

October 2, 2019

Pinellas County Planning Department, Zoning Division  
Development Review Services Department  
Re: Case No. Z/LU-22-10-19



Dear Planning/Zoning Reviewer,

We are property owners adjacent to the property for the requested zoning change in case No. Z/LU-22-10-19. **We are opposed to granting the zoning change.**


The listed property 35/27/15/19872/081/0150 includes the entire lake which is not reflected on the .22 acre zoning request change. Therefore, **this entire notice may be faulty/illegal** unless it has been subdivided and is not yet reflected in the county property tax maps.

Regardless of the above, please consider the following: The zoning change is:

1. Inconsistent with the current properties in Crystal Beach. The vast majority of residences in Crystal Beach are single homes with a few small multifamily units. There are no commercial properties in Crystal Beach.
2. Inconsistent with the historical development plans for Crystal Beach. Clearly there was no intention for commercial use of the property 36/27/15/19872/081/0150, even from Route Alt-19.
3. Destructive of a natural habitat. The property and lake have become a natural habitat for native Florida species. Development on the lake will have a negative impact.
4. Detrimental to wetland uses. The proposed zoning will infringe on the wetland buffer. In any case, it is folly to imagine that a commercial development on a lake can be undertaken without negative impacts to the wetlands and habitat.
5. Negative impact on property values of bordering properties. A significant portion of any home's value is determined by the neighborhood and views. The commercial use will adversely alter both the neighborhood character and ruin an unspoiled natural view thus decreasing property values.

We specifically choose to live in the Crystal Beach community because it does not have commercial development. Why do they possible need a minor .22 acre narrow strip along the lake?

Sincerely,

  
William and Marion Riehm  
200 Ontario Avenue  
Crystal Beach, FL 34681