Assistant to the Board of County Commissioners  
315 Court Street, Clearwater, FL 33756  
727-464-3377 office  
[ncoats@pinellas.gov](mailto:ncoats@pinellas.gov)  
[www.pinellas.gov](http://www.pinellas.gov)

*All government correspondence is subject to the public records law.*

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**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Monday, January 23, 2023 1:11 PM  
**To:** Coats, Nikki <ncoats@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #26507138

**CAUTION:** *This message has originated from outside of the organization. **Do not** click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

This information is a result of a Pinellas County Online Customer Service form submission from the Pinellas County web site.

#### **Direction of Inquiry**

- Commissioner Janet C. Long - District 1 (2023 Chair)
- Commissioner Brian Scott - District 2
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2023 Vice-Chair)
- Commissioner René Flowers - District 7

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**Subject** Rezoning for 13000 Park Blvd Seminole at Jan 31 meeting

**Message** I am highly opposed to this rezoning request. They were already turned down in zoning at the November 9, 2022 meeting. I have empathy for these people but most of the people they house are homeless. All of the properties around with the exception of a few are residential. Please research this company CASL. They are out of Sarasota and don't even know this area.

<b>Your Name</b>	Donna Chisholm
<b>Your Street Address</b>	7676 Delong Way
<b>City/Unincorporated County</b>	Seminole
<b>Zip Code</b>	33776
<b>Your Phone Number</b>	7275157672
<b>Your Email Address</b>	<a href="mailto:dchiz132@gmail.com">dchiz132@gmail.com</a>

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

