

## Eres, Christian

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**From:** Greenleaf, Kim  
**Sent:** Tuesday, November 14, 2023 2:24 PM  
**To:** BCC Agenda Comments  
**Subject:** 11/14th BCC meeting - agenda item #42 (Cypress Run)  
**Attachments:** Item #42, Case No. ZON-22-08 Cypress Run opposition letter and evidence

For the record....

**Kimberly H. Greenleaf**

**Executive Aide to Commissioner Dave Eggers**

Pinellas County Board of County Commissioners, District 4

315 Court Street, Fifth Floor

Clearwater, FL 33756

727-464-3276 office

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

## Eres, Christian

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**From:** Stillo, Tony  
**Sent:** Tuesday, November 14, 2023 12:44 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: File #23.1632A scheduled for November 14 meeting

See below

Sincerely,

*Tony Stillo*

Executive Aide to Janet C. Long  
Chair, At-Large District 1  
Pinellas County Commission  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, Florida 33756  
(727) 464-3365  
[testillo@pinellas.gov](mailto:testillo@pinellas.gov)  
[www.pinellas.gov](http://www.pinellas.gov)

*All government correspondence is subject to the public record laws.*

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**From:** Leslie Ingleman <inglemom@gmail.com>  
**Sent:** Saturday, November 11, 2023 3:56 PM  
**To:** Long, Janet C <JanetCLong@pinellas.gov>  
**Subject:** File #23.1632A scheduled for November 14 meeting

**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 Ms. Long

I would appreciate your "No" vote on the zoning request for the above mentioned file on November 14th.

I am a resident of Cypress Run Villas West which is located directly across from the property that is being addressed in this zoning request. My main concern is the lack of specific construction details of the buildings proposed and the egress for this property. Two buildings could potentially be 3 stories in height (35 feet) which would be unsightly and out of character in this residential area which generally has large homes situated on 2 acre natural Florida lots. Currently there has not been clear, definite and detailed construction plans for what would be the true function of these buildings.

Please vote no until adequate information and building details are available to you.

Thank you for your attention to this matter.

Leslie Ingleman  
2601 Royal Liverpool Dr.  
Cypress Run Villas West

## Eres, Christian

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**From:** Stillo, Tony  
**Sent:** Tuesday, November 14, 2023 12:43 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Rezoning File #23.1632A Case No. ZON-22-08 scheduled for Nov 14 meeting

See below.

Sincerely,

*Tony Stillo*

Executive Aide to Janet C. Long  
Chair, At-Large District 1  
Pinellas County Commission  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, Florida 33756  
(727) 464-3365  
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**From:** Marsha Witkowski <mhwitkowski@aol.com>  
**Sent:** Sunday, November 12, 2023 11:38 AM  
**To:** Eggers, Dave <deggers@pinellas.gov>; Long, Janet C <JanetCLong@pinellas.gov>  
**Subject:** Rezoning File #23.1632A Case No. ZON-22-08 scheduled for Nov 14 meeting

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I urge you to vote No on this rezoning request. I live at 902 Gullane Drive located in the Villas of Cypress Run - West which is in very close proximity to this area. I am the current President of the HOA and a number of residents share concerns. The Hollins Creek floodplain bisects the property in the zoning request. Some of our Villas West homes abut the Hollins Creek floodplain. No studies have been done for this property to indicate if current underground systems can handle rain/storm run-off with less land available for drainage. Could this cause additional drainage/flooding into Hollins Creek causing a negative impact on those Villas West homes?? It seems that the Pinellas County Floodplain Management Program has not weighed in on this rezoning issue. Flood insurance costs are already at record highs.

Requested building heights of 35 feet are out of proportion with all of the existing structures in the general area, even those on the opposite side of the well traveled East Lake Road. At the size requested and no artistic rendering to show otherwise, it is a real concern that there will be two good size commercial looking buildings that stand out like a sore thumb in our tranquil residential community. One of these buildings will even stand out from East Lake Road. Intended use of these buildings will increase traffic on East Lake Drive, already a narrow road never intended for high use. Access to these building is also of concern especially the proposed building on the railroad property. As an example, will an easement eventually be granted to provide access from East Lake Road which will have an impact of owners who live in our East villas.

These few items alone can impact property values of our villas and need to be fully addressed prior to granting any approvals. We do, very much, want the golf club to be successful but not at the expense of the Villas West owners. With all of the unknowns regarding this property request, we just don't know what the effect will be. Your "No" vote would delay the matter to force clarifications and more details by the golf club.

Thank You  
Marsha Witkowski

## Eres, Christian

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**From:** Stillo, Tony  
**Sent:** Tuesday, November 14, 2023 10:26 AM  
**To:** BCC Agenda Comments  
**Subject:** FW: Item #42, Case No. ZON-22-08 Cypress Run opposition letter and evidence

See below.

Sincerely,

*Tony Stillo*

Executive Aide to Janet C. Long  
Chair, At-Large District 1  
Pinellas County Commission  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, Florida 33756  
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**From:** Jane Graham <jane@sunshinecitylaw.com>  
**Sent:** Tuesday, November 14, 2023 4:29 AM  
**To:** Long, Janet C <JanetCLong@pinellas.gov>  
**Subject:** Item #42, Case No. ZON-22-08 Cypress Run opposition letter and evidence

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Dear Chair Long,

I am writing on behalf of my client Terri Whetzel, who owns the property at 2545 Royal Liverpool Drive in the Villas at Cypress Run. Ms. Whetzel is in opposition to Item #42 Case No. ZON 22-08 Cypress Run. Here is a link to her letter in opposition with attached evidence, which has also been submitted to the record:

[https://drive.google.com/file/d/1bz4tfG9Q7Mt\\_Ngszt0Bli9VralmwCPKa/view?usp=sharing](https://drive.google.com/file/d/1bz4tfG9Q7Mt_Ngszt0Bli9VralmwCPKa/view?usp=sharing)

I will appear on her behalf at the hearing and will present you a hard copy of this document. Since there is no digital presentation, I was advised by Board Records to email you directly.

Thank you for your consideration.

Sincerely,

Jane Graham, Esq.  
Florida Bar Board Certified Attorney in City, County, and Local Government Law

Attorney and Founder  
Sunshine City Law  
737 Main Street, Suite 100  
Safety Harbor, FL 34695  
(727) 291-9526  
[jane@sunshinecitylaw.com](mailto:jane@sunshinecitylaw.com)  
[www.sunshinecitylaw.com](http://www.sunshinecitylaw.com)



## Eres, Christian

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**From:** Jane Graham <jane@sunshinecitylaw.com>  
**Sent:** Tuesday, November 14, 2023 4:32 AM  
**To:** Eggers, Dave  
**Subject:** Item #42, Case No. ZON-22-08 Cypress Run opposition letter and evidence

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Dear Commissioner Eggers,

I am writing on behalf of my client Terri Whetzel, who owns the property at 2545 Royal Liverpool Drive in the Villas at Cypress Run. Ms. Whetzel is in opposition to Item #42 Case No. ZON 22-08 Cypress Run. Here is a link to her letter in opposition with attached evidence, which has also been submitted to the record:

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I will appear on her behalf at the hearing and will present you a hard copy of this document. Since there is no digital presentation, I was advised by Board Records to email you directly.

Thank you for your consideration.

Sincerely,

Jane Graham, Esq.  
Florida Bar Board Certified Attorney in City, County, and Local Government Law  
Attorney and Founder  
Sunshine City Law  
737 Main Street, Suite 100  
Safety Harbor, FL 34695  
(727) 291-9526  
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