

**BOARD OF COUNTY  
COMMISSIONERS**

Dave Eggers  
Pat Gerard  
Charlie Justice  
Janet C. Long  
John Morrone  
Karen Williams Seel  
Kenneth T. Welch



January 25, 2016

Dear Frank and Isabel Hernandez:

Thank you for your thoughtful email to Commissioner Pat Gerard in response to the proposed rezoning of the 10.3 acres located at 29582 U.S. Highway 19 N. (Case No. Z-33-12-15). Commissioner Gerard forwarded your email to County staff so that we would be aware of the proposals you have offered for consideration. County staff has read and evaluated your proposals and, after careful consideration, offer the following responses:

1. Currently, the design of the Household Electronics and Chemical Collection Center (HEC3) is in the concept phase. The engineer working on the concept plan will evaluate alternative layout options for locating the HEC3 on the property in response to concerns from the residents along Ranchette Lane. The final concept plan will also need to take into consideration site conditions, engineering constraints, cost factors, other existing and planned uses of the property, and permitting requirements. Pinellas County Solid Waste staff would be happy to meet with the community along Ranchette Lane to get your input before the concept plan for the HEC3 is completed.
2. It is my understanding that collection at the HEC3 will begin with one Saturday a month and expand to two Saturdays a month if participation consistently exceeds a certain threshold of participants. You have requested that, if in the future the County anticipates more than two collections a month, Solid Waste staff would meet with the homeowners along Ranchette Lane to discuss plans for the proposed increase in collections. The Solid Waste Department is willing to do that.
3. There is already a thick stand of Australian Pines that help buffer the County-owned subject area from the residences to the west. The Code requires that a solid fence or wall of at least 6 feet in height be installed along the property line where it abuts residential uses. You have requested that a hedge of at least 8 feet in height be included in addition to a 6-foot wall, and the County is willing to consider whether additional screening along the west side of the site that exceeds Code requirements is needed to adequately buffer nearby residences on Ranchette Lane from activities on the subject area. The County would need to take into consideration that any additional

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buffering provided to the residences along Ranchette Lane may then also be requested by the mobile home park to the south.

4. In your email, you mention that talk of Ranchette Lane being extended eastward to U.S. Highway 19 “comes up every once in a while as the discussion of how to handle the impact of growth of Pinellas County increases”. The Transportation Element of the Pinellas County Comprehensive Plan currently identifies the need for right-of-way (ROW) to extend Ranchette Lane east to U.S. Highway 19. Currently, there are no plans to extend Ranchette Lane, and the Planning Department will be coordinating with County Public Works to amend the Transportation Element to remove the need for ROW to extend Ranchette Lane. This amendment would be most appropriate when the Planning Department updates the Transportation Element, which will include the opportunity for citizen involvement and input.

If you have any questions, do not hesitate to contact me at 727 464-8200.

Sincerely,



Gordon Beardslee,  
Pinellas County Planning Director

- cc. Commissioner Pat Gerard  
Jacob Stowers, Assistant County Administrator  
Glenn Bailey, Zoning Administrator  
Andrew Pupke, Real Estate Director  
Blake Lyon, Development Review Services Director  
Kelsi Oswald, Solid Waste Director  
Deb Bush, Solid Waste Manager  
Tom Washburn, Public Works Senior Engineer

Z-33-12-15

**Subject:**

FW: rezoning of the 10.3 acres at 29582 US Highway 19 North

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**From:** Frank [mailto:frank@tbsfla.com]  
**Sent:** Monday, January 11, 2016 11:13 AM  
**To:** Gerard, Pat  
**Subject:** rezoning of the 10.3 acres at 29582 US Highway 19 North

Commissioner Pat Gerard

In your upcoming meeting on January 26<sup>th</sup> you have an issue before you related to a rezoning of the 10.3 acres at 29582 US Highway 19 North that we would like to present some information for you to consider.

We understand that this is a simple matter in that it is a rezoning to make the property from AE be more properly zoned to its use as a public use that it has been for a long time. In the discussion of this rezoning there have been conversations related to how the County will use the property in the future as a Satellite collection site for recycling.

The use of the facility for satellite recycling could benefit the entire County, but as a homeowner living close by we would like to make sure the impacts that may come from this use are minimal and do not impact those homeowners who live closest to the facility.

We would ask that you consider having the facility that is built, a pad and pole barn roof, be located east of the driving track on the property, behind the current building. This would keep it and the noise as far as plausible from the homes and allow for the use of the driving track as a queue for cars to help alleviate any spillover traffic on US 19.

In a letter from Ms. Deb Bush, the Division Manager overseeing the project, she states that the collection will start with one Saturday a month, and expand to two if the participation consistently exceeds 1,500 participants per collection. We would like you to consider expanding only when the participation level exceeds 2,000 for a period of 3 consecutive months. We would also ask that if there are considerations for more than 2 collections per month that this be brought forth in a public meeting, and/or one with the homeowners along Ranchette as part of the discussion.

This matter has also brought forth talk of possible connections through Ranchette LN, a residential street that services homes that are zoned E-1 and is more than 1 acre each. This street is an unimproved roadway that could not handle any more traffic than the homes it currently serves. This talk of Ranchette Lane being opened up comes up every once in a while as the discussion of how to handle the impact of the growth of Pinellas County increases. We enjoy the lifestyle and oasis that our home sites offer in Pinellas and the diversity of housing that is part of that lifestyle. We ask that you consider for the near future to abandon the last 10 feet of Ranchette Lane, and forever close the possibility of a connection through our neighborhood that could reach US 19 and become a cut through that would be a severe detriment to this neighborhood.

In conclusion we understand that this is a simple zoning change and simply ask that you consider the proposals offered:

1. Design the collection facility as far east as possible so that it minimizes the impact on the surrounding neighborhood.
2. Expand use only when specific thresholds are met, and if there is expansion beyond two days a month to have a public meeting, contacting the homeowners along Ranchette, concerning this.
3. Consider a buffer be added at the East side of the existing Australian Pines on the proposed site, this buffer should be a dense live "hedge" in front of a solid wall that is at least 6 feet high. The hedge to be maintained to a minimum height of 8 feet. The solid wall should have openings at the bottom at list 2'-0" X 8" high for wildlife access to Ranchette.
4. Consider the process to abandon a portion (East most 10 feet) of Ranchette Lane to stop any talk of opening an unimproved residential street to become a collector roadway.

Thank You.

Frank Hernandez, Isabel Hernandez  
2249 Ranchette LN  
Dunedin FL, 34698

December 28, 2015

Received 1-8-16

Commissioner Charlie Justice  
315 Court St.  
Clearwater, Fl 33756

Commissioner Justice,

This letter is in reference to our position regarding Pinellas County Case Z-33-12-15.

There was a Local Planning Agency (LPA) public hearing on December 10, 2015 at which they unanimously voted to rezone the property from A-E to P/SP. The reason for the rezoning is to use the property as a household electronics and chemical collection center (HEEC3) operated by Pinellas County Solid Waste. The HEEC3 would be operated one Saturday per month in the beginning with the expectancy of approximately 450 vehicles per day and when the need arises they will increase it to two Saturdays per month. They also propose a driver's license test course operated by the Tax collector. This will operate Monday through Friday.

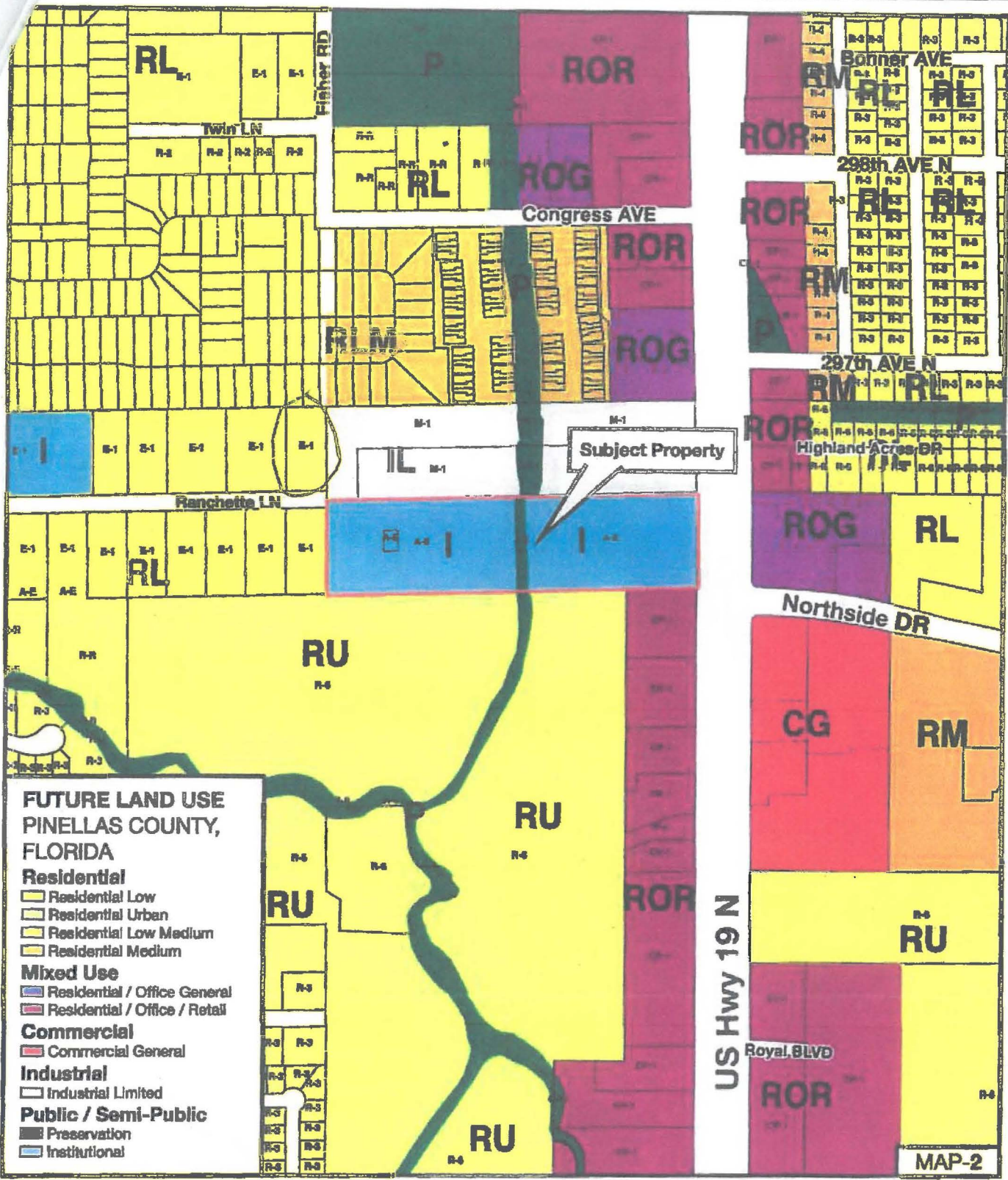
EPA was a part of the LPA, but there was no mention of the active Gopher Tortoise habitat, and there are at least half a dozen on the site. In addition we have several concerns because our property (circled on the map) is located directly adjacent to the county property. The pole barn would be approximately 250 feet from our property, and the road would be much closer to our front yard. If there are any chemical spills, they will affect Curlew Creek and ground water and there is the possibility of air pollution. Our yard currently has 6 Gopher Tortoises and Monarch butterflies. Currently, Ranchette Lane is a quiet dead end street and having 450 vehicles dropping off items, and equipment used by the county with diesel engines and backup beepers would certainly cause noise pollution. Very few people know about our road, but with that much traffic, people may see how secluded our home is and use that information for robbery. Our home has had several break-ins already and we prefer keep it secluded. The future sale of our home would possibly be adversely affected by the proposed new uses. Therefore, we are very much against the new zoning and use of the property. We ask that you vote against the proposal.

Enclosed is a copy of the site plan showing the building which is 250' from our property, the map showing the preservation going through the property which is Curlew Creek, and the location of our property which is the last house on Ranchette Lane, North side.

Thank You for your consideration,

Francis and Marsha McGrath  
2290 Ranchette Lane  
Dunedin, FL 34698

*Francis J. McGrath*  
*Marsha McGrath*



- FUTURE LAND USE  
PINELLAS COUNTY,  
FLORIDA**
- Residential**
- Residential Low
  - Residential Urban
  - Residential Low Medium
  - Residential Medium
- Mixed Use**
- Residential / Office General
  - Residential / Office / Retail
- Commercial**
- Commercial General
- Industrial**
- Industrial Limited
- Public / Semi-Public**
- Preservation
  - Institutional

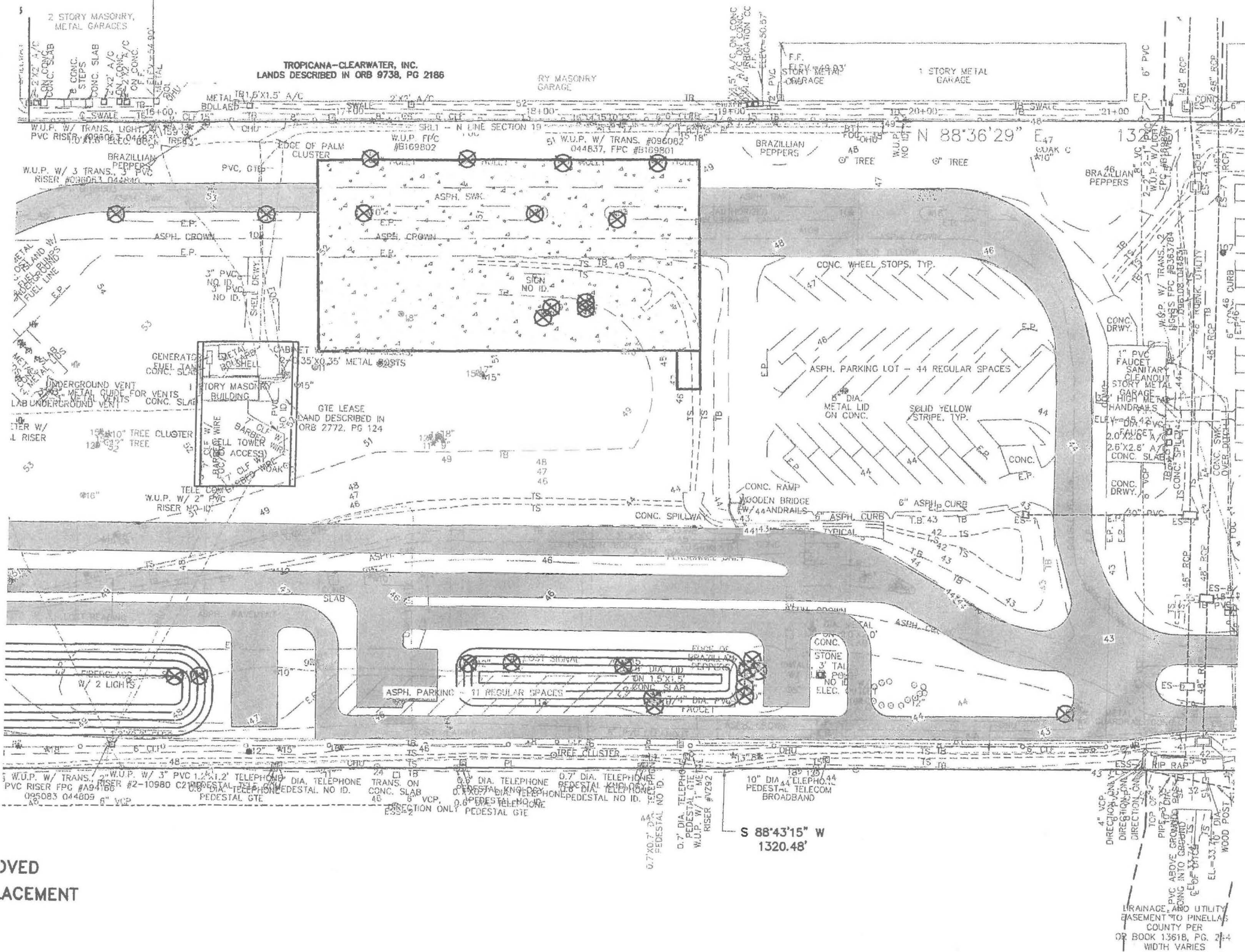
**Z-33-12-15**    **Zone From:** A-E, Agricultural Estate Residential  
**To:** P/SP, Public/Semi-Public

Parcel I.D. 19/28/16/00000/210/0110 & 0100  
 Prepared by: Pinellas County Planning Department October 2015



MAP-2

TROPICANA-CLEARWATER, INC.  
LANDS DESCRIBED IN ORB 9738, PG 2186



ADVED  
ACEMENT

DRAINAGE AND UTILITY  
BASEMENT TO PINELLAS  
COUNTY PER  
OR BOOK 13618, PG. 21-4  
WIDTH VARIES

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**Subject:**

FW: case No Z-33-12-15

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

From: [chiaross65@yahoo.com](mailto:chiaross65@yahoo.com) [<mailto:chiaross65@yahoo.com>]

Sent: Tuesday, December 15, 2015 11:07 AM

To: Gerard, Pat; Justice, Charlie; Welch, Kenneth; Webadmin;  
Morrone, John; Seel, Karen; Eggers, Dave

Subject: Re: case No Z-33-12-15

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

Comments-- I am the adjacent property owner of lot 29582 US 19 North. I found out through my neighbors that a meeting was held on Dec 10th to change the zoning of that property. I adamantly object to the proposed plans to convert that property into a collection center and driver's training center. I would like to meet with you voice my concerns.

My\_Name-- chia ross

My\_Address-- 2291 ranchette lane

city-- dunedin

ZIP\_code-- 34698

phone-- 7274584532

email [chiaross65@yahoo.com](mailto:chiaross65@yahoo.com)

Commissioner Pat Gerard [pgerard@pinellascounty.org](mailto:pgerard@pinellascounty.org) Commissioner  
Charlie Justice [cjustice@pinellascounty.org](mailto:cjustice@pinellascounty.org) Commissioner Kenneth  
T Welch [kwelch@pinellascounty.org](mailto:kwelch@pinellascounty.org) Commissioner John Morrone  
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