

## Bachteler, James J

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**From:** Bailey, Glenn  
**Sent:** Friday, November 20, 2015 9:59 AM  
**To:** Loy, Norman; Young, Bernie C; Smitke, Arlene L  
**Cc:** Bachteler, James J; Baxter, Kevin; Swinton, Tammy M; Beardslee, Gordon R; Stowers, Jake  
**Subject:** FW: Case #Z/LU-19-9-15

Correspondence received for the November 24<sup>th</sup> BCC meeting: Case Z/LU-19-9-15\_Alice K. Gast, Trustee of the Nichols Family Trust

**Glenn Bailey, AICP**  
Pinellas County Planning Department  
(727) 464-5640  
[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)  
*All government correspondence is subject to the public records law.*

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**From:** Becki Mays [<mailto:becki@comfortcover.org>]  
**Sent:** Friday, November 20, 2015 9:06 AM  
**To:** Bailey, Glenn  
**Subject:** Case #Z/LU-19-9-15

Re: Case #Z/LU-19-9-15

Mr. Bailey:

My siblings and I own the property adjoining the above referenced property on the north side, with Belcher Rd. frontage. We would like to express our concerns with the proposed changes. Our property has an operating commercial business. There are several truck deliveries in and out daily along with other commercial traffic. If the proposed changes are approved, for safety purposes, we request a suitable and attractive barrier between our properties be installed, such as a PVC fence or comparable secure barrier. With multiple family housing being constructed so closely to us, our major concern is children could come on the property and be killed by one of the trucks. This would be such a tragedy!

Our second concern is to make sure there is proper drainage. We realize for new construction the property will be raised and we don't want to be faced with flooding issues. We have good drainage now and have not had any flooding issues.

Please contact me with any questions or concerns.

Thank you for your consideration.

Rebecca Mays  
Belcher Rd. Property Inc.  
13201 Belcher Rd. S.  
Largo, FL 33773  
727-560-4675

2015 NOV 20 AM 10:03  
PINELLAS COUNTY FLORIDA  
PLANNING BOARD

PINELLAS COUNTY  
PLANNING & ZONING

FROM:

Tammy

TO:

James Bachteler

\_\_\_ FOR YOUR INFORMATION

\_\_\_ FOR YOUR FILE

\_\_\_ FOR YOUR COMMENT

\_\_\_ TAKE APPROPRIATE ACTION

\_\_\_ COPY TO ME

\_\_\_ SENT AT YOUR REQUEST

Correspondence for the  
Nov 24<sup>th</sup> BCC -

Case 2/14-19-9-15

(Alice Gast, Nicholas Family Trust)

Received in Opposition

321 signatures on petition

119 letters

— RANCHERO VILLAGE CO-OP, INC. —

A 55+ Resident Owned Community

September 3, 2015

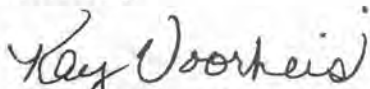
Pinellas County Planning Department  
Zoning Division  
440 Court Street, 4th Floor  
Clearwater FL 33756

Re: Case No. Z/LU-19-9-15

Dear Sirs:

Enclosed are petitions from residents of Rancho Village, a manufactured home park in Largo, opposing the proposed rezoning of the property in the above referenced case. These are submitted for consideration at the September 10 planning commission meeting. Several letters are also included in this packet.

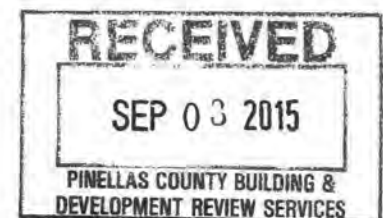
Sincerely,

  
Kay Voorheis, Director  
Rancho Village Co-Op, Inc.  
Board of Directors

  
Richard Chiz, Director

  
Barbara Sparrer, Director

Enclosures



7100 Ulmerton Road  
Largo, Florida 33771  
Phone (727)536-5573 / Fax (727)538-8995  
[www.ranchovillage.com](http://www.ranchovillage.com)

Print

Sign

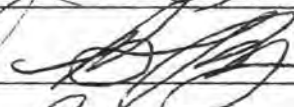
NOY

Duplicate  
duplicate  
Duplicate

Duplicate  
Name

Marilyn Giddings	Marilyn Giddings	Lot 716
<del>PATRICIA PELORVIN</del>	<del>Patricia Pelorvin</del>	<del>Lot 166</del>
<del>Irene Churchill</del>	<del>IRENE CHURCHILL</del>	<del>LOT 2206</del>
<del>W.F. Churchill</del>	<del>W.F. CHURCHILL</del>	<del>LOT 2206</del>
Paul Bryant	Paul Bryant	843
Donna Fluno	DONNA FLUNO	2063
JOHN FLUNO	John W. Fluno	2063
PATICIA Kellaker	Patricia Kellaker	L-2194
George Durnford	George Durnford	2196
D. FINKENSTADT	D. Finkenstadt	2197
Thomas E. HAZEL	Thomas E. Hazel	2073
Beverly E HAZEL	Beverly Hazel	2073
Susan Anderson	Susan Anderson	2090
Karen RAY	Karen Ray	2189
Richard Edwards	Richard Edwards	2099
Ronald Conella	Ronald Conella	2144
LeRoy J Berg	LeRoy Berg	2106
Catherine Berg	Catherine Berg	2106
<del>Tony Protaga</del>	<del>TONY PROTAGA</del>	<del>2108</del>
<del>CHARLES GILMETTE</del>	<del>Charles Gilmette</del>	<del>2110</del>
ARNOLD SELFORS	Arnold S. Selfors	2099
JANE PHILLIPS	Jane Phillips	2123
RONALD PHILLIPS	Ronald Phillips	2123



Print	Sign	Lot
MARIE CUKIERSK	Marie Cukielski	2181
JOAN LENAHAN	Joan Lenahan	509
Bruce Perry		266
Bonnie Perry	Bonnie Perry	266
Mary Jo Mew	MARY JO MEWBURN	2001
Arthur Mewburn	Arthur Mewburn	2001
Phillip Holcomb	Phillip Holcomb	2002
Rosalie Rittersdorf	Rosalie Rittersdorf	2003
ROSELYN SQUIRE	Roselyn Squire	2006
JANET SASSAMAN	Janet Sassaman	2017
DOUG SASSAMAN	Douglas E. Sassaman	2017
DANA WUANTY	Dawany	2011
ROBERT JERSEY	R. Jersey	2016
<del>EARL MINCHILLO</del>	<del>E. Minichillo</del>	<del>2015</del>
Joe Minichillo	Jo Minichillo	2015
Helen Blake	Helen Blake	2024
Mitch Trapp	Matthew Trapp	2032
JANET MCGARVEY	Janet McGarvey	2040
JANET A. RUSSELL	Janet A. Russell	2047
EMILY S. BLACKWOOD	Emily Sue Blackwood	2048
IRA J. BLACKWOOD	Ira J. Blackwood	2048
George Brown	George Brown	2203
CORNELIA BROWN	Cornelia B. Brown	2203

Duplicate name

Print	Sign	Lot
CURTIS CORBIN	Curtis J. Corbin	2137
DIANA CORBIN	Diana Corbin	2137
Cynthia Hayes	Cynthia Hayes	2138
Lillian M. Owenby	Lillian M. Ovey	2146
<del>Sophie Gibbons</del>	<del>Sophie Gibbons</del>	<del>2150</del>
<del>Lura &amp; Joyce</del>	<del>Lura H. Saffa</del>	<del>2154</del>
CHARLES A. BAIRD	Charles A. Baird	2072
Barbara Jesse	Barbara Jesse	2173
GAN CAPEN	Gan Capen	2159

Duplicate to

RANCHERO VILLAGE MANUFACTURED HOME PARK  
7100 Ulmerton Road  
Largo, Florida 33771

Re: Case No. Z/LU-19-9-15  
Alice K. Gast, Trustee, Applicant  
Richard Cavalieri, Representative

We, the undersigned residents of Rancho Village, a 55+ manufactured home park, wish to voice our concerns and opposition to the proposed change in use of land located at 13101 Belcher Road, Largo, Florida.

We are opposed to the proposed change for the following reasons:

1. Ninety-two (92) multi-family units on 4.9 acres of land will create an increase in traffic on Belcher Road which is already heavily traveled. Adding 100 to 200 additional vehicles entering Belcher Road so close to Ulmerton will cause more traffic congestion. The chance of more traffic accidents in this area will increase proportionately with additional homes in this area. Traffic gridlock will result in the winter when the winter residents are present.
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*Duplicate Name*

PRINTED NAME	SIGNATURE	LOT NO.
<del>Joseph Piffner</del>	<del>[Signature]</del>	<del>132</del>
<del>Bertrude Spicker</del>	<del>[Signature]</del>	<del>870</del>
<del>Irady Vonderheide</del>	<del>[Signature]</del>	<del>619</del>
<del>Vellen Evers</del>	<del>Colleen Evers</del>	<del>304</del>
DAVID EVERS	David A. Evers	304

PRINTED NAME	SIGNATURE	LOT NO.
Lisa Dannemiller	Lisa Dail	1302
WILLIAM BROWN	Will Brown	630
LINDA W. LEXON	Linda Wilcox	626
Lorene L. Hunnell	Lorene L. Hunnell	550
<del>XXXXXXXXXX</del>	<del>XXXXXXXXXX</del>	
HAZEL KOREEN	Hazel Koreen	541
FRANK E MURPHY	Frank E Murphy	686
Marvin K Kaufmann		2163
Earl (Gene) LONGENECKER	Earl Longenecker	538
<del>WILLIAM LAWRENCE</del>	<del>William Lawrence</del>	<del>911</del>
CARLA KYLSTRA	Carla Kylstra	335
Connie Letendre	CONNIE LETENDRE	2025
ROGER LETENDRE	Roger Letendre	2025
WANITA THIBODEAU	Wanita Thibodeau	2025

Duplicate name



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PRINTED NAME	SIGNATURE	LOT NO.
<del>ANDREY VIVERITO</del>	<del>Andrey Viverito</del>	<del>688</del>
<del>SAMUEL VIVERITO</del>	<del>Samuel Viverito</del>	<del>688</del>
MICHAEL OKONOWSKI	Michael Okonowski	685
KEN MEYER	Ken Meyer	685
Irish Meyer	I. Meyer	680

Duplicate  
duplicate  
name

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PRINTED NAME	SIGNATURE	LOT NO.
MARLENE DIEHL	<i>Marlene Diehl</i>	880
JOSY VAN HARTSMA	<i>Josy van Hartsma</i>	751
NADA GELWICK	<i>Nada Gelwick</i>	2127
ELIZABETH KRAENGEL	<i>Elizabeth Kraengel</i>	610
JUDY LUTES	<i>Judy Lutes</i>	1102



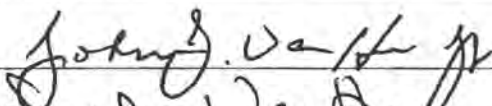
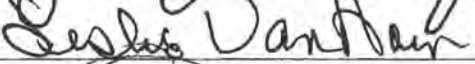



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PRINTED NAME	SIGNATURE	LOT NO.
JOHN J. VAN HORN JR		625
Leslie VanHorn		625
HELEN J. MERCER		829
John Fagley		355
Tom Fassell		300







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*indicate name*  
*duplicate name*



PRINTED NAME	SIGNATURE	LOT NO.
<del>MARYANN MATHY</del>	<del>Maryann Mathy</del>	<del>912</del>
PAULINE THOMPSON	Pauline Thompson	827.
<del>RONALD R. GIFFIN</del>	<del>Ronald R. Giffin</del>	<del>2061</del>
JOHN SNOW	John Snow	836.
JANICE PERKINS	Janice E. Perkins	425.

Duplicate name

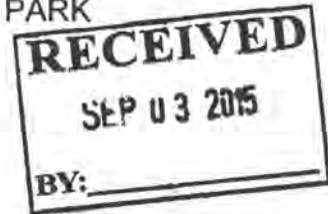
Duplicate  
duplicate

PRINT	SIGNATURE	LOT
SUSAN PECK	SUSAN Peck	749
James R Peck	JAMES R. PECK	749
<del>JOHN McComas</del>	<del>John McComas</del>	<del>385</del>
<del>Susan McComas</del>	<del>Susan McComas</del>	<del>385</del>
DAN POPOWSKI	Dan Popowski	291
MICHAEL MENNE	Michael Menno	392
Wallin Tomlinson	Wallin Tomlinson	388
RONALD STAGER	Ronald St	380
THOMAS RICHTSFELD	Thomas Richtsfeld	374
PATT COFFEY	Patricia K Coffey	#448
D.J LIMOS	D.J Limos	#442
Vickie Limpt	Vickie Limpt	442
Allan Casparian	Allan Casparian	360
Mark Hoover	Mark Hoover	424
Karen Hoover	Karen Hoover	424
<del>Charles Devine</del>	<del>Charles M Devine</del>	<del>426</del>
<del>Pat Devine</del>	<del>Pat Devine</del>	<del>426</del>
Elizabeth Mosher	Elizabeth Mosher	2178
William MacMillan	William MacMillan	645
Phyllis Clayton	Phyllis Clayton	877
Gary Spinkward	Gary Spinkward	617
Kathy St. Hilaire	Kathy St. Hilaire	627
RONALD J. SILVA	Ronald J. Silva	658



	PRINT	SIGNATURE	LOT
Duplicate	<del>Joseph Coriello</del>	<del>Joseph Coriello</del>	<del>1103</del>
	William A. Kelley	William A. Kelley	668
	Leah Long		671
	PAULA LONG	Paula Long	671
	KEITH D. BRADLEY		674
	Patron FILS,	Patron FILS	338
	THEODORE BARKSDALE	Theodore Barksdale	677
	Robert R St. Hilma	Robt R St Hilma	1313
	Collette Box	Collette Box	1316
	Alfred Yeasted	Alfred Yeasted	1207
Duplicate	<del>JOSEPHINE YEASTED</del>	<del>Josephine Yeasted</del>	<del>1207</del>
	Richard Black	Richard Black	1209
	GEORGE W. CAMPBELL	George W. Campbell	1211
Duplicate	<del>MARY E. CLEMENTS</del>	<del>Mary E. Clements</del>	<del>272</del>
	Harold CASEY	Harold Casey	884
	SHIRLEY NONENACHES	Shirley Nonenaches	1202
	Bebe ABERNATHY	Bebe Abernathy	743
	Jack R. Swan	JACK R. SWAN	732
	Dorlis Wheeler	Dorlis Wheeler	730
	Susan V. Plunkett	Susan V. Plunkett	849
	ROBERT J PLUNKETT	Robert Plunkett	849
Duplicate Name	<del>Ramond BOOTH</del>	<del>Ramond Booth</del>	<del>861</del>
	Sandy Kosloski	Sandy Kosloski	854

RANCHERO VILLAGE MANUFACTURED HOME PARK  
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PRINTED NAME	SIGNATURE	LOT NO.
<del>FRANCIS COLLINS</del>	<del>Francis Collins</del>	<del>824</del>
<del>BLANCHIE CRUSE</del>	<del>Blanchie Cruse</del>	<del>7095</del>
Richard Giddings	RA Giddings	716
<del>HUBERT CRUSE</del>	<del>Hubert Cruse</del>	<del>7095</del>
John Lenahan	JOHN LENAHAN	509

Duplicate Name

Duplicate Name

PRINT	SIGNATURE	NOT
Eileen Weber	Eileen Weber	1115
T. TOOKEY	<i>[Signature]</i>	215
Earl Williams	Earl Williams	832
CHERYL WILLIAMS	Cheryl Williams	832
TOM BAASE	Tom Baase	807
JEAN BAASE	Jean Baase	807
CHARLES HEINK	Ch. Heink	1016
EVERETT MUNSAY	<i>[Signature]</i>	1022
Kay Voorheis	Kay Voorheis	876
JEAN SOLANA	Jean Solana	204
BERNIECE Doughty	Bernice Doughty	237
Brian S Plouffe	Brian S. Plouffe	271
INNA ELLIOT	Inna Elliot	245
ROBERT B SMITH	Robert B Smith	953
Barbara Smith	Barbara Smith	953
<del>Kathleen Bowersox</del>	Kathleen Bowersox	258
SANDRA HATTON	Sandra Hatton	2177
JACK SPEARS	Jack E. Spears	890

Duplicate  
Name

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Duplicate  
Name

PRINTED NAME	SIGNATURE	LOT NO.
ANNE MARSHLOW	Anne Marshlow	1038
<del>SANDIE BIDDLE</del>	<del>Sandi Biddle</del>	<del>2062</del>
Revec Smith	Revec Smith	820
Edward Smith	Edward Smith	820
NANCY CARNS	Nancy Carns	687



Duplicate Name

Duplicate Name

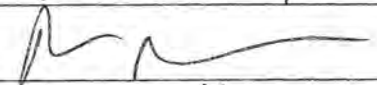

PRINT	SIGN	lot #
<del>PATRICIA BRYANT</del>	<del>Patricia Bryant</del>	<del>843</del>
PATRICIA RUDNESS	Patricia Rudness	803
WILLIAM CHRISTENSEN	William Christensen	869
<del>GLENNA WADDELL</del>	<del>Glen Waddell</del>	<del>560</del>
Robert Petri	Robert K Petri	519
<del>LINDA WADDELL</del>	<del>Linda Waddell</del>	<del>560</del>
JERRY D. RAY	Jerry D Ray	2189
RICHARD CASALI	Richard Casali	246
Barbara Sparrer	Barbara Sparrer	353
<del>PAUL VOORHETS</del>	<del>Paul Voorhies</del>	<del>876</del>
Dana Spatter	Dana Sparrer	353
Cathy Sanborn	Cathy Sanborn	100
KIMMIE FRANKLIN	Kimmie Franklin	102
MIKE WIGIE	Mike Wigie	104
Ben Thompson	Ben Thompson	849
<del>JOHN BENNETT</del>	<del>John Bennett</del>	<del>107</del>
John Gaffney	John Gaffney	110
ANNE BALDWIN	Anne Baldwin	112
Richard Gaffney	Richard Gaffney	112
Clinton Moore	Clinton Moore	124
David H. Tarras	DAVID H. TARRAS	130
JAMIE C. ASCHI	JAMIE C. ASCHI	139

duplicate name  
duplicate name

duplicate

Print	Sign	Lot
TAMARA BRUNDAGE		145.
RON CATON		145.
Diane Harvey	Diane Harvey	140
Foony Blackwood	Foony Blackwood	142
Char Mills	CHARLIE MILLS	142
Jane Steele	Jane Steele	151
Frank McFadden	Frank McFadden	175.
Cathy Milder	CATHY MILDER	144.
Joseph Piraino	Joseph Piraino	148
Michele Knous	Michele Knous	157
George M. Reeder	George M. Reeder	242
MICHAEL KEMMER		161.
WILLIAM EWALD	William Ewald	123
CONRAD KAMEKA		804.
Dawn Montanaro	DAWN MONTANARO	356
<del>Robert Granfield</del>	<del>Robert Granfield</del>	<del>1101</del>
Robert Granfield	Robert Granfield	1101
Gene Wick	Gene Wick	116
Linda B Picard	LINDA B PICARD	446
Genevieve Warchulski	GENEVIEVE WARCHULSKI	2071.
Anna + Gene Harvey	ANNA HARVEY	348.
Gene Harvey	GENE HARVEY	348
CURT BRANIN	Curt Branin	444.

Linda - letter

Print	SIGN	Lot # (4)
PATRICK G Young	Patrick G Young	2131.
Joyce Oliver	Joyce Oliver	857
JOAN MAC GRAY	Joan Mac Gray	612
Robert Parrow	Charlot Parrow	910
Cecelia Van Hartsma	Cecelia Van Hartsma	1018.
Larry VAN HARTSMA	Larry Van Hartsma	1018
Maureen A. Doroty	Maureen A Doroty	713
FRANCES FINK	Frances F. Fink	850.
ROBERT J. DIEHL	Robert J. Diehl	850.
SUSAN E POST	Susan E Post	2193.
GAIL WOODARD	Gail Woodard	2058 /
Claire Melanson	Claire Melanson	2091
John Melanson	John Melanson	2091
Loreen Houser	Loreen Houser	295.
PETER GALIANO		398.
Vicki GALIANO	Vicki Galiano	398.
DAN VIK		379.
JOHN WINTER	John Winter	382.
MADELYN STROUF	Madelyn Strouf	369.
Helene McDonald	HELENE MC Donald	450.
Maryann Vitale	MARY-ANN Vitale	450.
Peggy Longmore	Peggy Longmore	435.
KENNETH STELL	Kenneth Stele	436.

Print	SIGN	Lot #
Rita M. WRISLEY	Rita M. Wrisley	1036
DEBRA ANN O'CONNOR	Debra Ann O'Connor	2157
Karl C. Kraenzel	KARL KRAENZEL	610
Donald L Lasher	Donald L Lasher	703
Mary RICHARDSON	Mary Richardson	881
Barbara Whelpley	Barbara Whelpley	2086
Marilyn Fassell	Marilyn Fassell	300
Gladys Wills	GLADYS WILLS	249
Barbara Cook	Barbara Cook	725
Linda J. Wells	Linda J. Wells	607
Judith A Long	Judith A Long	2190
Roger D. Picard	Roger D. Picard	446
Jeri Sutter	J. Sutter	1015
Chris Sutter	CE Sutter	1015
Dwayne Woodard	Dwayne Woodard	2058
JOYCE TERBO	Joyce Terbo	428
George Dabbiero	George Dabbiero	500
Carol Dally	Carol Dally	500
Carole Daniels	Carole Daniels	296
Henry Boucher		618
Donald E. Wilcox	DONALD E. WILCOX	626
Bon Wlatowski	BON WLATOWSKI	640
Bon Wlatowski	G. WLATOWSKI	640



Print	SIGN	Lot #
Jeanne Lambs	Jeanne Lambs	644
FLORENCE DRAKE (TTEF)	Florence Drake	639
MARY ELLEN HOSIER	Mary Ellen Hosier	818
DANIEL SZTABA	Dan Sztaba	835
Roger Holstein	Roger Holstein	813
Rebecca Holstein	Rebecca A Holstein	813
Ann Kurtis	Ann Kurtis	809
RICARDO DIAZ DE LEON	Ricardo Diaz de Leon	802
Janice Diaz de Leon	Janice Diaz de Leon	802
Judith A. Piccolo	Judith A Piccolo	805
MARY WILLIAMS	M. Williams	1007
MARGARET KOSS	Margaret Kossi	1014
JOHN DAVIES	John A. Davies	1023
BARBARA MINGIS	Barbara Mingis	1051
DONALD F. SULLIVAN	Donald F. Sullivan	925
William Mayo	William Mayo	921
BERNARD MOTICHKA	Bernard Motichka	942
LON HINES	Lon Hines	201
Dennis Thomas	Dennis Thomas	208
<del>MARLENE FRANK KATZ</del> Gloria Katz	Gloria Katz	210
Donna Trott	Donna Trott	216
EILEEN HOPES	Eileen Hopes	256

Print	SIGN	LOT #
Margaret Fragley	Margaret Fragley	355
CAROL CRISSEY	Carol Crissey	351
Don Ruork	Don Ruork	351
<del>Paul M. Files</del>	<del>Paul M. Files</del>	<del>338</del>
<del>Chad Richards</del>	<del>Chad Richards</del>	<del>350</del>
ALFRED LARSEN	Alfred Larsen	358
<del>Jean M. Gallagher</del>	<del>Jean M. Gallagher</del>	<del>360</del>
MARIE LANDRY	Marie Landry	362
Donald Landry	DONALD LANBRY	362
Erick Maniani	Erick Maniani	318
Anna Maniani	Anna Maniani	318
Russell Blagdon	Russell Blagdon	320
Russell Blagdon	Russell Blagdon	320
Tom Van Horn	Tom Van Horn	717
Evelyn Van Horn	Evelyn Van Horn	717
Joseph McTamany	Joseph McTamany	404
Edward Foutson	Edward Foutson	514
Kathleen Foutson	Kathleen Foutson	514
M B m		366
Row Rosen	Row Rosen	376
AGNES R. JAWORSKI	AR Jaworski	518
SUSAN SWITZER	Susan Switzer	511

Duplicate

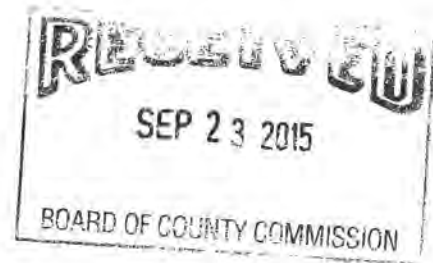
Duplicate Name







September 15, 2015



Board of Pinellas County Commissioners

315 Court Street  
Clearwater, FL 33756

Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

RECEIVED  
BOARD OF  
2015 SEP 24 AM 10:57  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

Dear Pinellas County Commissioners

We are the Rancho Village CO-OP, Inc., a 55 plus Resident Owned and Land Lease Retirement Community located on 126 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road South in the above entitled case. Ours is a privately owned community with two entrances, one of which is in very close proximity to 13101 Belcher Road, South.

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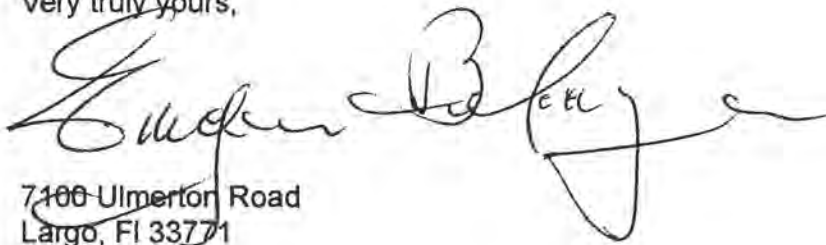
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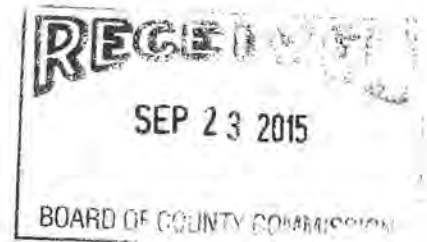
Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Susan Belcher". The signature is written in black ink and is positioned above the typed address.

7100 Ulmerton Road  
Largo, FL 33771

September 15, 2015



Board of Pinellas County Commissioners

315 Court Street  
Clearwater, FL 33756

Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

RECEIVED  
BOARD OF  
2015 SEP 24 AM 10:57  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FL 33756

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Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

Very truly yours,

A handwritten signature in cursive script that reads "Doreen D. Belanger". The signature is written in black ink and is positioned below the typed name.

7100 Ulmerton Road  
Largo, FL 33771



Z/2015-19-9-15

---

**From:** Nicole Bourdeau [nicolebourdeau@hotmail.com]  
**Sent:** Tuesday, September 01, 2015 5:51 PM  
**To:** Zoning  
**Subject:** Change of zoning for Belcher Rd  
**Attachments:** Zoning Letter Bob.docx; Zoning Letter Bob.docx

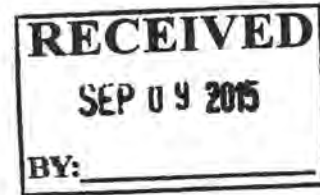
I, Nicole Bourdeau resident of Rancho Village unit #1008 and owner of #635, hereby send this letter to register my opposition of re zoning of the property on Belcher Rd.

Thank you for your attention on this matter.  
Nicole Bourdeau

---

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater FL 33756



Re: Case No. Z/LU-29-9-15  
Alice K. Gast, Trustee, Applicant  
Richard Cavalieri, Representative

Dear Commissioners:

I am a resident of Rancho Village Manufactured Home Park, a 55+ community, located at 7100 Ulmerton Road, Largo, FL 33771. As a resident, I have several concerns about the proposed change in land use for the property located at 13101 Belcher Road, Largo.

1. Ninety-two (92) multi-family units on 4.9 acres of land will create an increase in traffic on Belcher Road which already heavily traveled. Adding 100 to 200 additional vehicles entering Belcher Road so close to Ulmerton will cause more traffic congestion. The chance of more traffic accidents in this area will increase proportionately with additional homes in this area. Traffic gridlock will result in the winter when the winter residents are present.
2. Increased numbers of residences on the current water and sewage utilities will put a strain on the current systems. *Our sewer system is strained to capacity with our 940 homes and neighboring businesses!*
3. The proposed special exception to allow affordable housing will negatively impact the property value of Rancho Village.
4. The potential for unknown persons to enter Rancho Village from the proposed housing area will negatively impact our community and our quality of life. We saw an increase in non-residents entering our park when condos were built to the northeast of us off Ulmerton Road; we have no reason to not expect the same thing to happen should the proposed housing area be developed on this piece of land. *Half of our streets have no sidewalks and we maintain our own roadways.*

Your consideration of these concerns is very much appreciated.

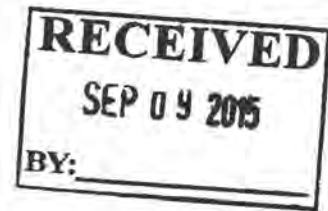
Sincerely,

*Kathleen J. Bowersox*

7100 Ulmerton Road, Lot 258 (out of 946 lots!)  
Largo FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

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Therefore, I (we) am adamantly opposed to these proposed zoning changes for the following specific reasons:

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Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

Very truly yours,

*Heloy H. Beak, Unit 456.*

7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756

Re: Case No. Z/LU-19-9-15  
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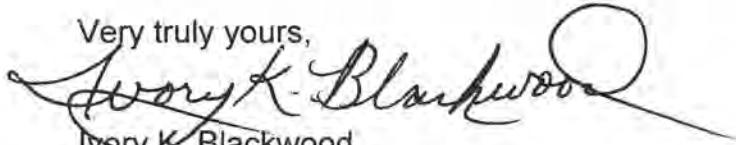
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Very truly yours,

A handwritten signature in black ink that reads "Ivory K. Blackwood". The signature is written in a cursive style with a large, prominent loop at the end of the name.

Ivory K. Blackwood  
7100 Ulmerton Road  
#142  
Largo, FL 33771  
727-536-7324

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

SEP 04 2015  
lot 861

**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

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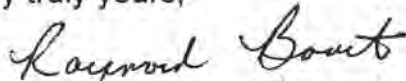
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Very truly yours,

  
RAYMOND BOOTH

7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



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**Richard Cavalieri, Representative**

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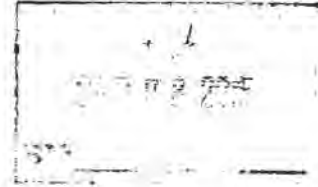
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Very truly yours,

*PATRICIA BRYANT* Lat # 843  
*Patricia Bryant*  
7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



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Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

Very truly yours,

 20T 630  
7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

Dear Members of the Planning Board:

We are Ranchero Village Co-Op, Inc., a 55+ Resident Owned and Land Lease Retirement Community located on 127 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road South in the above entitled case. Ours is a privately owned community with two entrances, one of which is in very close proximity to 13101 Belcher Road, South.

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Very truly yours,

*Sandra Biddle*

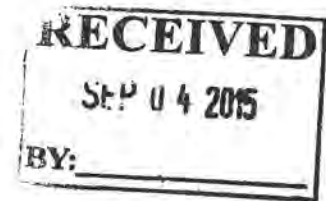
7100 Ulmerton Road  
Largo, FL 33771

*Lot 2062*



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

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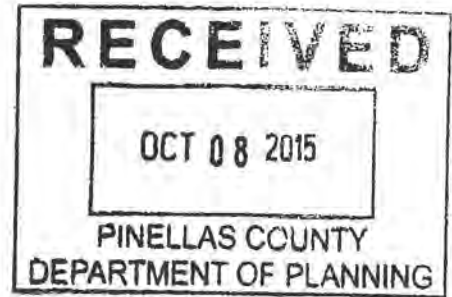
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Very truly yours,

  
JAMES L. BIDDLE  
7100 Ulmerton Road #2062  
Largo, FL 33771

September 15, 2015



Board of Pinellas County Commissioners  
315 Court Street  
Clearwater, FL 33756

RECEIVED  
2015 OCT -5 PM 2:21  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

Re: Case No. Z/LU-19-9-15

Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Pinellas County Commissioners

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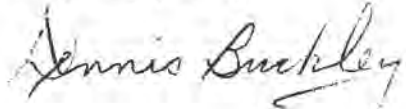
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Very truly yours,

A handwritten signature in cursive script that reads "Dennis Buckley". The signature is written in dark ink and is positioned below the typed name "Dennis Buckley".

*Ranchero Village #706*

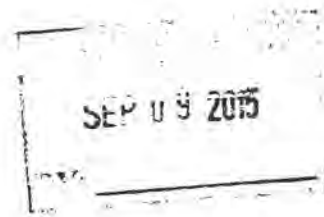
7100 Ulmerton Road

Largo, FL 33771



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

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Very truly yours,



David C. Coursey

7100 Ulmerton Road # 167  
Largo, FL 33771  
727-333-7266

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



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Sandra L. Coursey

7100 Ulmerton Road # 167  
Largo, FL 33771  
727-333-7266

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



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Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

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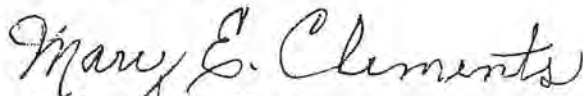
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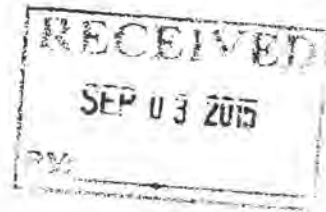
**Very truly yours,**



**7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573**

August 31, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court St. 4<sup>th</sup> Floor  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Members of the Planning Board:

I am a resident of Ranchero Village CO-OP, Inc, a 55 Plus Resident and Land Lease Retirement Community. Ranchero Village is on 126 acres of land contiguous to the proposed 900+ residential units proposed for the 4.9 acres at 13101 Belcher Rd. Ranchero Village has over 900 homes with residents ranging in age from 55 to their late 90s. I am also a retired builder and business owner from New York.

I am opposed to the proposed zoning changes. This is a prime example of what NOT to do.

A development of mixed occupancy, Section 8, low income and middle income, was built approximately ¼ mile from my family hardware store. After 15 years there have been more daily police calls to this complex than any other section of the town. Additionally this mix of housing has significantly DEVALUED all the surrounding homes.

The long term affects of such housing are not evident immediately. This is a poor plan with long term far reaching consequences.

I believe that such changes will have a negative impact on the community as a whole. This proposed complex will be exiting onto Belcher Rd much too close to the intersection of Belcher Rd. and Ulmerton Rd. The ensuing congestion will snarl traffic in **four** directions! The resulting exhaust fumes will negatively affect the air quality in the surrounding area.

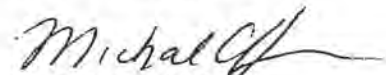
The exiting of a minimum of 900 additional cars onto this intersection during times of hurricane evacuation will be problematic

There needs to be studies to determine the viability of the existing water supply and sewer facilities.

Has there been a geological survey is to determine if there is a risk of sink holes ore contaminating the aquifer?

Yours truly,

Michael Ciaffone



Ranchero Village  
7100 Ulmerton Rd. Lot 2178  
Largo, FL 33771

---

**Subject:** FW: re zoning

**From:** Gerry Campigotto [<mailto:gcampigotto1@coqeco.ca>]  
**Sent:** Friday, August 28, 2015 10:45 AM  
**To:** Zoning  
**Subject:** re zoning Z/LU-19-9-15

We have lived in Rancho Village for several years.  
The zoning change is VERY short sighted.  
We strongly disapprove of any development on this small parcel of land.  
The last thing the corner of Ulmerton and Belcher needs is more traffic.  
It is difficult at the best of times to get in or out of our park without more congestion.  
Safety should be the main concern.  
Thanking you in advance,  
G.Campigotto  
7100 Ulmerton Rd. Unit 936

---

**From:** Marg's [stubbins@rogers.com]  
**Sent:** Wednesday, August 26, 2015 12:56 PM  
**To:** Zoning  
**Subject:** Case #Z/LU-19-9-15

Dear Sir or Madam,

We are in opposition to the reasoning application regarding 13101 Belcher Rd. We currently own in Rancho Village which is only a short distance from this land. A project that has 50% affordable housing so close to a seniors community which has recently had an increase in thief's and minor crime would only increase alarm and concern within the park.

Their exiting left off Belcher is also a concern. Would there be another traffic light installed to allow for a safer turn for them? If not many of the RV residents could find themselves held up while those living in this project are safely trying to turn southbound on Belcher. The units are very close to the Ulmerton Rd and Belcher intersection which has been a location for several accidents all ready and we feel this would only increase the danger of another accident.

More information about this project would be required before I could encourage this project to go forward.

Thank you for considering our concerns.

Rob Stubbins

Marg Cudahy-Stubbins

7100 Ulmerton Rd Unit 503

Largo

Sent from my iPad



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
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**Richard Cavalieri, Representative**

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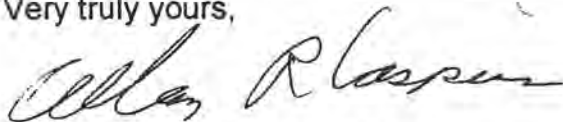
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Very truly yours,



7100 Ulmerton Road #360  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

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Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

Very truly yours,

*Subert Cruise 2095*  
*Shane Cruise 2095*  
7100 Ulmerton Road #07 2095  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

Dear Members of the Planning Board:

We are Rancho Village Co-Op, Inc., a 55+ Resident Owned and Land Lease Retirement Community located on 127 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road South in the above entitled case. Ours is a privately owned community with two entrances, one of which is in very close proximity to 13101 Belcher Road, South.

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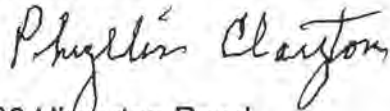
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Very truly yours,



7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



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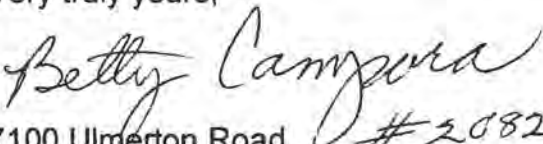
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Very truly yours,

  
7100 Ulmerton Road #2082  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
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Very truly yours,

*Pat Coleman*

7100 Ulmerton Road, #2038  
Largo, FL 33771





September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
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**Richard Cavalieri, Representative**

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Very truly yours,

*Nancy Carns #687*

7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

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Very truly yours,

*Joseph Coviello Joseph Coviello*

7100 Ulmerton Road #1103  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



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Very truly yours,

*Irene W. Churchill*

7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



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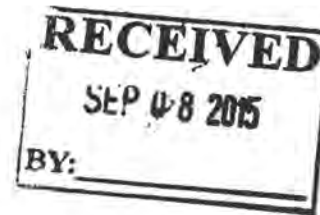
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*W. F. Churchill*

7100 Ulmerton Road *Lot 2206*  
Largo, FL 33771

September 1, 2015

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Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



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Very truly yours,

A handwritten signature in cursive script that reads "Celine M. Dudley". The signature is written in black ink and is positioned below the typed name "Celine M. Dudley".

7100 Ulmerton Road  
Largo, FL 33771



AUG 3 1 2015

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

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**Richard Cavalieri, Representative**

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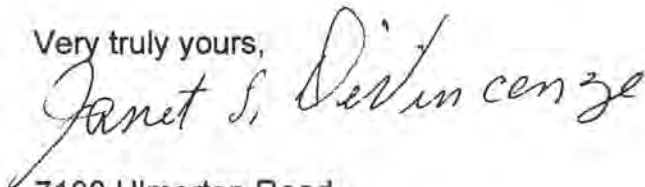
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7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



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**Alice K. Gast Trustee, Applicant**  
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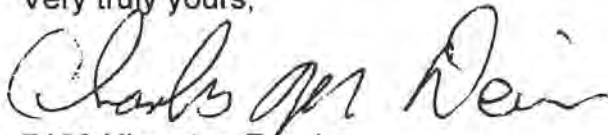
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Very truly yours,



7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

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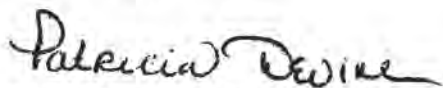
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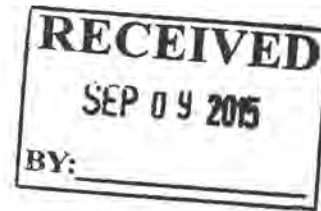
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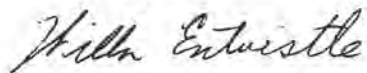
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7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

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*Constance P. Flanagan*

7100 Ulmerton Road Lot #1307  
Largo, FL 33771  
727-538-5573



September 1, 2015

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Development Review Services Department  
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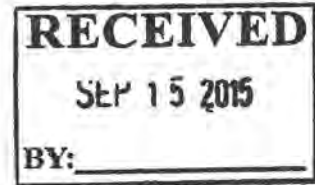
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*Bob Flanagan*

7100 Ulmerton Road    *LOT#1307*  
Largo, FL 33771  
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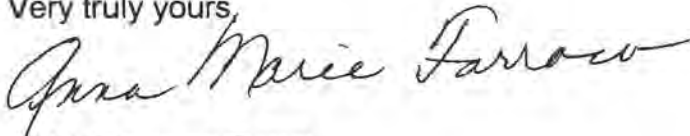
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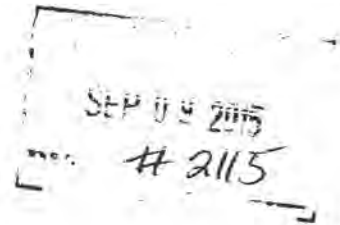
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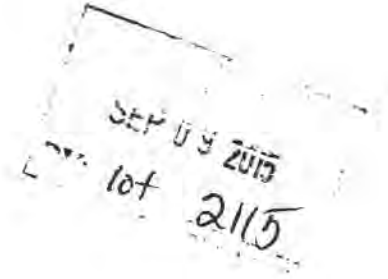
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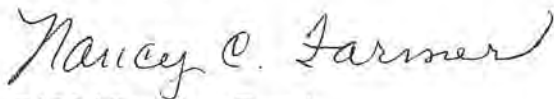
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Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

Very truly yours,

A handwritten signature in cursive script that reads "Freddie Flanagan".

7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

Dear Members of the Planning Board:

We are Rancho Village Co-Op, Inc., a 55+ Resident Owned and Land Lease Retirement Community located on 127 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road South in the above entitled case. Ours is a privately owned community with two entrances, one of which is in very close proximity to 13101 Belcher Road, South.

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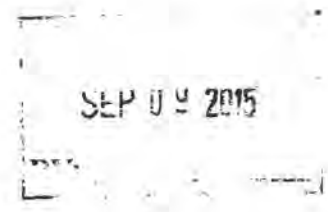
Very truly yours,

7100 Ulmerton Road  
Largo, FL 33771

~~John 338~~ Duplicate  
Name  
Jail M. Files  
# 338

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

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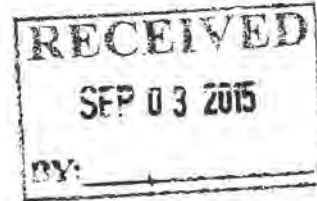
*Barbara Griess*

7100 Ulmerton Road Lot 1208  
Largo, FL 33771

727.539.1208

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
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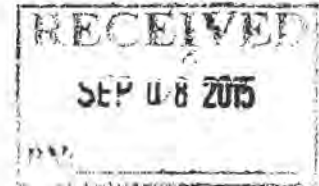
A handwritten signature in black ink, appearing to read "J. M. ...".

7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

132

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

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Very truly yours,

*Victoria J Gardner*

7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

1930



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

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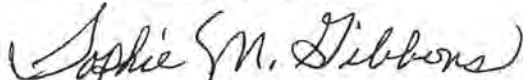
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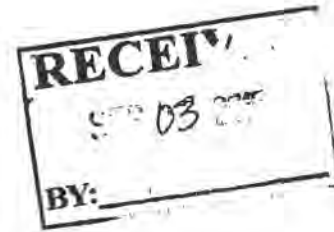
Very truly yours,



7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavaliere, Representative**

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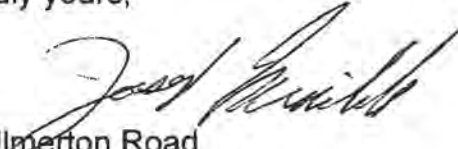
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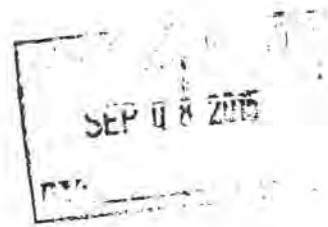
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7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



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7100 UImerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
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7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

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Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



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Very truly yours,

A handwritten signature in cursive script that reads "James M. Gallagher". The signature is written in dark ink and is positioned above the typed address.

7100 Ulmerton Road, #360  
Largo, FL 33771



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



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Therefore, I (we) am adamantly opposed to these proposed zoning changes for the following specific reasons:

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Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

Very truly yours, *Ronald R. Siff + Carol Siff*

7100 Ulmerton Road  
Largo, FL 33771

*LOT 2061*

---

**From:** Zoning  
**Subject:** FW: Hearings regarding the use of land: Case No. Z/LU-19-9-15  
**Importance:** High

**From:** Rejean Gravel [mailto:gravel.rejean@videotron.ca]  
**Sent:** Friday, September 04, 2015 10:26 AM  
**To:** Zoning  
**Cc:** 'Bruce Perry'  
**Subject:** Hearings regarding the use of land: Case No. Z/LU-19-9-15  
**Importance:** High

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4th Fl.  
Clearwater, FL 33756

Re: **Case No. Z/LU-19-9-15**  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Members of the Planning Board:

We are the Rancho Village CO-OP, Inc., a 55 plus Resident Owned and Land Lease Retirement Community located on 126 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road South in the above entitled case. Ours is a privately owned community with two entrances, one of which is in very close proximity to 13101 Belcher Road, South.

As a Rancho Village CO-OP resident, there are some very valid concerns regarding the requested zoning and land use changes in the above entitled cause. Pinellas' current change proposal has three key components:

- residential medium multiple family 12.5 unit per acre (3 beds per permitted dwelling);
- 50% affordable housing density bonus; and,
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Assuming a family of five per dwelling, we can expect between 400 and 500 (hundred) residents in that area if the zoning change is approved. Of these, 200-250 would be taking advantage of affordable (subsidized) housing. Collectively, Rancho Village CO-OP residents strongly believe this is too drastic of a change and that it will likely bring problems such as noise, safety, crime, and

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Very truly yours,

# Réjean Gravel

7100 Ulmerton Road, Unit 755  
Largo, FL 33771  
[gravel.rejean@videotron.ca](mailto:gravel.rejean@videotron.ca)

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

**Re: Case No. Z/LU-19-9-15**  
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Very truly yours,

*Nada Gelwick*  
7100 Ulmerton Road # 2127  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
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Very truly yours,

A handwritten signature in cursive script, appearing to read "Michelle Hensel".

7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

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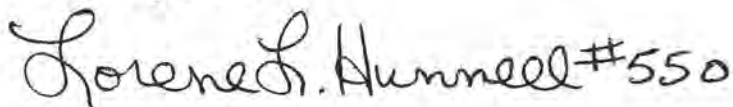
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Very truly yours,

A handwritten signature in black ink that reads "Lorene S. Hummel #550". The signature is written in a cursive style with a large initial "L".

7100 Ulmerton Road  
Largo, FL 33771



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative**

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Very truly yours,

A handwritten signature in cursive script that reads "Irene Hartzell".

7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

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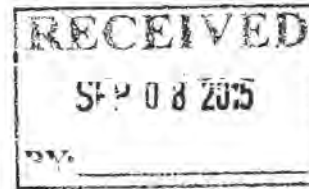
Very truly yours,

A handwritten signature in cursive script that reads "Maxine Hurley". The signature is written in black ink and is positioned to the right of the typed name and address.

7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

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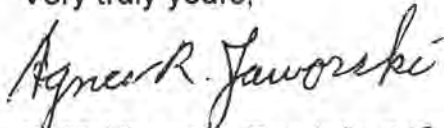
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Very truly yours,



7100 Ulmerton Road #518  
Largo, FL 33771

September 9, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Members of the Planning Board:

I am a resident of Rancho Village, located in close proximity to the subject proposed land zoning change. I am opposed to this particular zoning change as it would have a detrimental impact on our community in particular. I expect it would have a negative effect on many other properties in the area, but cannot speak for them.

The traffic congestion in the Ulmerton/Belcher area is already at over capacity. I shudder to think what the addition of a large multiple dwelling project would add to the existing problem.

Our park has been here for many years and our residents chose to live here for the advantages in the area and the lifestyle the park provides. The proposed zoning change project will not complement the existing infrastructure of the area.

Please take note of my objection during your meeting on September 10th.

Sincerely,  
Coral A Kincaid  
7100 Ulmerton Road  
Rancho Village  
Lot #2039

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15

Alice K. Gast Trustee, Applicant

Richard Cavalieri, Representative

Dear Members of the Planning Board:

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Very truly yours,

A handwritten signature in black ink that reads "Janet Lang". The signature is written in a cursive style with a large, flowing initial "J".

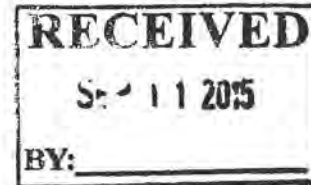
7100 Ulmerton Road

Largo, FL 33771

727-538-5573



September 1, 2015



Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756

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1. Traffic congestion potential problems. Belcher Road is a North/South divided roadway. The entrance to 13101 would be a right hand turn off of the North bound lanes of Belcher Road. This could create unwanted traffic problems through our community to access that entrance.
2. Construction of a proposed development in the above request could create unwanted noise and unnecessary dust problems, along with noisy construction vehicles and machinery to the inconvenience and detriment to the peace and tranquility of our residents.
3. The special exception to allow affordable housing density will certainly and negatively affect the property values in our community.
4. We are also greatly concerned about potential trespassing problems at our three club houses, laundry facilities and swimming pools that could attract non-residents to frequent our amenities.

Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

Very truly yours.

*Margaret Lee*  
7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573  
*Lot 501*

September 15, 2015

Board of Pinellas County Commissioners  
315 Court Street  
Clearwater, FL 33756

Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative



Dear Pinellas County Commissioners

We are the Rancho Village CO-OP, Inc., a 55 plus Resident Owned and Land Lease Retirement Community located on 126 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road South in the above entitled case. Ours is a privately owned community with two entrances, one of which is in very close proximity to 13101 Belcher Road, South.

As a Rancho Village CO-OP resident, there are some very valid concerns regarding the requested zoning and land use changes in the above entitled cause. Pinellas' current change proposal has three key components:

- residential medium multiple family 12.5 unit per acre (3 beds per permitted dwelling);
- 50% affordable housing density bonus; and,
- 92 multifamily residential units.

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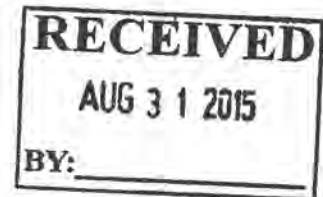
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Very truly yours,

*Boyd Lee*  
*Lot 501*  
7100 Ulmerton Road  
Largo, FL 33771

August 24, 2015

Pinellas County Planning & Development  
Zoning Division  
Development Review Services Dept.  
440 Court Street 4th fl  
Clearwater, FL 33756



Gentlemen:

In regard to your hearing on Case No. Z/LU-19-9-15 we are in opposition to the zoning change from A-E, Agriculture Estate Residential to RM-12.5, Residential, Multiple Family, 12.5 units per acre and a land use change from Residential Urban to: Residential Medium and a special exception to allow a 50% affordable housing density bonus.

We are not in favor of the construction of 92 multifamily residential units. Rancho Village is a retirement community and we feel we do not need all the disruption from the construction and also from multifamily units on such a small piece of property.

Thank you for your consideration.

*Alfred Leithner*  
*Margaret Leithner*

Alfred and Margaret Leithner  
3646 Old State Rd.  
Ridgway, PA 15853

Or - Rancho Village  
7100 Ulmerton Rd. Lot 389  
Largo, FL 33771  
(November - May)



---

**From:** Zoning  
**Subject:** FW: Re-Zoning on Belcher Road

**From:** Diane Loyd [mailto:dloyd1861@gmail.com]  
**Sent:** Friday, August 28, 2015 1:47 PM  
**To:** Zoning  
**Subject:** Re-Zoning on Belcher Road Z/LU-19-9-15

To Whom It May Concern:

I am a resident in the Rancho Village Mobile Home Park and strongly concerned about the Low Income Project and re-zoning on Belcher Road. Being that Ulmerton Road will be under construction for the next 2 years, and accidents happening on that road on a daily basis, do we really need additional traffic and construction in the area only to put in low income housing?

I am also concerned about the project being low income, what does that do to our property value? We have many elderly widows living here in the park where we don't have 24 hour security, do you really think low income housing is the right idea next to a 55+ Mobil Home park, I don't think so.

The Belcher/Ulmerton Road corner will be nothing but a cluster, traffic accidents and traffic jams, maybe this isn't the right location or the right time to start building so close to the Ulmerton intersection.

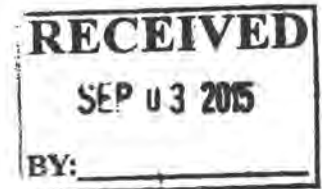
Think about it, would you like this project going up were you live, probably not!

Thanks for listening and I hope you take some of this into consideration.

Diane Loyd

September 3, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4th Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Members of the Planning Board:

We are the Rancho Village CO-OP, Inc., a 55 plus Resident Owned and Land Lease Retirement Community located on 126 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road South in the above entitled case. Ours is a privately owned community with two entrances, one of which is in very close proximity to 13101 Belcher Road, South.

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Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

On a personal note, I live less than a block from the Belcher Road entrance to Ranchero. I will not tolerate non-residents roaming around our homes. I fully expect that the ultimate result would be a significant increase in workload for the Largo Police Department.

Very truly yours,

Philip J. LeBrasseur  
7100 Ulmerton Road Lot 682  
Largo, Fl 33771

320-209-8042; 218-391-1351

## **Bachteler, James J**

---

**From:** Lowack, Brian  
**Sent:** Monday, September 21, 2015 8:14 AM  
**To:** BoardRecords  
**Subject:** FW: Case No. Z/LU-19-9-15

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Letter of objection.

Brian J. Lowack  
Executive Assistant to Commissioner John Morroni Pinellas County Board of County Commissioners  
315 Court Street, Floor 5  
Clearwater, Florida 33756-5165

Phone: 727-464-3568  
Fax: 727-464-3022  
Email: [blowack@pinellascounty.org](mailto:blowack@pinellascounty.org)

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

**From:** [bwmcleod1947@outlook.com](mailto:bwmcleod1947@outlook.com) [mailto:[bwmcleod1947@outlook.com](mailto:bwmcleod1947@outlook.com)]  
**Sent:** Saturday, September 19, 2015 1:01 PM  
**To:** Morroni, John; Seel, Karen; Eggers, Dave; Gerard, Pat; Long, Janet C; Justice, Charlie; Webadmin; Welch, Kenneth  
**Subject:** Case No. Z/LU-19-9-15

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

Comments-- September 15, 2015

Board of Pinellas County Commissioners  
315 Court Street  
Clearwater, FL 33756

**Re:** Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Pinellas County Commissioners

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Very truly yours,

7100 Ulmerton Road  
Largo, Fl 33771



My\_Name-- BRUCE W. MCLEOD

My\_Address-- 7100 ULMERTON LOT 1004

city-- LARGO, FL

ZIP\_code-- 33771

phone-- 617-710-5411

email [bwmcleod1947@outlook.com](mailto:bwmcleod1947@outlook.com)

Commissioner John Morrone [jmorrone@pinellascounty.org](mailto:jmorrone@pinellascounty.org) Commissioner Karen Williams Seel  
[kseel@pinellascounty.org](mailto:kseel@pinellascounty.org) Commissioner Dave Eggers [deggers@pinellascounty.org](mailto:deggers@pinellascounty.org) Commissioner Pat  
Gerard [pgerard@pinellascounty.org](mailto:pgerard@pinellascounty.org) Commissioner Janet Long [janetclong@pinellascounty.org](mailto:janetclong@pinellascounty.org)  
Commissioner Charlie Justice [cjustice@pinellascounty.org](mailto:cjustice@pinellascounty.org) Commissioner Kenneth T Welch  
[kwelch@pinellascounty.org](mailto:kwelch@pinellascounty.org)



Attorneys at Law

Alabama  
Florida  
Louisiana  
Mississippi  
South Carolina  
Tennessee  
Texas  
Washington, DC

Andrew J. McBride  
Attorney

Direct: 727.502.8291  
E-Fax: 727.502.8991  
andrew.mcbride@arlaw.com

September 1, 2015

*Via Certified Mail – RRR, U.S. Mail and  
Email [zoning@pinellascounty.org](mailto:zoning@pinellascounty.org)*

Pinellas County Planning & Department, Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, Florida 33756

Re: Case No: Z/LU-19-9-15

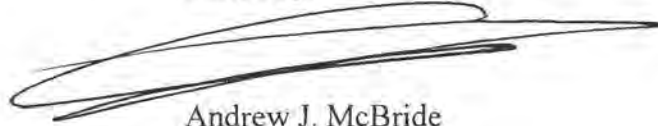
Dear Sirs,

This firm represents Rancho Village Co-Op, Inc. (“Co-Op”), the owner of a Rancho Village Mobile Home Park (the “Village”). The Village is a residential, 55+ retirement community consisting of 946 mobile home sites. The Village is located adjacent to and immediately south of the land identified in the above-referenced case for possible zoning change to multifamily use.

The residents of the Village are adamantly opposed to the threatened zoning change. The residents have moved to the Village in order to enjoy a quiet and peaceful life. The proposed zoning change threatens that life. The change will lead to more people and more congestion in the immediately surrounding area. The residents fear that this zoning change could lead to increased traffic and crime, especially if the multifamily housing is low-income. The potential zoning change threatens to undermine the residents’ quality of life, and by extension, the value of the residents’ investment in the Village. The proposed change also overburdens public utilities. Today, the Village ties in to the City of Largo’s shared wastewater facility by virtue of an expensive lift station owned and maintained by the Co-Op. When the usage of the system is at its peak, the lift station will often back up, causing damage to the lift and great inconvenience to the residents. Any additional housing density in the surrounding area will only increase the burden to the system, causing additional damages and hardship to the Co-Op and its elderly residents.

The Co-Op and its residents strenuously object to the proposed zoning change and request that the application be denied.

Sincerely,

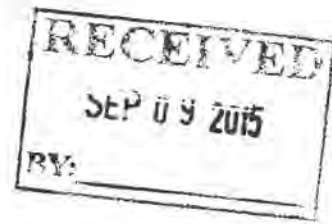
A handwritten signature in black ink, appearing to read "Andrew J. McBride". The signature is written in a cursive style with a large, sweeping initial "A" and "M".

Andrew J. McBride

cc: David S. Bernstein, Esq.  
Rancho Village Co-Op, Inc.

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Members of the Planning Board:

I am a member of the Ranchero Village CO-OP, Inc., a 55 plus Resident Owned and Land Lease Retirement Community located on 126 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road South in the above entitled case. This is a privately owned community with two entrances, one of which is in very close proximity to 13101 Belcher Road, South.

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Therefore, I am adamantly opposed to these proposed zoning changes for the following specific reasons:

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Very truly yours,



7100 Ulmerton Road #354  
Largo, FL 33771  
317-409-9604



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
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Richard Cavalieri, Representative

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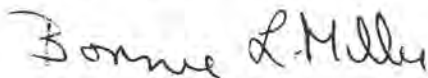
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7100 Ulmerton Road #354  
Largo, FL 33771  
317-409-9604

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4th Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

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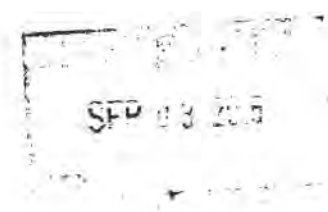
Please take into consideration that our private community consists of ove)

Very truly yours,

*Janice and John May*  
4100 Ulmerton Road - *Unit 852*  
Largo, Fl 33771  
727-538-5573

August 31, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court St. 4<sup>th</sup> Floor  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Members of the Planning Board:

I am a resident of Ranchero Village CO-OP, Inc, a 55 Plus Resident and Land Lease Retirement Community. Ranchero Village is on 126 acres of land contiguous to the proposed 900+ residential units proposed for the 4.9 acres at 13101 Belcher Rd. Ranchero Village has over 900 homes with residents ranging in age from 55 to their late 90s.

**I am opposed to the requested zoning and land use changes to 13101 Belcher Road.**

Has there been a comprehensive Environmental Impact Study done regarding these proposed changes?

Has there been a Comprehensive Traffic Survey Study done by the County and State regarding the impact of a minimum of 900 additional cars exiting onto Belcher Rd. in VERY close proximity to the major intersection of Belcher Rd. and Ulmerton Rd. ( a major East/West route to the Gulf Beaches)? Some issues of this study should be: the impact on the flow of traffic on both roads and the impact on Evacuation of the area during hurricanes.

How many exits/entrances are proposed for this site?

I am concerned about drivers using Rancho Village as a short cut from Belcher Rd. and Ulmerton Rd. and residents of the new complex trespassing onto our property to use our pools and other facilities thus necessitating the need for Rancho Village to incur exorbitant costs to strictly secure our premises.

Are the current municipal water and sewer systems sufficient to serve this proposed new residential complex without negatively impacting existing homes in the area? Would a new water filtration plant and sewer plant be necessary?

All in all, I am concerned that the proposed community will severely devalue our property values.

Thank you for your consideration of my concerns.

Yours truly,

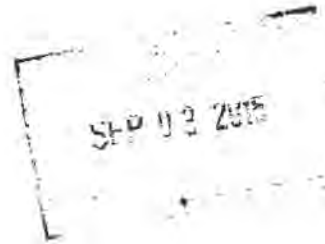
A handwritten signature in cursive script that reads "Elizabeth Mosher".

Elizabeth Mosher  
Rancho Village Lot# 2178



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



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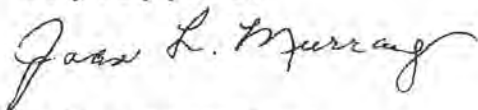
Assuming a family of five per dwelling, we can expect between 400 and 500 (hundred) residents in that area if the zoning change is approved. Of these, 200-250 would be taking advantage of affordable (subsidized) housing. Collectively, Rancho Village CO-OP residents strongly believe this is too drastic of a change and that it will likely bring problems such as noise, safety, crime, and circulation problems to our communities. In addition to these more generic problems, we believe that at any point in time, including night time, there will be dozens of strangers walking or bicycling our private Rancho streets, coming into our community centers and facilities, and more generally disturbing our historical peace and tranquility. We do not want that scenario, nor is it acceptable as is, if implemented, it will result in a lower quality of life for Rancho's residents and a significant increase in the security costs (guards, patrols, gates, etc...) for the Rancho Village CO-OP, a non-profit organization.

Therefore, I am adamantly opposed to these proposed zoning changes for the following specific reasons:

1. Traffic congestion potential problems. Belcher Road is a North/South divided roadway. The entrance to 13101 would be a right hand turn off of the North bound lanes of Belcher Road. This could create unwanted traffic problems through our community to access that entrance.
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Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

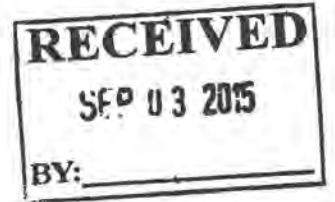
Very truly yours,

A handwritten signature in cursive script that reads "James L. Murray".

7100 Ulmerton Road  
Largo, FL 33771  
727-535-9178

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756

09/01/2015



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Members of the Planning Board:

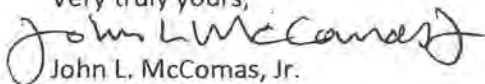
I am a resident of Ranchero Village, a 55 plus Resident Owned and Land Lease Retirement Community located on 126 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road South in the above entitled case. Ours is a privately owned community with two entrances, one of which is very close to 13101 Belcher Road, South. The Ranchero Village COOP, Inc. has some very valid concerns regarding the requested zoning and land use changes in the above entitled cause.

I am opposed to these changes for the following reasons:

1. Traffic congestion potential problems. Belcher Road is a North/South divided roadway. The entrance to 13101 would be a right hand turn off of the North bound lanes of Belcher Road. This could create unwanted traffic problems through our community to access that entrance.
2. Construction of a proposed development in the above request could create unwanted noise and unnecessary dust problems, along with noisy construction vehicles and machinery to the inconvenience and detriment to the peace and tranquility of our residents.
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4. We are also greatly concerned about potential trespassing problems at our three club houses and swimming pools that could attract non-residents to frequent our amenities.

Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns also include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. Therefore I would request that the above zoning and land use changes be denied.

Very truly yours,

  
John L. McComas, Jr.

7100 Ulmerton Road  
Largo, Fl 33771-5107  
727-531-0665

---

**From:** Charlie Mills [charliemills@millsmedia.net]  
**Sent:** Wednesday, August 26, 2015 10:32 AM  
**To:** Zoning  
**Cc:** mdwill25@gmail.com  
**Subject:** Rezoning near Rancho Village - Case # Z/LU-19-9-15

8-26-2015

To whom it may concern;

I am completely against the zoning change being considered in the above case, at the parcel of land located at 13101 Belcher Rd. S.

#1 – 92 multi-family dwellings will add to the already over-stressed traffic environment at the Ulmerton Rd./Belcher Rd. intersections. Often during heavy drive times, the traffic going north on Belcher is backed up to the point where the Rancho Village exit/entrance on Belcher is completely blocked.

The parcel of land in question appears to have limited access to any other routes, except Belcher. The addition of more vehicles would only make the traffic situation much worse, and increase the accident potential in an area that is already dangerous.

#2 – The zoning change from single to multi-family, and the requirement of 50% affordable housing also brings up a very-important issue regarding the possibility of increased crime. Rancho Village has already experienced a spike in thefts and vandalism in recent months. Without having full knowledge of the situation, I would venture an educated assumption that the perpetrators have some connection to the condos and apartments located on the north side of our fence. In fact I witnessed a person climbing over the fence into Rancho less than a month ago.

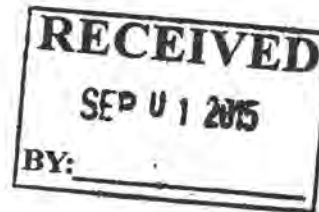
There are numerous websites that offer conclusions based on crime rate vs. affordable housing. Either side of the argument can crunch the numbers to make it work for them. I don't need statistics. Being on the road for years in the home services industry, I have first-hand knowledge of the negative "visual" effects suffered by neighborhoods with affordable housing. I certainly do not want to see that happen to Rancho Village.

Regards,

Charlie Mills  
Rancho Village  
7100 Ulmerton Rd. #142  
Largo, FL 33771  
727-536-7324

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Members of the Planning Board:

We are the Rancho Village CO-OP, Inc., a 55 plus Resident Owned and Land Lease Retirement Community located on 126 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road South in the above entitled case. Ours is a privately owned community with two entrances, one of which is in very close proximity to 13101 Belcher Road, South.

As a Rancho Village CO-OP resident, there are some very valid concerns regarding the requested zoning and land use changes in the above entitled cause. Pinellas' current change proposal has three key components:

- residential medium multiple family 12.5 unit per acre (3 beds per permitted dwelling);
- 50% affordable housing density bonus; and,
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Assuming a family of five per dwelling, we can expect between 400 and 500 (hundred) residents in that area if the zoning change is approved. Of these, 200-250 would be taking advantage of affordable (subsidized) housing. Collectively, Rancho Village CO-OP residents strongly believe this is too drastic of a change and that it will likely bring problems such as noise, safety, crime, and circulation problems to our communities. In addition to these more generic problems, we believe that at any point in time, including night time, there will be dozens of strangers walking or bicycling our private Rancho streets, coming into our community centers and facilities, and more generally disturbing our historical peace and tranquility. We do not want that scenario, nor is it acceptable as is, if implemented, it will result in a lower quality of life for Rancho's residents and a significant increase the security costs (guards, patrols, gates, etc...) for the Rancho Village CO-OP, a non-profit organization.

Therefore, I (we) am adamantly opposed to these proposed zoning changes for the following specific reasons:



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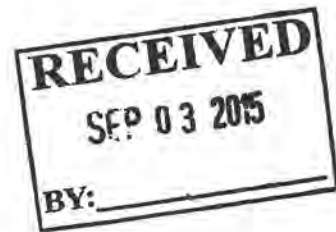
Very truly yours,

*Sandra Maloney (Board of Directors)*

7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

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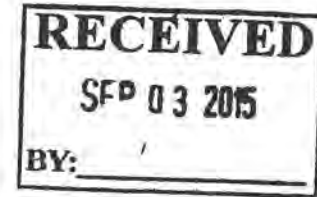
Very truly yours,

A handwritten signature in cursive script that reads "William MacMillan".

7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

Dear Members of the Planning Board:

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Very truly yours,



7100 Ulmerton Road  
Largo, FL 33771

Lot # 912.

Sept. 1 - 2015



September 15, 2015

Board of Pinellas County Commissioners  
315 Court Street  
Clearwater, FL 33756

Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

RECEIVED  
BOARD OF  
2015 SEP 21 PM 2:08  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

Dear Pinellas County Commissioners

We are the Rancho Village CO-OP, Inc., a 55 plus Resident Owned and Land Lease Retirement Community located on 126 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road South in the above entitled case. Ours is a privately owned community with two entrances, one of which is in very close proximity to 13101 Belcher Road, South.

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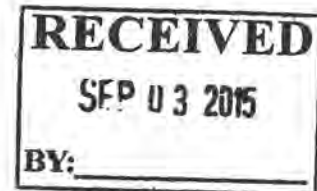
Very truly yours,

Donald and Dorothy Norris # 427

7100 Uimerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

Dear Members of the Planning Board:

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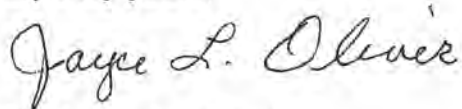
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Very truly yours,



7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

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Very truly yours,

~~Copy~~ Vin Piccolo  
Duplicate Name  
7100 Ulmerton Road #805  
Largo, FL 33771  
727-538-5573

September 15, 2015

Board of Pinellas County Commissioners

315 Court Street  
Clearwater, FL 33756

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Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

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Very truly yours,



7100 Ulmerton Road  
Largo, FL 33771

#2134

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



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**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

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1. Traffic congestion potential problems. Belcher Road is a North/South divided roadway. The entrance to 13101 would be a right hand turn off of the North bound lanes of Belcher Road. This could create unwanted traffic problems through our community to access that entrance.
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3. The special exception to allow affordable housing density will certainly and negatively affect the property values in our community.
4. We are also greatly concerned about potential trespassing problems at our three club houses, laundry facilities and swimming pools that could attract non-residents to frequent our amenities.

Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

Very truly yours,

*MR & MRS Roy Pelagun Lot 166*  
*Mr & Mrs Roy Pelagun*  
7100 Ulmerton Road  
Largo, FL 33771



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

Dear Members of the Planning Board:

We are Rancho Village Co-Op, Inc., a 55+ Resident Owned and Land Lease Retirement Community located on 127 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road South in the above entitled case. Ours is a privately owned community with two entrances, one of which is in very close proximity to 13101 Belcher Road, South.

As a Rancho Village Co-Op resident, there are some very valid concerns regarding the requested zoning and land use changes in the above entitled cause. The current change proposal has three key components:

- residential medium multiple family 12.5 unit per acre (3 beds per permitted dwelling);
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Very truly yours,

*Wilbur Lawrence Lot 911*

7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



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Very truly yours,

*Katherine Ryan # 1005 Ranchero Village*  
7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756

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7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

J. Ryan.  
#1005 Ranchero Village.

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



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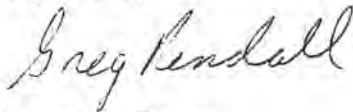
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Very truly yours,



7100 Ulmerton Road  
Largo, FL 33771  
727-536-5573

Lot 1206

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



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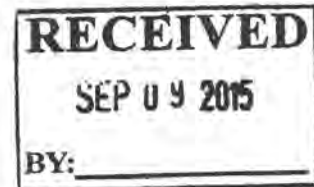
7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

Lot 1206



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



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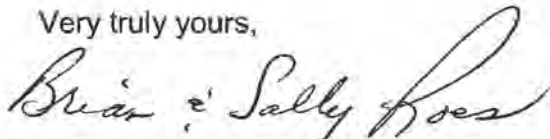
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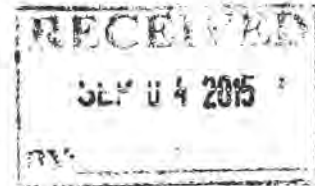
Very truly yours,



7100 Ulmerton Road #256  
Largo, FL 33771  
727-538-5573

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

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*Thomas V. Romano*

*Edulig Romano*

7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
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7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
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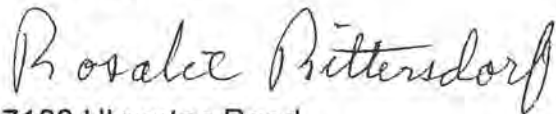
Assuming a family of five per dwelling, we can expect between 400 and 500 (hundred) residents in that area if the zoning change is approved. Of these, 200-250 would be taking advantage of affordable (subsidized) housing. Collectively, Rancho Village Co-Op residents strongly believe this is too drastic of a change and that it will likely bring problems such as noise, safety, crime, and circulation problems to our communities. In addition to these more generic problems, we believe that at any point in time, including night time, there will be dozens of strangers walking or bicycling our private Rancho streets, coming into our community centers and facilities, and more generally disturbing our historical peace and tranquility. We do not want that scenario, nor is it acceptable as is, if implemented, it will result in a lower quality of life for Rancho's residents and a significant increase the security costs (guards, patrols, gates, etc...) for the Rancho Village Co-Op, a non-profit organization.

Therefore, I (we) am adamantly opposed to these proposed zoning changes for the following specific reasons:

1. Traffic congestion potential problems. Belcher Road is a North/South divided roadway. The entrance to 13101 would be a right hand turn off of the North bound lanes of Belcher Road. This could create unwanted traffic problems through our community to access that entrance.
2. Construction of a proposed development in the above request could create unwanted noise and unnecessary dust problems, along with noisy construction vehicles and machinery to the inconvenience and detriment to the peace and tranquility of our residents.
3. The special exception to allow affordable housing density will certainly and negatively affect the property values in our community.
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Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

Very truly yours,



7100 Ulmerton Road  
Largo, FL 33771



Bryan Stuchell, MD  
2990 Maple Trace  
Tarpon Springs, FL 34688  
September 8, 2015

Members  
Pinellas County Planning Board  
315 Court Street  
Clearwater, FL 33756

Dear Pinellas County Planning Board Members:

I am a resident of the Oak Hill Acres community in Tarpon Springs, FL, and I am writing to express my concern about recent discussion and the pending decision to rezone our community to institutional from its current designation of residential-agricultural. My wife and I moved to Tarpon Springs from Morgantown, WV in 2010. At the time of the move, we had never lived outside the state of WV. We originally bought a home on Lake Tarpon with the thoughts that living on a lake would be a good retirement home. In addition, it was convenient to my work, shopping, and other amenities. We thought we had found the place we would spend the rest of our lives.

A couple of years after moving into this home, we realized that the tradeoff of a lake view was a smaller lot size with more neighbors in closer proximity. Although we have met some very nice people and have developed deep friendships as a result, our rural roots in the state of WV made us more suited to a larger home site. Our previous home in WV was situated on a 2 acre lot, much of which was wooded to provide the feeling of seclusion in the middle of town. More privacy, more room for our rescue dogs to roam without the worries of neighborhood children throwing things at them, and less traffic became more important than the serene view of the lake. However, we loved the Tarpon Springs area due to its proximity to the beach, my work, a variety of restaurants, and places to shop. So, we began looking for a home in a neighborhood near Tarpon Springs with a larger home site. We were worried that such a place did not exist. Although we didn't find any homes that appealed to us, we did happen across a vacant lot in Oak Hill Acres that we felt we could build our dream home on and live the rest of our days in a neighborhood where there was space (lots are 2+ acres rather than the ¼ acre lot on the lake) and tranquility. It is a very unique neighborhood where you can see chickens and horses along with many dogs and other animals. There is even a family of peacocks that roam the neighborhood as well.

We could not be happier with our choice to move into this community. It took almost 2 years to build the home, which was a very stressful, but rewarding process. We moved into the home in May of 2014 and have been very content for the past 15 months or so.

Unfortunately, recently, one of the residents of the community passed away and his lot was purchased by a local church. The church, which knowingly purchased the property located in a deed-restricted residential community, is now petitioning to have the designation of the land changed from residential to institutional. I, along with many others in the community are opposed to this rezoning effort. We all agreed to abide by the deed restrictions and to use the land in accordance with the existing land use zoning category when we purchased the property. We also assumed others who purchased land in the community would do the same, including the church. They should not have purchased the lot unless they were planning to use the land in a way that does not violate the current zoning and deed restrictions. Now, if the rezoning is approved, the residents of the community will be forced to hire attorneys to fight to keep the neighborhood intact. This seems most unfair, as the families in the neighborhood do not have the financial resources of a large institution such as a church. I also fear that a hearing convened during a weekday during normal business hours may prevent many of the homeowners in the community from appearing to resist this effort because of their obligations of their employment. At a recent meeting of the homeowners, conducted in the evening when work commitments were not in conflict, there was a very large and vocal turnout in opposition to the rezoning.

I, like the other homeowners, have no issues with the church at its current location, but allowing the community to be rezoned will inevitably destroy the unique character and feel of this great neighborhood. Lots and homes in the neighborhood command premium prices due to the uniqueness of it. My wife and I paid a premium to be in this neighborhood due to the tranquility of the natural surroundings, and the ability to have a larger lot and many animals (we are allowed to have up to 9). This tranquility that we paid for and assumed would be protected via the deed restrictions will be lost if the zoning is changed. Currently, the neighborhood has only one entrance, and flow of traffic as it currently exists does not make it amenable as a cut through to avoid traffic on Keystone Road or East Lake Road. Traffic consists only of residents of the community and their guests. This makes the community a safe place to ride bicycles, walk dogs, jog, or ride horses with minimal concerns about car traffic. Allowing institutions to exist within this residential community will increase traffic flow significantly.

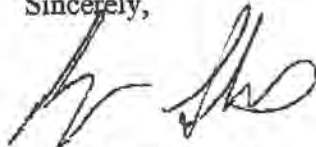
Pinellas County Planning Board Members

September 8, 2015

Page 3

If this change is allowed, the joy we experience living in the community will be diminished significantly. If rezoning is allowed and subsequent costly legal efforts are unsuccessful, we will be stuck either accepting the decreased level of enjoyment, or trying to find a similar neighborhood nearby, which I have already looked into and have been unable to find. There are no other secluded residential-agricultural neighborhoods whose roads are also horse paths with city water and other amenities and the proximity to the beaches and my place of work. I am hopeful that the Planning Board will see the uniqueness of our beautiful community and preserve it for its current and future residents. I respectfully request that the Planning Board deny the petition to change the land use zone of the Oak Hill Acres property.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Stuchell". The signature is fluid and cursive, with the first name "Bryan" and last name "Stuchell" clearly distinguishable.

Bryan Stuchell, MD

Kim Stuchell  
2990 Maple Trace  
Tarpon Springs, FL 34688  
September 8, 2015

Members  
Pinellas County Planning Board  
315 Court Street  
Clearwater, FL 33756

Dear Pinellas County Planning Board Members:

My husband and I are residents of the Oak Hill Acres community in Tarpon Springs, FL. We were recently made aware of a hearing to rezone our neighborhood from residential to institutional to accommodate the growth of a nearby church. We, along with many homeowners in the Oak Hill Acres community are strongly opposed to such a change in the zoning of our neighborhood. This opposition was very apparent at a recent meeting of the community held locally one evening earlier this month. Oak Hill Acres is a community like no other. Spacious lots are typically found in exclusive gated communities with prohibitive costs or in remote rural locations. Oak Hill Acres is neither of these. HOA dues are only \$150 annually, making it a very affordable place to live. It is close to the beach, shopping, restaurants, and other activities. Yet, it is a very quiet community where you can see neighbors walking dogs, jogging, and riding bicycles without being overly concerned about vehicular traffic since it is typically only other residents and their guests that frequent the local roads. We have 6 dogs, 4 of them rescue dogs, and looked everywhere in the area for a home with the room for them to roam without disturbing neighbors. We felt very fortunate to find a vacant lot in this very special community and have been ecstatic living here for the past 15 months.

It is very troubling to us that the current land use and deed restrictions may be changed because a single lot was purchased by a church that has outgrown its current location. We have no issues with the church aside from the fact that we don't feel it is fair that they would be allowed to buy a single lot in our community and then wreak havoc on it by changing the rules that we all agreed to follow to keep the community the special place that it is. Why should they be allowed to change the rules for everyone else in the community? Just because they have the financial resources to hire an attorney doesn't make it right to disrupt the residents of the neighborhood because it suits them. Nothing good can come of changing the land use zone of our community, at least not for the residents of it, some of whom have lived here for decades. Regardless of the length of time people have resided here, all have chosen to reside here because of the unique

Pinellas County Planning Board Members

September 8, 2015

Page 2

combination of space, nature, and proximity that doesn't exist elsewhere in the area. I am hoping that you will hear our objection to the destruction of what makes the community so special. Allowing institutional use of the land in the neighborhood will have dire consequences to the residents. Traffic will increase significantly and the character of the community will be inevitably and irreparably altered. Maybe not tomorrow or next month, but eventually, it will, and all of the residents will suffer from it. If the church has outgrown its space at the current location, a single lot will not solve their problem for long, and they will be expanding further and further into the community. I don't know if expansion in another direction is possible, but feel that if it isn't, a better alternative would be for the church to relocate somewhere that has enough land to meet their future growth needs without destroying our community in the process. As I said earlier, it is extremely unfair to allow someone, whether an individual or organization, to buy property that has a predetermined use and other deed restrictions that all others in the neighborhood must adhere to, and then ignore those restrictions against the wishes of the other residents.

I am also fearful that because the hearing will be held during the week when many residents may have work obligations, the number of residents attending the meeting may not be representative of number of residents who are opposed to the rezoning efforts. I am assuming that the church, which has many members, many of whom may be retired, will have several people present in favor of the rezoning. However, it is not their neighborhood that is being altered, and in reality, they collectively should have the say of one community resident since the church owns 1 lot in the community. I hope that fact doesn't get lost in the process.

Thank you for taking the time to read this letter. I respectfully request that you deny the petition to rezone the Oak Hill Acres property as institutional.

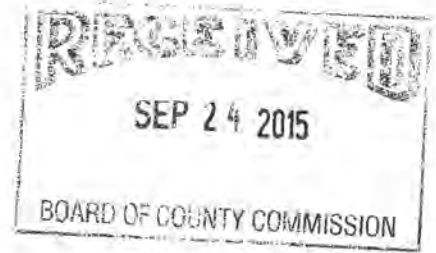
Sincerely,



Kim Stuchell



Lynn G Stover  
11220 53<sup>rd</sup> Ave No.  
St. Petersburg, Florida  
33708



Pinellas County Board of Commissioners  
315 Court Street  
Clearwater, Florida

Re: Lots 39 and 40, Oak Ridge Acres

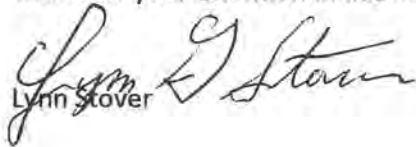
Dear Ladies and Gentleman:

Please be advised that I do not support your changing the zoning of the lots above multi family dwellings, as when I purchased my property across the street, the lots were zoned for single family residences, and to allow more than one house per lot would destroy the historical beauty and openness that the neighborhood has enjoyed.

None of the people living in the area that I have talked to, like the way the developer came in and destroyed the trees and buried possibly asphalt a few weeks ago.

Pinellas County is over developed, just by too much past construction as seem to be this case in point. It is very overcrowded, also just by the volume of traffic, and I object to any current zone changes for these lots across from my property.

Thank for your attention in this matter.

  
Lynn Stover

RECEIVED  
BOARD OF  
2015 SEP 25 PM 12:10  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Members of the Planning Board:

We are the Rancho Village CO-OP, Inc., a 55 plus Resident Owned and Land Lease Retirement Community located on 126 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road South in the above entitled case. Ours is a privately owned community with two entrances, one of which is in very close proximity to 13101 Belcher Road, South.

As a Rancho Village CO-OP resident, there are some very valid concerns regarding the requested zoning and land use changes in the above entitled cause. Pinellas' current change proposal has three key components:

- residential medium multiple family 12.5 unit per acre (3 beds per permitted dwelling);
- 50% affordable housing density bonus; and,
- 92 multifamily residential units.

Assuming a family of five per dwelling, we can expect between 400 and 500 (hundred) residents in that area if the zoning change is approved. Of these, 200-250 would be taking advantage of affordable (subsidized) housing. Collectively, Rancho Village CO-OP residents strongly believe this is too drastic of a change and that it will likely bring problems such as noise, safety, crime, and circulation problems to our communities. In addition to these more generic problems, we believe that at any point in time, including night time, there will be dozens of strangers walking or bicycling our private Rancho streets, coming into our community centers and facilities, and more generally disturbing our historical peace and tranquility. We do not want that scenario, nor is it acceptable as is, if implemented, it will result in a lower quality of life for Rancho's residents and a significant increase the security costs (guards, patrols, gates, etc...) for the Rancho Village CO-OP, a non-profit organization.

Therefore, I (we) am adamantly opposed to these proposed zoning changes for the following specific reasons:

1. Traffic congestion potential problems. Belcher Road is a North/South divided roadway. The entrance to 13101 would be a right hand turn off of the North bound lanes of Belcher Road. This could create unwanted traffic problems through our community to access that entrance.
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4. We are also greatly concerned about potential trespassing problems at our three club houses, laundry facilities and swimming pools that could attract non-residents to frequent our amenities.

Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

Very truly yours,

*Barbara*  
*2184 Lake Drive*  
7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

*Schmeisser*

September 15, 2015

Board of Pinellas County Commissioners  
315 Court Street  
Clearwater, FL 33756

Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

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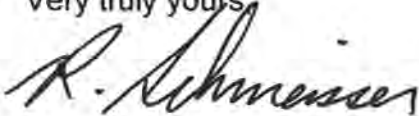


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Very truly yours,



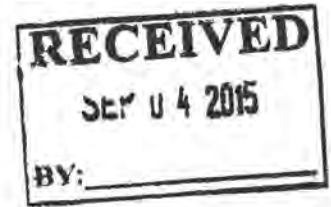
7100 Ulmerton Road  
Largo, FL 33771

Site 2184



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

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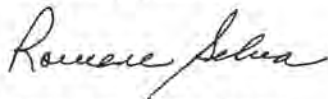
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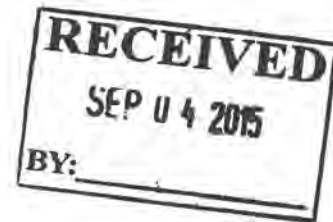
Very truly yours,



7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

August 26, 2015

Pinellas County Planning Department, Zoning Division  
440 Court street, 4th floor  
Clearwater  
Florida, 33756



Subject: Zoning change - case no Z/LU-19-9-15 (13101 Belcher Road South)

To who it may concern,

Zoning changes are indeed important as they can have both positive and negative impacts on nearby communities, cities and counties.

It was only a matter of time before 13101 Belcher Road South property, a relatively small but very well located piece of land, got claimed by a land developer. The proposed zoning change is not the only possibility for this land. Based on Rancho's surroundings' development and the size of the area to be rezoned, it could be changed from agricultural-residential to any of the following Pinellas' zoning:

- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium (the one proposed)
- Residential High
- Residential/Office Limited
- Residential/Office General
- Residential/Office/Retail
- Commercial Neighborhood (CN)
- Commercial Recreation (CR)
- Commercial General (CG)

My personal view is that given the current somewhat slow economic situation, the fact that land is generally speaking expensive in Pinellas and, that there is a need for additional dwellings in Pinellas, it is unlikely that the piece of land will be claimed for "commercial" and "residential/office/retail" type usages. Residential usage, indeed, makes senses for this piece of land.

As we all know any residential zonings can have positive attributes but can also be associated with social, environmental, traffic, infrastructure (ex: water) security and safety problems, even in the residential urban zoning. Pinellas' current change proposal has three key components:

- residential medium multiple family 12.5 unit per acre (3 beds per permitted dwelling);
- 50% affordable housing density bonus; and,
- 92 multifamily residential units.

Assuming a family of five per dwelling, we can expect between 400 and 500 hundred residents in that areas if the zoning change is approved. Of these, 200-250 would be taking advantage of affordable (subsidized) housing.

Is this what Rancho Village residents as well as those of nearby Village Drive, Tiburon, Shadowrun and Powderhorn streets need and want? I think not as this is too drastic of a change and that it will likely bring problems such as noise, safety, crime and, circulation problems to our communities. In addition to these more generic problems, I can envisage, at any point in time, including night time, dozens of strangers walking or bicycling our private Rancheros' streets, getting into our community centers and facilities, possibly vandalizing some premises and more generally disturbing our historical peace and tranquility. We do not want that nor is it acceptable as, if implemented, it will result in a lower quality of life for Rancho's residents and a significant increase the security costs (guards, patrols, gates, etc...) for the Rancho Village CS-Coop, a non-profit organization.

As I said earlier, a zoning change for this valuable piece of land is unavoidable and we cannot block it forever. What we collectively need for this piece of land is a zoning that Rancho Village residents can live with and that will protect the uniqueness of our community.

I, consequently, do not support the zoning change proposal. I recommend, instead, changing the zoning of the said piece of land from agricultural-residential to either Residential Low, Residential Urban or even Residential Low Medium, with 0% affordable housing density bonus.

Post Scriptum: I expect that this (or any county zoning changes for that matter) has been the subject of discussions between the Pinellas County and the City of Largo as the piece of land being discussed in "encrusted" in Largo and as, therefore, the dwellings will use Largo's infrastructures in one way or another.

Regards,

Norman Sundin  
7100 Ulmerton Rd #2136  
Largo FL 33771  
Dinoman50@tampabay.rr.com

A handwritten signature in cursive script that reads "Norman P. Sundin". The signature is written in black ink and is positioned below the typed contact information.

---

**From:** Zoning  
**Subject:** FW: Case Number: Z/LU-19-9-15 Alice K.Gast, Applicant & Richard Cavalieri, Representative  
**Attachments:** ZoningLetter\_Bob.pdf

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**From:** Dee Strye [<mailto:deedilbug@yahoo.ca>]  
**Sent:** Monday, August 31, 2015 1:52 PM  
**To:** Zoning; Bob Flanagan; Richard Strye  
**Subject:** Case Number: Z/LU-19-9-15 Alice K.Gast, Applicant & Richard Cavalieri, Representative

With regards to the above Case Number and comments from Residents of Rancho Village attachment below, I would like to adopt those comments and add the following.

1. In addition to the average age in Rancho Park, many of our residents are seasonal. A large number of vacant residents as well as the old median age combine to make us uniquely vulnerable to any potential increase in unlawful activity.
2. I am not opposed to redevelopment for residential purposes. So long as it respects the character of the surrounding neighbourhoods. The population density being sought is substantially more than the immediate area. I can think of no good reason why such a large increase in density should be granted in light of the character of the surrounding neighbourhoods.
3. The access point is close to the intersection of Belcher and Ulmerton. This intersection is already congested both morning and evening. The additional usage will only complicate this issue. If the increase in density is granted the issue becomes worse. It further complicates access for fire, police and EMS services as there appears to be no secondary access aside from Belcher Street.

Richard & Diana Strye  
7100 Ulmerton Rd., #1303  
Largo, FL



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4th Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Members of the Planning Board:

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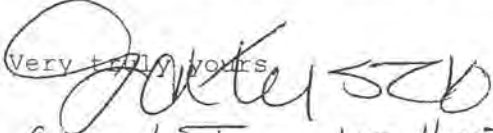
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4. We are also greatly concerned about potential trespassing problems at our three club houses, laundry facilities and swimming pools that could attract non-residents

to frequent our amenities.

Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of suffering personal safety risks and vulnerability to our retirement lifestyle in the event that this request in the above entitled case is approved. We therefore would request that the above zoning and land use changes be denied.

Very truly yours,

  
Gilenda Tyszko #156  
7100 Ulmerton Road  
Largo, Fl 33771  
727-538-5573

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4th Fl.  
Clearwater, FL 33756

SEP 09 2015

Re: Case No. Z/LU-19-9-15  
Alice K. Gaat Trustee, Applicant  
Richard Cavalieri, Representative

Dear Members of the Planning Board:

We are the Rancho Village CO-OP, Inc., a 55 plus Resident Owned and Land Lease Retirement Community located on 126 acres of land that is contiguous to the plot of 4.9 acres at 13101 Belcher Road

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Assuming a family of five per dwelling, we can expect between 400 and 500 (hundred) residents in that area if the zoning change is approved. Of these, 200-250 would be taking advantage of affordable (subsidized) housing.

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Please take into consideration that our private community consists of over 900 homes and 1500 residents ranging in age between 55 and 95 years old. Our major concerns include the likelihood of increased traffic, noise, dust, and potential trespassing.

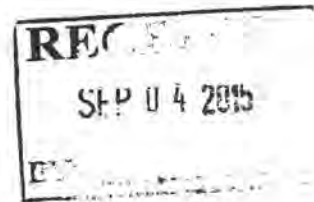
Very truly yours,

DONNA & DONALD TAIT.  
7100 ULMERTON RD LOT # 637E  
LARGO FL.  
33771

7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

Dear Members of the Planning Board:

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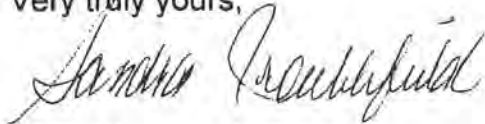
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Very truly yours,



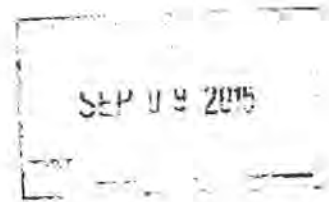
7100 Ulmerton Road  
Largo, FL 33771

SANDRA K. TROUBLEFIELD

~~ROBERT W. TROUBLEFIELD Duplicate Name~~

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
**Alice K. Gast Trustee, Applicant**  
**Richard Cavalieri, Representative**

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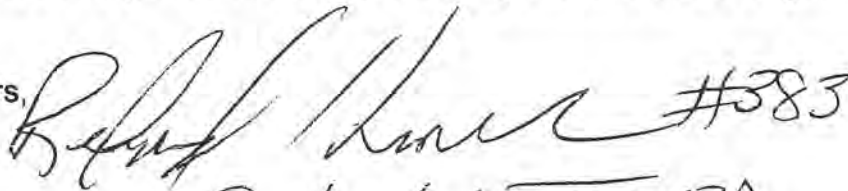
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Very truly yours,



7100 Ulmerton Road  
Largo, FL 33771

RICHARD L TURNER

Connie Runion #383  
Connie Runion

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater FL 33756



Re: Case No. Z/LU-29-9-15  
Alice K. Gast, Trustee, Applicant  
Richard Cavalieri, Representative

Dear Commissioners:

I am a resident of Rancho Village Manufactured Home Park, a 55+ community, located at 7100 Ulmerton Road, Largo, FL 33771. As a resident, I have several concerns about the proposed change in land use for the property located at 13101 Belcher Road, Largo.

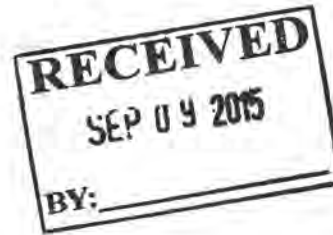
1. Ninety-two (92) multi-family units on 4.9 acres of land will create an increase in traffic on Belcher Road which already heavily traveled. Adding 100 to 200 additional vehicles entering Belcher Road so close to Ulmerton will cause more traffic congestion. The chance of more traffic accidents in this area will increase proportionately with additional homes in this area. Traffic gridlock will result in the winter when the winter residents are present.
2. Increased numbers of residences on the current water and sewage utilities will put a strain on the current systems.
3. The proposed special exception to allow affordable housing will negatively impact the property value of Rancho Village.
4. The potential for unknown persons to enter Rancho Village from the proposed housing area will negatively impact our community and our quality of life. We saw an increase in non-residents entering our park when condos were built to the northeast of us off Ulmerton Road; we have no reason to not expect the same thing to happen should the proposed housing area be developed on this piece of land.

Your consideration of these concerns is very much appreciated.

Sincerely, *Paul Voorhis*

7100 Ulmerton Road, Lot 876  
Largo FL 33771

September 1, 2015



Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

**Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative**

Dear Members of the Planning Board:

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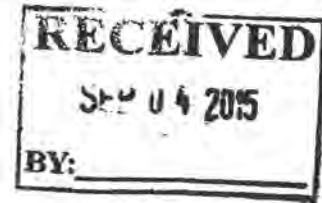
Very truly yours,

A handwritten signature in cursive script that reads "Audrey J. Meints Lot 688".

7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



**Re: Case No. Z/LU-19-9-15**  
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**Richard Cavalieri, Representative**

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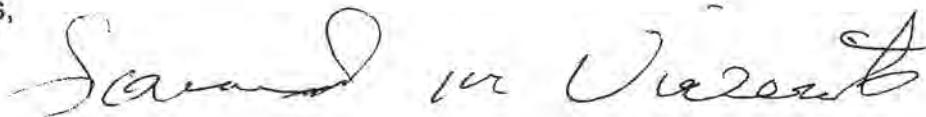
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Very truly yours,

A handwritten signature in cursive script, appearing to read "Sandra M. Vassant".

7100 Ulmerton Road  
Largo, FL 33771



September 1, 2015



Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

**Re: Case No. Z/LU-19-9-15  
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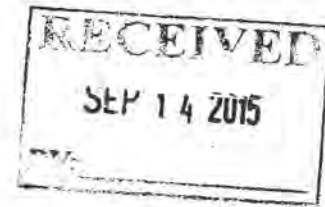
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Very truly yours,

Elizabeth Vogt Lot 2171  
7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756



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**Richard Cavalieri, Representative**

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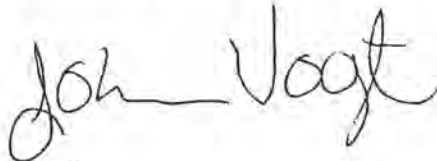
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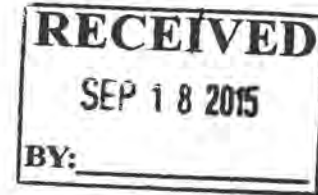
Very truly yours,

A handwritten signature in cursive script that reads "John Voigt". The signature is written in black ink and is positioned to the right of the typed name.

John Voigt Lot 2171  
7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

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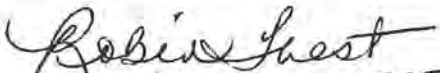
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Very truly yours,

  
ROBIN (ROBERTA) WEST  
7100 Ulmerton Road, LOT 1204  
Largo, FL 33771  
~~727-538-5573~~



RECEIVED  
BOARD OF

2015 SEP 21 PM 2:09

BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

September 15, 2015

Board of Pinellas County Commissioners  
315 Court Street  
Clearwater, FL 33756

Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Pinellas County Commissioners

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Very truly yours,



DOUGLAS A. WEST  
7100 Ulmerton Road, LOT 1204  
Largo, FL 33771  
~~727-538-5573~~

September 15, 2015

Board of Pinellas County Commissioners  
315 Court Street  
Clearwater, FL 33756

Re: Case No. Z/LU-19-9-15  
Alice K. Gast Trustee, Applicant  
Richard Cavalieri, Representative

Dear Pinellas County Commissioners

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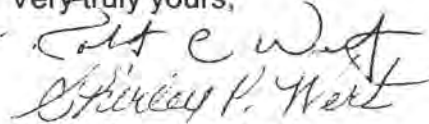
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BOARD OF  
2015 SEP 21 PM 2: 08  
BOARD OF COUNTY  
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Very truly yours,



7100 Ulmerton Road  
Largo, FL 33771

#1312

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

**Re: Case No. Z/LU-19-9-15**  
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**Richard Cavalieri, Representative**

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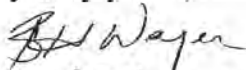
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Very truly yours,

  
BARBARA H WEYER  
7100 Ulmerton Road  
Largo, FL 33771



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater, FL 33756

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KEN WEYER  
7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

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Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756

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Very truly yours,

Dan Willette

7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

---

**From:** Marilyn Willette [mdwill25@gmail.com]  
**Sent:** Friday, August 28, 2015 11:57 AM  
**To:** Zoning  
**Subject:** [BULK] Case # Z/LU-19-9-15  
**Attachments:** Re-zoning objection letter.docx

**Importance:** Low

Please find attached my strong concerns over the possible re-zoning of this property.

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756

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7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
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Clearwater, FL 33756

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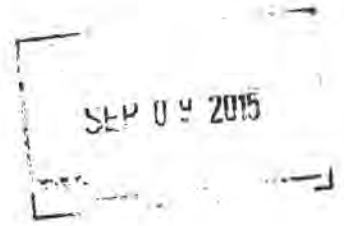
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Largo, FL 33771

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Very truly yours,

*Josephine Yeasted*

~~*Alfred A. Yeasted*~~ Duplicate Name

7100 Ulmerton Road  
Largo, FL 33771

September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Floor  
Clearwater FL 33756

Re: Case No. Z/LU-29-9-15  
Alice K. Gast, Trustee, Applicant  
Richard Cavalieri, Representative

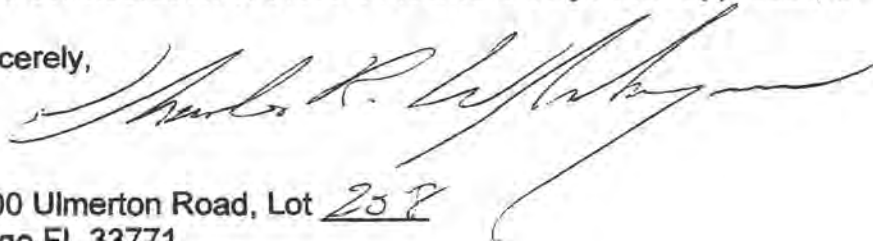
Dear Commissioners:

I am a resident of Rancho Village Manufactured Home Park, a 55+ community, located at 7100 Ulmerton Road, Largo, FL 33771. As a resident, I have several concerns about the proposed change in land use for the property located at 13101 Belcher Road, Largo.

1. Ninety-two (92) multi-family units on 4.9 acres of land will create an increase in traffic on Belcher Road which already heavily traveled. Adding 100 to 200 additional vehicles entering Belcher Road so close to Ulmerton will cause more traffic congestion. The chance of more traffic accidents in this area will increase proportionately with additional homes in this area. Traffic gridlock will result in the winter when the winter residents are present.
2. Increased numbers of residences on the current water and sewage utilities will put a strain on the current systems.
3. The proposed special exception to allow affordable housing will negatively impact the property value of Rancho Village.
4. The potential for unknown persons to enter Rancho Village from the proposed housing area will negatively impact our community and our quality of life. We saw an increase in non-residents entering our park when condos were built to the northeast of us off Ulmerton Road; we have no reason to not expect the same thing to happen should the proposed housing area be developed on this piece of land.

Your consideration of these concerns is very much appreciated.

Sincerely,

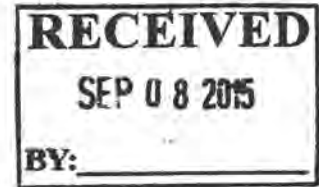


7100 Ulmerton Road, Lot 258  
Largo FL 33771



September 1, 2015

Pinellas County Planning Board  
Zoning Division  
Development Review Services Department  
440 Court Street, 4<sup>th</sup> Fl.  
Clearwater, FL 33756



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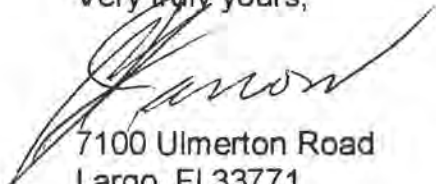
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7100 Ulmerton Road  
Largo, FL 33771  
727-538-5573

**Bachteler, James J**

---

**From:** Greenleaf, Kim  
**Sent:** Friday, November 06, 2015 12:00 PM  
**To:** BoardRecords  
**Subject:** RE: Z/LU-29-9-15 to be heard @ 11/24th BCC meeting  
**Attachments:** SKM\_C454e15110612000.pdf

*Kimberly H. Greenleaf*

Executive Assistant to Commissioner Dave Eggers  
Pinellas Board of County Commissioners, District 4  
315 Court Street, Clearwater, FL 33756  
727-464-3276 office  
727-464-3022 fax  
[kgreenleaf@pinellascounty.org](mailto:kgreenleaf@pinellascounty.org)

[www.pinellascounty.org](http://www.pinellascounty.org)  
*Subscribe to county updates and news*

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

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**From:** Sent from BCCscanner@co.pinellas.fl.us [mailto:Sent from BCCscanner@co.pinellas.fl.us]  
**Sent:** Friday, November 06, 2015 12:01 PM  
**To:** Greenleaf, Kim  
**Subject:** Message from KM\_C454e

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BOARD OF  
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BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

November 3, 2015

**RECEIVED**

NOV 06 2015

Commissioner Dave Eggers  
Pinellas County Board of Commissioners  
315 Court Street, #501  
Clearwater FL 33756

**DAVE EGGERS  
COMMISSIONER**

Re: Case No. Z/LU-29-9-15  
Alice K. Gast, Trustee, Applicant  
Richard Cavalieri, Representative

Dear Commissioner Eggers:

We are residents of Rancho Village Manufactured Home Park, a private 55+ resident owned community, located at 7100 Ulmerton Road, Largo, FL 33771. As residents, we have several concerns about the proposed change in land use for the property located at 13101 Belcher Road, Largo.

1. Ninety-two (92) multi-family units on 4.9 acres of land will create an increase in traffic on Belcher Road which is already heavily traveled. Adding 100 to 200 additional vehicles entering Belcher Road so close to Ulmerton will cause more traffic congestion. Traffic accidents in this area will increase proportionately with the addition of more homes in this area. Traffic gridlock which already occurs on a daily basis will become much more severe year round. With the anticipated traffic gridlock, we will see many more vehicles driving through Rancho Village to get from Belcher to Ulmerton and from Ulmerton to Belcher than currently happens.
2. We saw an increase in non-residents entering our park when condos were built to the northeast of us off our Ulmerton Road entrance; we have no reason to not expect the same thing to happen should the proposed housing area be developed on this piece of land. Our clubhouses, swimming pools, and other amenities are for the exclusive use of our residents and guests. Because our community is not gated, there are some thoughts that unknown persons from the proposed housing development might walk into our park and want to use our pools, tennis courts, etc.
3. Increased numbers of residences on the current water and sewage utilities will put a strain on the current systems. We have been told that plans are for this development to tie into the sewer system directly on Belcher Road. If that does not happen, where would the tie in be?
4. The proposed special exception to allow affordable housing will negatively impact the property value of Rancho Village as well as negatively impact the quality of life and privacy of our residents.
5. The properties immediately adjacent to the proposed housing development are all commercial businesses. A commercial use of this piece of land would be much more appropriate than a housing development.

Your consideration of these concerns is very much appreciated.

Sincerely,

*Paul Voorheis*

*Kay Voorheis*

Paul and Kay Voorheis  
7100 Ulmerton Road, Lot 876  
Largo FL 33771

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