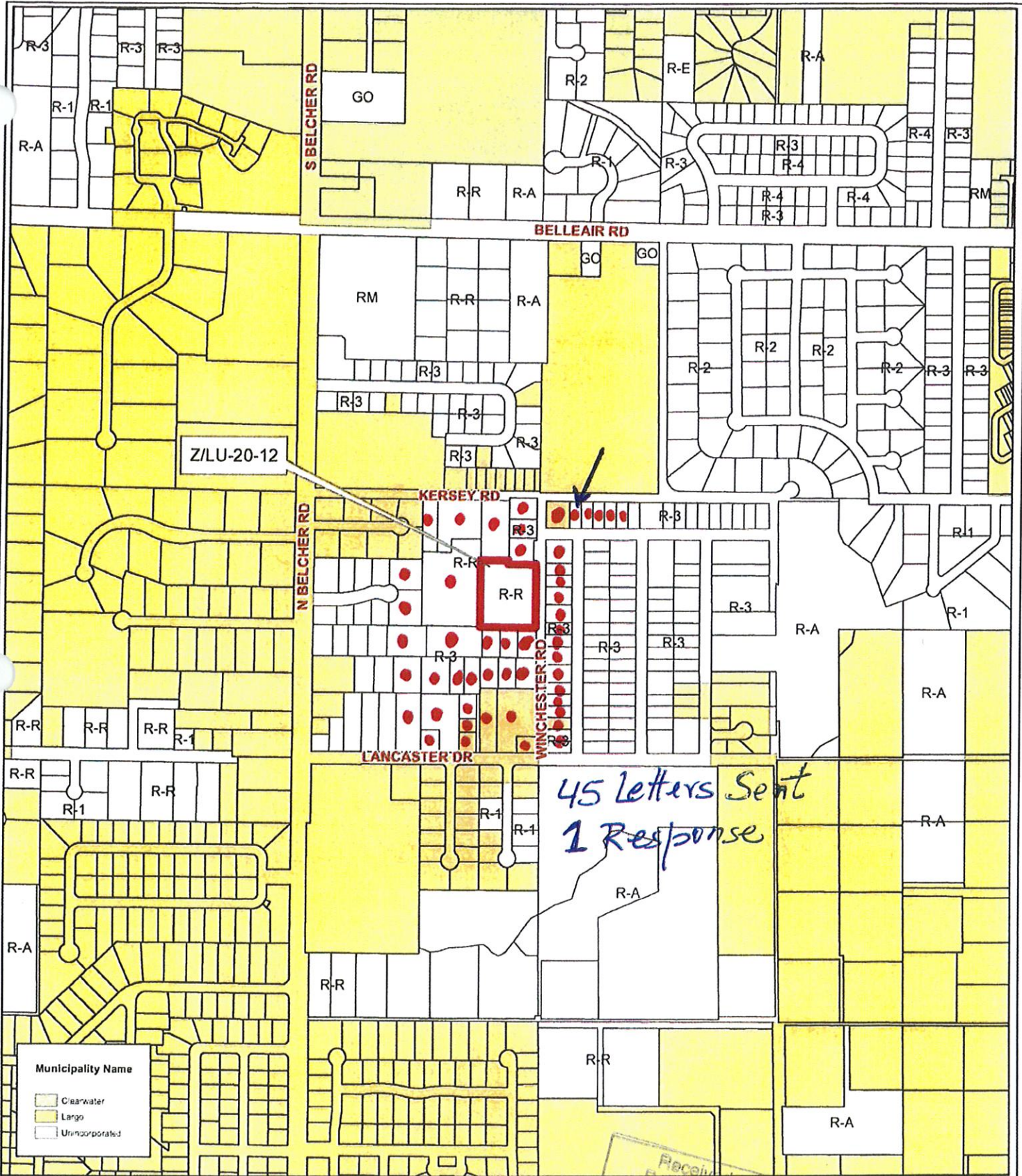


**CORRESPONDENCE  
RECEIVED FROM THE  
APPLICANT AT  
JANUARY 14<sup>TH</sup> LPA  
MEETING**



*45 Letters Sent  
1 Response*

Received at  
Public Hearing  
on 01-14-21

<p><b>Z/LU-20-12</b></p> <p><b>Municipality Map</b></p>	<p><b>Zoning</b> From: R-R, Rural Residential To: R-3, Single Family Residential</p> <p><b>Land Use</b> From: Residential Suburban To: Residential Low</p>		
<p>30/29/16/70326/200/2100</p> <p>Prepared by: Pinellas County Planning Department</p>		<p>Date: 10/27/2020</p> <p>1 inch = 0.12 miles</p>	

December 27, 2020

Subject: 1736 Winchester Road, Clearwater, FL 33764  
Zoning Change

Dear Property Owner:

I recently submitted a request for Zoning Change from **R-R to R-3**, for 1736 Winchester Road. My request is consistent with homes in the neighborhood. Please see attached the Land Use Map for the area. You will find that your home is also zoned **R-3**.

Winchester Road has not seen any improvements for more than 25 years. My goal is to build new homes, improve the street appeal, and simultaneously make it safer for neighbors who use this road, especially after dark.

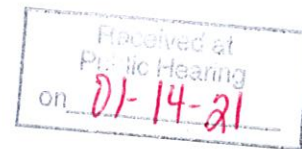
The purpose of this letter is to answer any questions you have, regarding this matter. I have enclosed a self-addressed envelope. Please express your views, comments, and suggestions. Please remember to include your contact information, so I can personally reach you.

Thank You.

With Kind Regards,

***Dushyant Gulati***

Dushyant Gulati



Jan. 3 2021

Dear D. Gulati,

I am writing you at your request in reference to the property you want to rezone in my neighborhood.

We like the place as it is. It has character and a bit of country feel in an overcrowded county. We like the fact that every home is different and has character. We do not like the row houses that are oversized on tiny postage stamp lots. Your project to change this is and make a nice profit is not welcomed. We like walking our dogs down the dirt ally and not worry about traffic.

The homes that back up to the alley will have the sanctity of they yards destroyed when this dirt road becomes paved. The increase in traffic will endanger our walkers (which you are one of) and cause noise to our quiet neighborhood.

What you see as improvements we see a destruction.

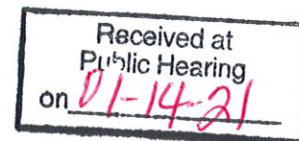
Sincerely



Lori Callahan

2312 Pembroke Dr

Clearwater FL 33764





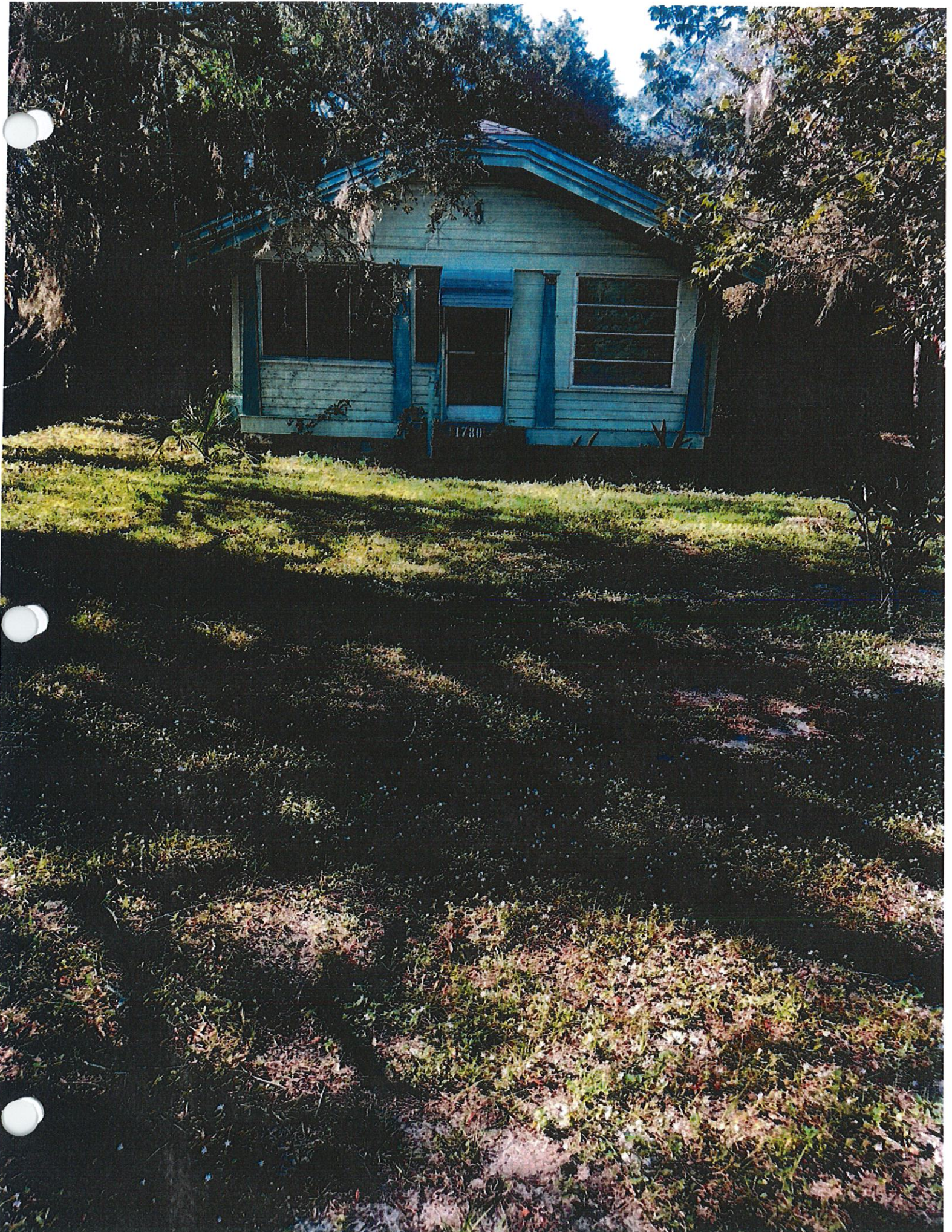






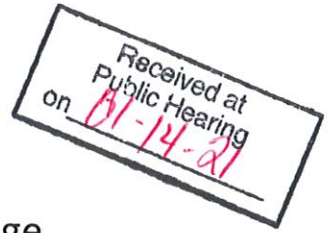






A photograph of a paved road lined with trees, with the text "LAWTON DRIVE" overlaid in red. The road is dark asphalt with some lighter patches. The trees are tall and dense, creating a canopy effect. The sky is visible through the branches. The text is in a bold, red, sans-serif font. There are three white circular marks on the left side of the image, possibly from a binder or punch holes. The overall scene is a quiet residential street.

**LAWTON DRIVE**



## Exhibit 2

### Application for a Zoning and Land Use Change

**Question # 13:** I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.

#### **RESPONSE**

**Site Address:** 1736 Winchester Road, Clearwater, FL 33764

**Current Zoning and Land Use Status:** R-R and RS (Attachment 1)

**Proposed Zoning and Land Use:** R-3 and RL

**Background:** Winchester Road is relatively short – only about 400 yds. It runs between Kersey Road and Lancaster Drive.

On the East side of Winchester Road, there are 15 detached single-family homes. The Zoning Code for all 15 parcels is R-3 and the Land Use code is RL (Attachment 2). These 15 homes have a frontage on Dorchester Road. These residents do not use Winchester Road for access.

On the West side, Winchester Road has eight land parcels. Seven are developed with single family homes – only two homes have frontage on Winchester Road. Two homes have frontage on Lawton Drive, two on Lancaster Drive and one on Kersey Road.

1736 Winchester is the only undeveloped site on this road. Pinellas County crew recently improved the road. The traffic is extremely light.

Further East – there are almost 100 additional single-family homes, along Pembroke, Dorchester, Albemarle, and Doncaster Roads. (Attachment 2). These land parcels also have R-3 zoning, and the Land Use code is RL.

The entire community between Kersey and Lancaster Roads is low-density residential.

**Proposed Zoning Change:** This request is compatible in that my land parcel borders R-3 existing zoning on three sides. The remaining parcels are located in the City of Largo.

**Proposed Future Land Use Amendment:** This request is compatible in that it borders the RL category on its East and there are other RL Category to the North. This shows a trend and intensity level of 5 units per acre in the immediate vicinity. The site could be developed with significant buffering of natural trees and forestation on all four sides. As a separately developed subdivision, the site would be composed of single-family homes of which is the only use in the surrounding areas.

**Rationale:** Going back – 50 or more years, the land between Kersey and Lancaster Roads was presumably rural – suited for agricultural use, that was consistent with its rural and ex-urban qualities. Now, the “1736 Winchester land parcel” is the only undeveloped site. That is why it

is still zoned R-R and Land Use Code is RS. There was another 1.4 acres land parcel on Kersey Road. Just two years ago – 7 new single-family homes were approved – consistent with R-3/R-L guidelines. Shortly thereafter, homes were built and sold. The addresses for newly built single-family homes are 2254 thru 2286 Kersey Road (Attachment 3).

Today, my property is no longer suited for its current zoning. My request to amend the zoning to R-3 and land use to RL – fully aligns with surrounding land uses. I am proposing to develop no more than five (5) detached dwelling units per acre. Each permitted dwelling shall not exceed an equivalent of 3 bedrooms.

My land parcel is approximately 95,000 sq ft. This will allow an average lot size of 6,600 sq ft (60' X 110') for ten to eleven dwellings and about 22,000 sq ft for roads, retention pond, etc. The proposed depth of 110 feet will allow homeowners an option to build a swimming pool if they wish. As a quick reference, the minimum requirements in R-3 zoning districts are: Lot Size = 6,000 sq ft, Width X Depth = 60' X 80', Front = 20', Side = 6' and Rear = 10'.

Winchester Road is equipped to handle the corresponding traffic without any impact on the local traffic. There is a traffic signal at the corner of Lancaster Road and Belcher Road for safe exit.

**Additional Information:** Demand for single family homes in Pinellas County has been exceeding the supply for some time. This year, demand has been further exacerbated due to the pandemic, because single family homes are safer and allow adequate distancing. Sellers are receiving multiple offers and often buyers are forced to pay a premium over the asking price. Also, the supply of reasonable priced land is very limited in Pinellas County. For economic reasons, most developers are opting to build multistory apartment complexes and town homes.

Approval of my application for a Zoning and Land Use Change will add 10 to 11 new much needed single family homes. An investment of about 2 million dollars will also be a boost to the local economy, simultaneously adding new parcels to Pinellas County Tax Collector's office.

**THANK YOU IN ADVANCE**