

**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [jmadden6057 at gmail.com](mailto:jmadden6057@gmail.com)  
**To:** [Eggers, Dave](#)  
**Subject:** Online Customer Service Contact Us Form Result #20174745  
**Date:** Saturday, February 20, 2021 10:24:29 AM

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- Direction of Inquiry**
- Commissioner Janet C. Long - District 1
  - Commissioner Pat Gerard - District 2
  - Commissioner Charlie Justice - District 3 (2021 Vice Chair)
  - Commissioner Dave Eggers - District 4 (2021 Chair)
  - Commissioner Karen Williams Seel - District 5
  - Commissioner Kathleen Peters - District 6
  - Commissioner René Flowers - District 7

**Subject** February 23 Agenda Item #34-Rezoning Item ZLU-20-12

**Message**

I am in favor of granting the applicant's request for a continuance on this agenda item. The applicant, Mr. Gulati, met with some of the neighbors of the property on Saturday, February 13. I believe he learned some things he did not not already know when he listened to the neighbors' concerns. He submitted his request for a continuance the following Monday. This should be viewed as him acting in good faith to further address the concerns of neighbors. I believe that the continuance gives both sides the time and opportunity to reach a compromise.

**Your Name** Jim Madden

**Your Street Address** 1802 Juanita Court

**City/Unincorporated County** Clearwater

**Zip Code** 33764

**Your Phone Number** (727) 804-4296

**Your Email Address** [jmadden6057@gmail.com](mailto:jmadden6057@gmail.com)

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## Carpenter, Katherine

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**From:** noreply@fs30.formsite.com on behalf of bill2224 at live.com <noreply@fs30.formsite.com>  
**Sent:** Tuesday, February 2, 2021 3:39 PM  
**To:** Seel, Karen  
**Subject:** Online Customer Service Contact Us Form Result #20014020

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

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<b>Direction of Inquiry</b>	Commissioner Karen Williams Seel - District 5
<b>Subject</b>	Proposed Land Use Change
<b>Message</b>	<p>Dear Commissioner Seel,</p> <p>As a resident of Pinellas county since 1965 and resident of District 5 since 1991, I am hoping that you and/or your fellow commissioners can assist me in a matter that is particularly important. At the upcoming February 23, 2021 BOCC meeting, you will be considering a Land Use change request (Case # Z/LU-20-12).</p> <p>I realize the BOCC is quasi-judicial in nature and Board members must be free from bias and conflicts of interest in matters brought before them. As a result, I do not want to express support or opposition to this request. However, I would like to request that you and/or your fellow commissioners familiarize yourselves with the neighborhoods and streets involved prior to the meeting.</p> <p>This would be best accomplished by driving around the subject neighborhood to get a better feel for the impact of the proposed Land Use change. I hope you consider this request, as photos and land use maps do not necessarily portray the area.</p> <p>Thank You,</p> <p>William Yedkois 2224 Lawton Dr. Clearwater</p>
<b>Your Name</b>	William Yedkois
<b>Your Street Address</b>	2224 Lawton Drive
<b>City/Unincorporated County</b>	Clearwater
<b>Zip Code</b>	33764

**Your Phone Number** 17274034330

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**Your Email Address** [bill2224@live.com](mailto:bill2224@live.com)

---

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## Carpenter, Katherine

---

**From:** Keith Magruder <keithmagr@gmail.com>  
**Sent:** Friday, January 29, 2021 1:34 PM  
**To:** Seel, Karen  
**Cc:** Eggers, Dave; Long, Janet C; Justice, Charlie; Peters, Kathleen; Gerard, Pat; Robinson-Flowers, Rene; Leo E. Torres; bill2224@live.com  
**Subject:** Case No. Z/LU-20-12

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

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Ms. Seel, as a homeowner affected by this case for zoning change, our situation is quite difficult to present in 3 minutes at the hearing on 2/23. Is there a chance you would be willing to meet in an informal meeting on our street (Lawton Dr) with some of us homeowners. We understand social distancing would be necessary but this would allow you to hear as well as get visual reference to our concerns. I will volunteer my driveway(it is a triple-wide driveway) along with the street as the place to gather. Lawton Dr is a private road so traffic should not be an issue.

I am sure we can get 20-30 concerned homeowners affected by this zoning change to attend. Let me know your thoughts. Thank you

Keith Magruder  
2229 Lawton Dr, Clearwater, FL 33764

## Carpenter, Katherine

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**From:** Pinellas County Clerk of the Circuit Court and Comptroller <noreply@mypinellasclerk.org> on behalf of noreply@mypinellasclerk.org  
**Sent:** Monday, February 22, 2021 2:26 PM  
**To:** Comments, BCC Agenda  
**Subject:** Opposed-(no subject)

**Categories:** SENT TO BOARD REPORTERS

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### Live Form

Topic	Case Number ZLU 20-12
BCC Agenda Date	2-23-2021
Your Stand on the Issue	Oppose
Comments	I oppose this case. You do not need to try to approve of decreased lot sizes that would not be compatible with existing neighborhood lot sizes.
Citizen Name	Angelia Richardson
Address	11601 4th St No St Pete, FL 33716 United States
Phone	276-7803848
Email	angeliarichardson@gmail.com

**From:** [Keith](#)  
**To:** [Long, Janet C](#); [Gerard, Pat](#); [Justice, Charlie](#); [Eggers, Dave](#); [Seel, Karen](#); [Peters, Kathleen](#); [Robinson-Flowers, Rene](#)  
**Subject:** FW: Case Z/LU-20-12  
**Date:** Thursday, February 18, 2021 9:32:24 PM

---

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Dear County Commissioners

Hi, I hope to find you all well and thank you for listening to my concerns. My husband and I are opposed to the zoning change for case Z/LU-20-12, scheduled for vote on February 23, 2021. We understand that they can put 4 to 5 houses on that property as it is zoned currently but if the zone is changed we are talking more than double the housing. We are very concerned how this will change our way of living. We love the wildlife. Daily we see hawks, woodpeckers, red robins and other wild life. Changing the zoning will mean getting rid of trees that promote this wildlife. Right now we still have the feel of living in a rural area. I am also concerned that if they pave Winchester which at this time is a one lane alley, it will increase traffic. People will be using it as a cut through and increase the traffic from Belcher Elementary, which I have heard is going to be going up in the number of students due to all the construction in the area. (I work for the school system). Because it is not paved, most people do not know what is on the road, so do not attempt to use it as a cut through. We also feel that this will be used as a construction entrance as it is the only entrance to the property, so now I will have heavy vehicles basically in my back yard. If this land ends up being the entrance I will have street lights and car lights shining into my backyard. We moved here because we did not want lights shining into our bedroom or our backyard. We like to use our telescope to see stars, planets and constellations but it will be impossible with all the lights back there. Example they built 7 row houses on Kersey (1 block away), they added 2 street lights and 14 garage lights. It will always be like daylight in my back yard. This is our hobby that will be taken away from us. I do not want this light pollution in my backyard. My husband will not sleep if he sees light and those lights will be shining in my bedroom. (Black out curtains do not help). Lastly my garage faces Winchester. There is a good possibility I will lose access to my garage. Not sure where we will park or how we will be able to keep up maintenance on our vehicles as we need the garage for that and we will not be able to block the road. Right now there is enough room to park, which my husband does and also work on vehicles if necessary. Hopefully you will take the time to consider leaving this a rural area, to preserve nature.

Thank you for your time,

Keith Farrington  
Kim Farrington  
1718 Dorchester Rd  
Clearwater FL 33764  
(727) 542-2645



**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [bloosun\\_at\\_hotmail.com](mailto:bloosun_at_hotmail.com)  
**To:** [Eggers\\_Dave](mailto:Eggers_Dave)  
**Subject:** Online Customer Service Contact Us Form Result #20169591  
**Date:** Friday, February 19, 2021 1:50:59 PM

---

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  - Commissioner Pat Gerard - District 2
  - Commissioner Charlie Justice - District 3 (2021 Vice Chair)
  - Commissioner Dave Eggers - District 4 (2021 Chair)
  - Commissioner Karen Williams Seel - District 5
  - Commissioner Kathleen Peters - District 6
  - Commissioner René Flowers - District 7

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**Subject** Case Z/LU-20-12, Item #34 on Feb 23 Meeting

---

**Message** February 19, 2021  
Re: Case Z/LU-20-12, Item #34 on Feb 23 Meeting

Dear Commissioners,

I'm writing to oppose this case which would allow a developer to increase the density of homes on a large property in my neighborhood.

One of my concerns is quality of life for myself & my neighbors who live here. So many more homes and people crammed together would undermine the relative quiet, calm environment that we enjoy. With so many more people in our small area, there will be more noise, more traffic, harm to the environment, strain on the utilities & roads and potentially more crime.

My main concern is safety. There are almost no sidewalks in this neighborhood and very few streetlights. Many people walk their dogs and get out for exercise in this area. We all have the right to go for a walk in our neighborhood and expect to make it back home alive. Increased traffic will greatly multiply our risk.

While I am not against progress or developing land in our area, there is a very disturbing trend in Pinellas County to pack as many housing units as possible onto pieces of land being developed in recent years. The main roads around our neighborhood have become extremely dense, dangerous, and frustrating during much of the day. I have been in Pinellas county 29 years and in this



neighborhood for 17 years. I have a nice property that I love & feel truly fortunate to have. I am sad to say that if I didn't have so much invested in my home & property, I would probably leave Pinellas County due to the increased amount of traffic and crime in recent years.

More homes mean more tax income for the county, but please consider that at some point the negative effect of overdevelopment may make Pinellas a less desirable place to live for many. Please consider the concerns of the residents you represent and vote to oppose this case.

Thank you for your time.

Sincerely,  
Melanie Walters

---

<b>Your Name</b>	Melanie Walters
<b>Your Street Address</b>	1761 Doncaster Rd
<b>City/Unincorporated County</b>	Clearwater
<b>Zip Code</b>	33764
<b>Your Phone Number</b>	727-458-3631
<b>Your Email Address</b>	<a href="mailto:bloosun@hotmail.com">bloosun@hotmail.com</a>

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**From:** [Keith](#)  
**To:** [Long, Janet C](#); [Gerard, Pat](#); [Justice, Charlie](#); [Eggers, Dave](#); [Seel, Karen](#); [Peters, Kathleen](#); [Robinson-Flowers, Rene](#)  
**Subject:** FW: Case Z/LU-20-12  
**Date:** Thursday, February 18, 2021 9:32:24 PM

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Dear County Commissioners

Hi, I hope to find you all well and thank you for listening to my concerns. My husband and I are opposed to the zoning change for case Z/LU-20-12, scheduled for vote on February 23, 2021. We understand that they can put 4 to 5 houses on that property as it is zoned currently but if the zone is changed we are talking more than double the housing. We are very concerned how this will change our way of living. We love the wildlife. Daily we see hawks, woodpeckers, red robins and other wild life. Changing the zoning will mean getting rid of trees that promote this wildlife. Right now we still have the feel of living in a rural area. I am also concerned that if they pave Winchester which at this time is a one lane alley, it will increase traffic. People will be using it as a cut through and increase the traffic from Belcher Elementary, which I have heard is going to be going up in the number of students due to all the construction in the area. (I work for the school system). Because it is not paved, most people do not know what is on the road, so do not attempt to use it as a cut through. We also feel that this will be used as a construction entrance as it is the only entrance to the property, so now I will have heavy vehicles basically in my back yard. If this land ends up being the entrance I will have street lights and car lights shining into my backyard. We moved here because we did not want lights shining into our bedroom or our backyard. We like to use our telescope to see stars, planets and constellations but it will be impossible with all the lights back there. Example they built 7 row houses on Kersey (1 block away), they added 2 street lights and 14 garage lights. It will always be like daylight in my back yard. This is our hobby that will be taken away from us. I do not want this light pollution in my backyard. My husband will not sleep if he sees light and those lights will be shining in my bedroom. (Black out curtains do not help). Lastly my garage faces Winchester. There is a good possibility I will lose access to my garage. Not sure where we will park or how we will be able to keep up maintenance on our vehicles as we need the garage for that and we will not be able to block the road. Right now there is enough room to park, which my husband does and also work on vehicles if necessary. Hopefully you will take the time to consider leaving this a rural area, to preserve nature.

Thank you for your time,

Keith Farrington  
Kim Farrington  
1718 Dorchester Rd  
Clearwater FL 33764  
(727) 542-2645

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**To:** [Eggers\\_Dave](mailto:Eggers_Dave)  
**Subject:** Online Customer Service Contact Us Form Result #20169591  
**Date:** Friday, February 19, 2021 1:50:59 PM

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  - Commissioner Pat Gerard - District 2
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  - Commissioner Dave Eggers - District 4 (2021 Chair)
  - Commissioner Karen Williams Seel - District 5
  - Commissioner Kathleen Peters - District 6
  - Commissioner René Flowers - District 7

---

**Subject** Case Z/LU-20-12, Item #34 on Feb 23 Meeting

---

**Message** February 19, 2021  
Re: Case Z/LU-20-12, Item #34 on Feb 23 Meeting

Dear Commissioners,

I'm writing to oppose this case which would allow a developer to increase the density of homes on a large property in my neighborhood.

One of my concerns is quality of life for myself & my neighbors who live here. So many more homes and people crammed together would undermine the relative quiet, calm environment that we enjoy. With so many more people in our small area, there will be more noise, more traffic, harm to the environment, strain on the utilities & roads and potentially more crime.

My main concern is safety. There are almost no sidewalks in this neighborhood and very few streetlights. Many people walk their dogs and get out for exercise in this area. We all have the right to go for a walk in our neighborhood and expect to make it back home alive. Increased traffic will greatly multiply our risk.

While I am not against progress or developing land in our area, there is a very disturbing trend in Pinellas County to pack as many housing units as possible onto pieces of land being developed in recent years. The main roads around our neighborhood have become extremely dense, dangerous, and frustrating during much of the day. I have been in Pinellas county 29 years and in this

neighborhood for 17 years. I have a nice property that I love & feel truly fortunate to have. I am sad to say that if I didn't have so much invested in my home & property, I would probably leave Pinellas County due to the increased amount of traffic and crime in recent years.

More homes mean more tax income for the county, but please consider that at some point the negative effect of overdevelopment may make Pinellas a less desirable place to live for many. Please consider the concerns of the residents you represent and vote to oppose this case.

Thank you for your time.

Sincerely,  
Melanie Walters

---

<b>Your Name</b>	Melanie Walters
<b>Your Street Address</b>	1761 Doncaster Rd
<b>City/Unincorporated County</b>	Clearwater
<b>Zip Code</b>	33764
<b>Your Phone Number</b>	727-458-3631
<b>Your Email Address</b>	<a href="mailto:bloosun@hotmail.com">bloosun@hotmail.com</a>

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## Carpenter, Katherine

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**From:** Pinellas County Clerk of the Circuit Court and Comptroller <noreply@mypinellasclerk.org> on behalf of noreply@mypinellasclerk.org  
**Sent:** Monday, February 22, 2021 11:29 AM  
**To:** Comments, BCC Agenda

**Categories:** SENT TO BOARD REPORTERS

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### Live Form

Topic Case Number ZLU 20-12

BCC Agenda Date 2-23-2021

Your Stand on the Issue Oppose

### Comments

I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23rd. The case requests zoning and land use changes to existing law. Property owner wants to change current zoning from R-R to R-3 and land use from Residential-Suburban to Residential-Low. This would allow a density increase to the currently approved housing/lot density. I want to emphasize that I do not want to deny any property owner their right to develop his / her land. This is not a NIMBY issue where typically neighborhoods try to prevent undeveloped land from being developed. The property owner can already build five homes, he wants the changes requested so he can build 10 homes. This case will also set a precedent for a larger, adjacent lot that could be sold, according to the owner, at any time. Potential Developers have already informed him that they will request the same changes as this case. It would allow the current zoning approved for 7-8 homes to a potential development of 17 lots/homes. Together the two lots could be drastically changed from the currently approved 12-13 homes to potentially 26-28 homes. Ninety five percent of the existing neighborhoods in this area are larger lots of 12,000 to 20,000 sq. ft. The requested change would allow 6,000 sq. ft lots. This would not be compatible with nor support the integrity and viability of existing neighborhoods in the area. In the context of five versus 10 homes and possibly later 12 versus 26 homes, of course we are all concerned with the resultant diminished quality of life and safety issues due to increased traffic, noise, light, water, air pollution as well as the unhealthy effect to the local environment (large pond / habitat for many species). Past Commission Boards have consistently only approved lot sizes compatible with existing neighborhood lot sizes. I hope you will continue to follow their assessments. Thank you.

Citizen Name Leo Torres

Address	2221 LAWTON DR Clearwater, FL 33764 United States
Phone	727-6418875
Email	ltorresmax@yahoo.com

## Carpenter, Katherine

---

**From:** Pinellas County Clerk of the Circuit Court and Comptroller <noreply@mypinellasclerk.org> on behalf of noreply@mypinellasclerk.org  
**Sent:** Monday, February 22, 2021 11:40 AM  
**To:** Comments, BCC Agenda

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### Live Form

Topic Case Number ZLU 20-12

BCC Agenda Date 2-23-2021

Your Stand on the Issue Oppose

### Comments

RESENDING AS I AM NOT SURE I PUT ITEM NUMBER IN LAST COMMENT I SUBMITTED. I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23rd. The case requests zoning and land use changes to existing law. Property owner wants to change current zoning from R-R to R-3 and land use from Residential-Suburban to Residential-Low. This would allow a density increase to the currently approved housing/lot density. I want to emphasize that I do not want to deny any property owner their right to develop his / her land. This is not a NIMBY issue where typically neighborhoods try to prevent undeveloped land from being developed. The property owner can already build five homes, he wants the changes requested so he can build 10 homes. This case will also set a precedent for a larger, adjacent lot that could be sold, according to the owner, at any time. Potential Developers have already informed him that they will request the same changes as this case. It would allow the current zoning approved for 7-8 homes to a potential development of 17 lots/homes. Together the two lots could be drastically changed from the currently approved 12-13 homes to potentially 26-28 homes. Ninety five percent of the existing neighborhoods in this area are larger lots of 12,000 to 20,000 sq. ft. The requested change would allow 6,000 sq. ft lots. This would not be compatible with nor support the integrity and viability of existing neighborhoods in the area. In the context of five versus 10 homes and possibly later 12 versus 26 homes, of course we are all concerned with the resultant diminished quality of life and safety issues due to increased traffic, noise, light, water, air pollution as well as the unhealthy effect to the local environment (large pond / habitat for many species). Past Commission Boards have only approved lot sizes that were compatible to existing lot sizes in surrounding neighborhoods. Please continue to carry on that long standing precedent. Thank you, Leo.

Citizen Name

Leo Torres

Address	2221 LAWTON DR Clearwater, FL 33764 United States
Phone	727-6418875
Email	Torres.leo.e@jobcorps.org



## Carpenter, Katherine

---

**From:** Pinellas County Clerk of the Circuit Court and Comptroller <noreply@mypinellasclerk.org> on behalf of noreply@mypinellasclerk.org  
**Sent:** Monday, February 22, 2021 11:35 AM  
**To:** Comments, BCC Agenda

**Categories:** SENT TO BOARD REPORTERS

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### Live Form

Topic	Case Number ZLU 20-12
BCC Agenda Date	2-23-2021
Your Stand on the Issue	Oppose
Comments	I oppose this casae
Citizen Name	Leo Torres
Address	2221 LAWTON DR Clearwater, FL 33764 United States
Phone	727-6418875
Email	ltorresmax@yahoo.com

## Carpenter, Katherine

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**From:** noreply@fs30.formsite.com on behalf of kbergeron at tampabay.rr.com  
<noreply@fs30.formsite.com>  
**Sent:** Monday, February 15, 2021 4:27 PM  
**To:** Eggers, Dave  
**Subject:** Online Customer Service Contact Us Form Result #20128523

**Follow Up Flag:** Follow up  
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**Direction of Inquiry** Commissioner Janet C. Long - District 1  
Commissioner Pat Gerard - District 2  
Commissioner Charlie Justice - District 3 (2021 Vice Chair)  
Commissioner Dave Eggers - District 4 (2021 Chair)  
Commissioner Karen Williams Seel - District 5  
Commissioner Kathleen Peters - District 6  
Commissioner René Flowers - District 7  
County Administrator

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**Subject** Case No. Z/LU-20-12

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**Message** We are very much opposed to the proposed zoning change that would affect development of a 2.5 acre lot and surrounding developable property which, until recently, was a lovely pasture with a barn and horses. This was one of the few remaining pieces of pastureland and citrus groves in this area, bordered on 2 sides by Allen's Creek.. The charm of this area drew us to purchase a home nearby. We enjoy walking down the shady pictorial gravel road fronting this property. It would not be so bad to have 5 homes on the property, as Current zoning allows, but proposed changes that will result in increased density to our neighborhood, increased burden on Belcher Elementary school traffic, and decrease in our property values. I urge you to vote against this change, to preserve the character of our neighborhood. We do not need more high density development in this lovely "old Florida " neighborhood.

---

**Your Name** Kathryn Bergeron, Esq. and Cheryl Quigley, M.D.

---

**Your Street Address** 1835 Juanita Ct

---

**City/Unincorporated County** Clearwater, FL

---

**Zip Code** 33764

---

**Your Phone Number** 727-580-9615

---

Your Email Address [kbergeron@tampabay.rr.com](mailto:kbergeron@tampabay.rr.com)

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## Carpenter, Katherine

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**From:** Pinellas County Clerk of the Circuit Court and Comptroller <noreply@mypinellasclerk.org> on behalf of noreply@mypinellasclerk.org  
**Sent:** Friday, February 19, 2021 2:45 PM  
**To:** Comments, BCC Agenda  
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### Live Form

Topic Case Z/LU-20-12  
BCC Agenda Date 2-23-2021  
Your Stand on the Issue Oppose

### Comments

I have lived at 2224 Lawton Dr for over 30 years. My property is adjacent to the SW corner of the proposed infill development. My property is one of four properties on Lawton Dr that will be directly impacted by the project. At the time I purchased my house, I was drawn to the rural country feel of the neighborhood with large open spaces. The property has dozens of oak trees and undergrowth that over the years has supported numerous species of wildlife. Up until the applicant purchased the property, several horses also roamed the property. The applicant's request for a proposed zoning change from R-R to R-3 appears consistent with most of the surrounding properties of which I have no issue with. However, I do OPPOSE the Land Use change request from Residential Suburban (RS) to Residential Low (RL) for the reasons stated below.

Neighborhood Compatibility – Proposed Density The neighborhood area, which is bordered by Belcher Road to the West, Winchester Rd to the East, Kersey Road to the North and Lancaster Rd to the South has a remarkably diverse range of housing from large SFR to smaller homes. However, two things are consistent, all 56 parcels (including the subject property) have a Land Use designation of RS and have lot sizes significantly larger than 6,000 SF minimum required for properties zoned R-3 (Please see Municipality Map). In fact, most if not all homesites are in excess of 14,000 sf and many are considerably larger. The subject property's current Land Use designation of RS is consistent with the 6 adjacent properties bordering the subject parcel, as well as the 50 other properties in the neighborhood described above. Maintaining the RS designation would ensure that development would be compatible with the existing neighborhood as described above. Per the "Application for Zoning and Land Use Change" (Exhibit 2), the applicant states that his request for a "Land Use" change from RS (2.5 residential units per acre) to RL (5 residential units per acre) is compatible with the properties on the East side of Winchester Road. This statement is misleading. He makes

no mention that his parcel is surrounded on the other three sides by 56 properties that are designated RS. The properties on the East side of his parcel lie in a completely different neighborhood that is separated by a public road (Winchester). The recent trend of developments consisting of homes with large footprints and minimum yard space is concerning to me as owner of an adjacent property. If the applicant can build the 10 to 11 homes on lots that are 60' x 110' (per application), this would have a SIGNIFICANT negative impact on the quality of life for the owners of adjacent properties. The only development in the general area in the last 15 years was the recent development (2018) of a vacant parcel along the north side of Kersey Rd. The development consists of 7 villas on lots that are approximately 50' wide and 119' deep or 5,950 SF. The development's narrow homes have virtually no yards. Maintaining the current Land Use designation of RS would ensure compatibility with surrounding area and hopefully provide adjacent property owners some sense of open space of which this county needs so badly. Traffic Lawton Drive is a private road and as owners we are responsible for its maintenance. Over the past years traffic has picked up considerably as many people who live east of the neighborhood described above, use Winchester road to get access to Lawton Dr in order to avoid the light at the Lancaster/Belcher intersection. In addition, many parents who take/pickup their kids to Belcher Elementary school use Lawton Dr as a backway to the school to avoid traffic backed up at the light. Winchester Road is gravel and less than 12 feet wide. It is essentially an alley used for access to residences backyards (see photos) who live on Dorchester Rd. Any improvements to Winchester Rd will encourage additional traffic on Lawton Dr. If the applicant's request is approved, and he builds the 10 or 11 homes he is proposing, there is the potential for up to 21 cars (58 additional daily trips) entering/exiting Winchester road several times a day, and many of them will use Lawton Dr. The subject parcel is currently occupied by a land clearing business to store vehicles and equipment. This assumption is already evident as several of the employees use Lawton Dr. for access to the property. For a road that is only 18 feet wide and barely wide enough for two vehicles to pass each other, that would put a tremendous burden on Lawton drive residents.

Citizen Name	William Yedkois
Address	2224 Lawton Dr. Clearwater, FL 33764 United States
Phone	727-403-4330
Email	bill2224@live.com

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We do not consider our opposition to the zoning and land use changes requested, in this case, as unreasonable and I hope you will consider our concerns. Thank you and sincerely;

*William Yedkois*

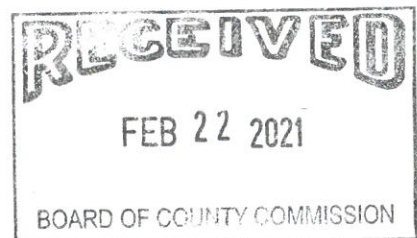
(Name) SIGNATURE

*2284 Lawton Dr. Cw 33764*

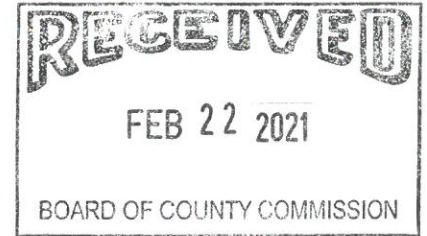
ADDRESS

*William Yedkois*

(Name) PRINTED



William Yedkois  
2224 Lawton Dr. Clearwater, Florida  
Subject: Opposition to Case # Z/LU-20-12



### Overview

I have lived at 2224 Lawton Dr for over 30 years. My property is adjacent to the SW corner of the proposed infill development. My property is one of four properties on Lawton Dr that will be directly impacted by the project. At the time I purchased my house, I was drawn to the rural country feel of the neighborhood with large open spaces. I was particularly drawn to my house because my backyard is adjacent to the parcel of land proposed for development. The property has dozens of oak trees and undergrowth that provide a park like setting. Over the years the property has supported numerous species of wildlife including gopher turtles, eagles, owls, and several types of hawks. Up until the applicant purchased the property, several horses also roamed the property. The applicants request for a proposed zoning change from R-R to R-3 appears consistent with most of the surrounding properties of which I have no issue with. **However, I do OPPOSE the Land Use change request from Residential Suburban (RS) to Residential Low (RL) for the reasons stated below.**

### **Neighborhood Compatibility – Proposed Density**

The neighborhood area, which is bordered by Belcher Road to the West, Winchester Rd to the East, Kersey Road to the North and Lancaster Rd to the South (neighborhood) has a remarkably diverse range of housing from large SFR to smaller homes. ***However, two things are consistent, all 56 parcels (including the subject property) have a Land Use designation of RS and have lot sizes significantly larger than 6,000 SF minimum required for properties zoned R-3*** (Please see Municipality Map). In fact, most if not all homesites are in excess of 14,000 sf and many are considerably larger. The subject property's current Land Use designation of RS is consistent with the 6 adjacent properties bordering the subject parcel, as well as the 50 other properties in the neighborhood described above. Maintaining the RS designation would ensure that development would be compatible with the existing neighborhood as described above. Per the "Application for Zoning and Land Use Change" (Exhibit 2), the applicant states that his request for a "Land Use" change from RS (2.5 residential units per acre) to RL (5 residential units per acre) is compatible with the properties on the East side of Winchester Road. This statement is misleading. He makes no mention that his parcel is surrounded on the other three sides by 56 properties that are designated RS. The properties on the East side of his parcel lie in a completely different neighborhood that is separated by a public road (Winchester).

### Concern:

The recent trend of developments consisting of homes with large footprints and minimum yard space is concerning to me as owner of an adjacent property. If the applicant can build the 10 to 11 homes on lots that are 60' x 110' (per application), this would have a SIGNIFICANT negative impact on the quality of life for the owners of adjacent properties. The only development in the

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### **Drainage**

There are four adjacent properties that border the South side of the subject parcel. A drainage trough runs along this border and continues West to a pond which it drains into. The subject parcel and the backyards of adjacent properties share a watershed that flows down the trough and eventually to the pond.

Concern:

Development and/or rezoning the parcel to allow for a denser number of homesites (RS to RL) may have a negative impact on the drainage of the backyards. Currently after heavy rains, water accumulates several inches deep in the backyards along the fence line. The concern is that water accumulation will worsen and/or take longer to dissipate.

### **Traffic**

Lawton Drive is a private road and as owners we are responsible for its maintenance. Over the past years traffic has picked up considerably as many people who live east of the neighborhood described above, use Winchester road to get access to Lawton Dr in order to avoid the light at the Lancaster/Belcher intersection. In addition, many parents who take/pickup their kids to Belcher Elementary school use Lawton Dr as a backway to the school to avoid traffic backed up at the light. Winchester Road is gravel and less than 12 feet wide. It is essentially an alley used for access to residences backyards (see photos) who live on Dorchester Rd. Any improvements to Winchester Rd will encourage additional traffic on Lawton Dr.

Concern:

If the applicant's request is approved, and he builds the 10 or 11 homes he is proposing, there is the potential for up to 21 cars (58 additional daily trips) entering/exiting Winchester road several times a day, and many of them will use Lawton Dr. The subject parcel is currently occupied by a land clearing business to store vehicles and equipment. This assumption is already evident as several of the employees use Lawton Dr. for access to the property. For a road that is only 18 feet wide and barely wide enough for two vehicles to pass each other, that would put a tremendous burden on Lawton drive residents.



to bcc agenda  
2/22/21  
2/17/21

Dear Karen Seel,

Hope you are off to a good 2021!

I'll get right to the point.

I oppose case #Z/LU-20-12.

I do not oppose the owner wanting to build up to 5 homes, but I do oppose the builder being allowed to build over 5 homes.

I worry about the extra traffic, noise, light + impacts to the surrounding natural setting.

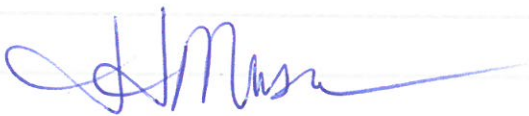
Thank you for taking the time to read this letter.

Janet J. Muscolina

1707 Doncaster Rd.

Clearwater FL 33764

(727) 403-2228



to be agenda  
2/21/21

GOOD DAY COMMISSIONER SEEL, I AM WRITING YOU  
AND YOUR FELLOW COMMISSIONERS TO STATE THAT I AM  
OPPOSED TO CASE NO Z/LU-20-12.

THE REQUEST TO CHANGE ZONING & LAND USE LAWS  
IN ORDER TO FORCE TWICE AS MANY HOMES IN  
THE SAME SPACE AS ALREADY APPROVED WILL NOT  
BE COMPATIBLE WITH SURROUNDING AREAS.

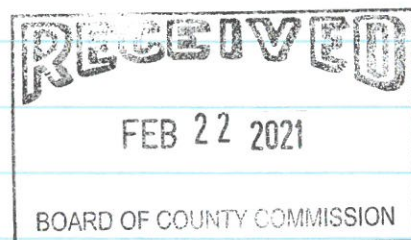
THE BOARD OF COMMISSIONERS SHOULD RECOGNIZE THAT  
APPROVING THIS CASE WILL NOT PROMOTE A SUCCESSFUL  
TRANSITION TO THE QUALITY OF LIFE, SAFETY IN THIS  
LAST INFILL AREA. IT WILL NOT SUPPORT THE  
INTEGRITY & VIABILITY OF EXISTING RESIDENTIAL NEIGHBORHOODS.

THANK YOU FOR CONSIDERING OUR CONCERNS



LEO TORRES

2221 LAWTON DR



to bcc agenda  
2/22/21

Good day Commissioner Seel. Best wishes you and your family and to your co-Commissioners as well. I sincerely hope 2021 will be your best year ever. As a life-long resident of Pinellas County you are well aware of what a unique and beautiful place we live. I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23<sup>rd</sup>.

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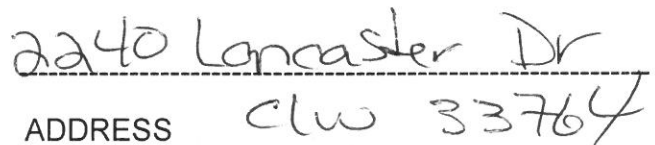
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We do not consider our opposition to the zoning and land use changes requested, in this case, as unreasonable and I hope you will consider our concerns. Thank you and sincerely;



(Name) SIGNATURE



ADDRESS



(Name) PRINTED

to bcc agenda  
2/22/21

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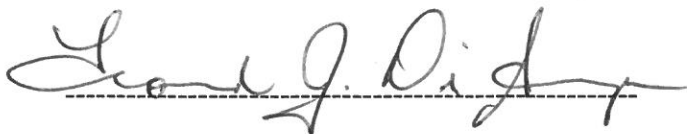
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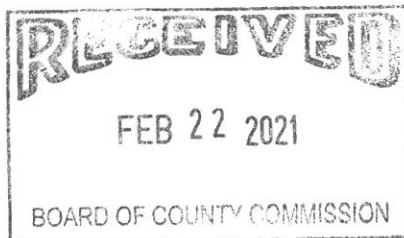
(Name) SIGNATURE

2225 LAWTON DR.  
CLEARWATER, FL  
33764-6533

ADDRESS

LEONARD J. DiSANZA

(Name) PRINTED

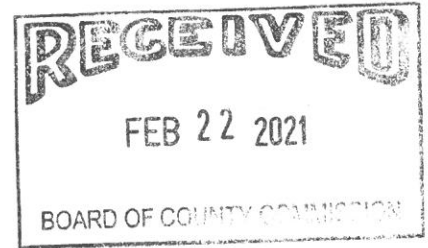


to be agenda  
2/22/21

2/17/2021

Case No: Z/LU – 20-12

Owner: Victoria Bostwick, 2221 Lawton Dr. Clearwater, FL 33764



To Whom it May Concern:

I oppose case No. Z/LU – 20-12.

I moved here approximately 25 years ago because of the larger lot sizes. The average lot size on Lawton Dr. and in our general area is approximately 14,000 SF. This allows for more privacy and less pollution.

Living in an area with greater access to nature and greenery allows for improved mental health, free from depression and anxiety.

Additionally, as our homes are farther apart, we enjoy less crime. When homes are farther apart, strangers are more likely to get noticed by neighbors.

The air is crisp and clear here and I am surrounded by the soft sounds of nature. I love riding my bike and power walking for miles with my thoughts, listening to music or having a conversation with my neighbors. We live peacefully in our neighborhood.

Yours truly,

*Victoria Bostwick*  
Victoria Bostwick

2221 Lawton Dr. Clearwater, FL 33764

to be agenda  
2/22/21

Good day Commissioner Seel. Best wishes you and your family and to your co-Commissioners as well. I sincerely hope 2021 will be your best year ever. As a life-long resident of Pinellas County you are well aware of what a unique and beautiful place we live. I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23<sup>rd</sup>.

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*Rachel Carr*

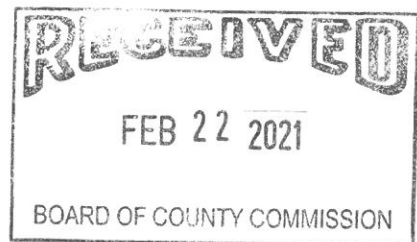
*2182 Lancaster Dr.*

(Name) SIGNATURE

ADDRESS *Clearwater 33764*

*RACHEL CARR*

(Name) PRINTED



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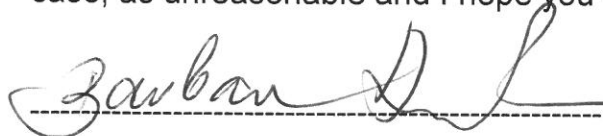
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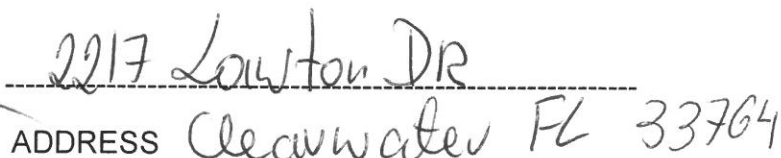
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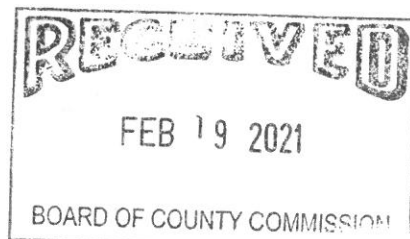
(Name) SIGNATURE



ADDRESS

BARBARA KACZYNSKI

(Name) PRINTED



Good day Commissioner Seel. Best wishes you and your family and to your co-Commissioners as well. I sincerely hope 2021 will be your best year ever. As a life-long resident of Pinellas County you are well aware of what a unique and beautiful place we live. I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23<sup>rd</sup>.

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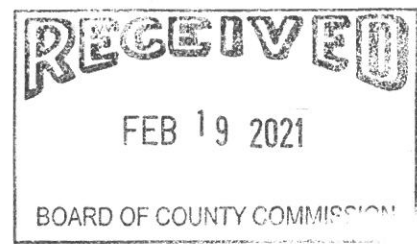
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Gail McGlathery  
(Name) SIGNATURE

1722 Doncaster Rd,  
Clearwater, FL 33764  
ADDRESS

Gail McGlathery  
(Name) PRINTED





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Wolfgang Wunsch

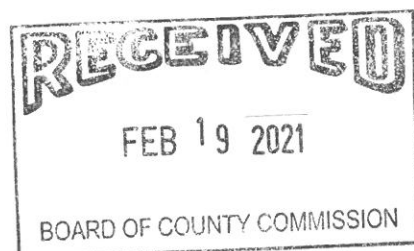
(Name) SIGNATURE

2237 Lawten Dr. Clearwater FL 33764

ADDRESS

Wolfgang Wunsch

(Name) PRINTED



1 Commissioner Karen Williams Seel  
2 315 Court Street  
3 Clearwater, Florida 33756

4 Commissioner Karen Williams Seel and  
5 Your Co-Commissioners:

6 My name is Eileen Plumery, and my husband Charles Plumery  
7 and I have resided at 2242 Lancaster Drive for over  
8 50 years. I have a large pond that flows into  
9 Allen's Creek and is a sanctuary for many different  
10 species of turtles, birds, ducks, and fish. There is  
11 also a pond on the street behind my house, Lawton Drive,  
12 that flows into my pond. This is the street where the  
13 builder is proposing to change the zoning to add more  
14 homes. I along with my neighbors am very concerned about  
15 the danger to the wildlife from the fertilizer run-off  
16 from lawns and toxic substances from construction that  
17 will flow and pollute the ponds and go into Allen's Creek  
18 and eventually Tampa Bay.

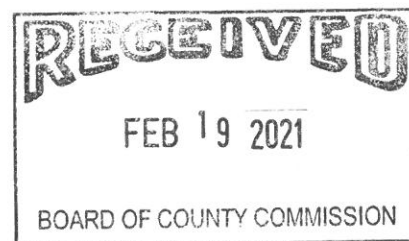
19 Also, when we have heavy storms our streets tend  
20 to flood, and we have a poor drainage system in our  
21 neighborhood and also issues with our soil. I know this  
22 because my acre failed a Perc Test, and I was denied a  
23 septic tank years ago. I had to use a sand trap filter  
24 until I could connect later to a sewer line.

25 Additionally, the extra homes definitely will  
cause heavier traffic in our neighborhood, especially  
before and after school.

My neighbors and I strongly oppose to allowing  
additional homes to what has already been agreed to for  
the reasons I've mentioned.

Sincerely,

Eileen Plumery



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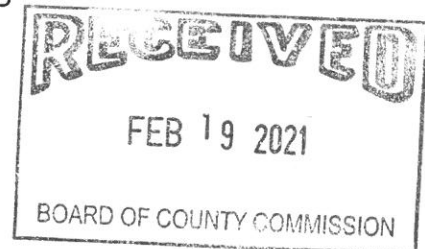
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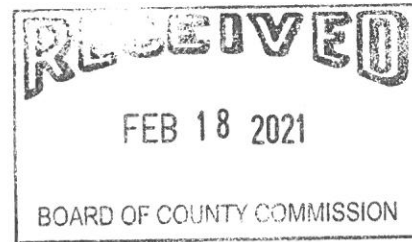
Eileen Plumery  
(Name) SIGNATURE

2242 Lancaster Dr  
ADDRESS

Eileen Plumery  
(Name) PRINTED



2 14 2021



Dear Pinellas County Commissioners,

I am writing you to oppose the request in case no. Z/LU-20-12 which will be presented to you on 2/23/2021. The current land owner purchased a horse pasture and barn situated on a dirt alley way. He wants to build several more homes than the lot is zone for. This request for personal gain will greatly impact our unique neighborhood in a very negative way.

Our homes for the most part sit on larger than normal lots. We have no street light nor sidewalks. We do however have a neighborhood where the streets are walked on daily by the residents who know one another and stop to talk. We walk our dogs ride our bike teach our kids and grandchildren to ride and play outdoors. We have horses that walk down our streets. We have ducks that live in our ponds and sometimes coyotes that run through our yards. We have as many have referred to a piece of the country in what is already an over crowded county. We love our special place and most have lived here for 20 or more years.

It is my understanding that he could build 2 homes on the lot as is. Sad as that would be, we could live with that although one would be better. More would be a destruction of our special quite place. The county has a duty to protect its residents who have paid taxes from the destruction of their neighborhoods.

There are many things more important than progress for monetary gain and one is the security of one's home. We ask that you consider how you would feel if this was your place of residents under threat from over development.

You as commissioners have the duty to protect our neighborhood from destruction. You have the duty to keep us safe as we enjoy our way of life. To vote any other ways would jeopardize the live of humans and animals.

We ask you to vote against the change of zoning from R-R to R-3 and the land use from Residential Suburban to Residential Low. We do not want to see our home destroyed and lots reduced and a continuous fight to do protect our neighborhood that would result in your approving this request. Please vote NO.

Thank you in advance for protecting our little county neighborhood.

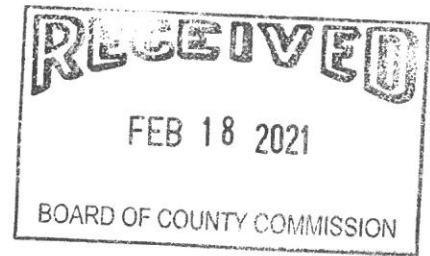
Sincerely,

A handwritten signature in black ink, appearing to read "Lori Callahan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Lori Callahan

2312 Pembroke Dr

Clearwater FL 33764



Commissioner Karen Willams Seel,

In reference to case #Z/LU-20-12.

I live in that neighborhood on Dorchester Rd.

If the said property in this case is allowed to rezone this will create a plethora of issues.

First and foremost the destruction of the wild life's home in that area. The overcrowding of houses on this property will create neighborhood issues such as traffic, and noise. The neighborhood is unincorporated so the lack of street lighting, proper drainage and properly paved roads with also create some issues in itself.

I am pleading with this council to not destroy the natural beauty of this neighborhood just to line the pockets of developers.

Think of what it is we are really losing when we over build.

Thank You,

Johna L Ricci

1762 Dorchester Rd

Clearwater, Fl 33764

A handwritten signature in cursive script that reads "Johna L. Ricci".

Good day Commissioner Seel. Best wishes you and your family and to your co-Commissioners as well. I sincerely hope 2021 will be your best year ever. As a life-long resident of Pinellas County you are well aware of what a unique and beautiful place we live. I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23<sup>rd</sup>.

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*Mr + Mrs. William D. Ricci*  
-----  
(Name) SIGNATURE

1762 *Dorchester Rd*  
-----  
ADDRESS  
**RECEIVED**  
FEB 18 2021  
BOARD OF COUNTY COMMISSION

*Mr + Mrs. William D. Ricci*  
-----  
(Name) PRINTED

*note: Also do to the severity of the storms the mature trees would be wiped out thus making our neighbor more prone to these storms / no buffer. Thx U.*

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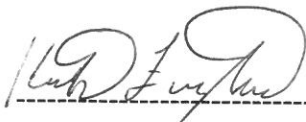
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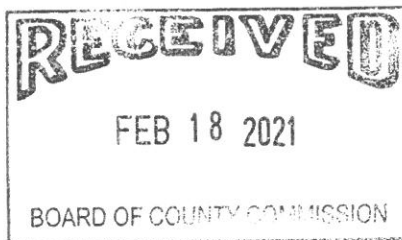
(Name) SIGNATURE

1718 DORCHESTER RD CLEARWATER FL

ADDRESS

KEITH FARRINGTON

(Name) PRINTED



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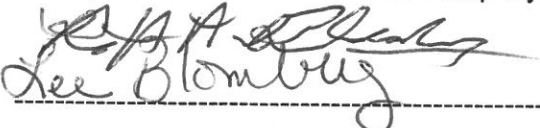
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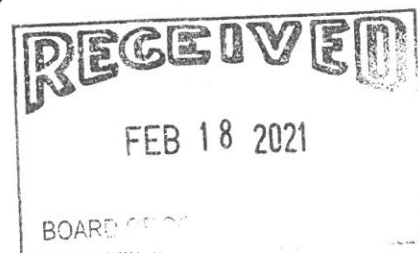
(Name) SIGNATURE

Bob Blomberg  
Lee Blomberg  
-----

(Name) PRINTED

1850 Juanita Ct  
-----

ADDRESS





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G. Tita

(Name) SIGNATURE

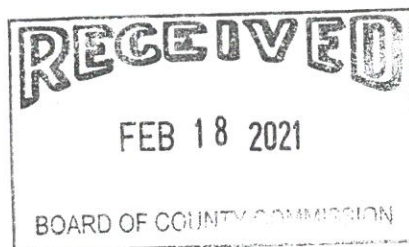
1721 DORCHESTER Rd, clw

ADDRESS

33764

GREG TITA

(Name) PRINTED



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*Doris M. Carter*

(Name) SIGNATURE

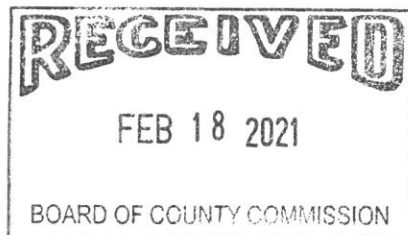
*1834 Juanita Ct.*

ADDRESS

*Clearwater*

*DORIS M. CARTER*

(Name) PRINTED



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Kelvin E. Redmon

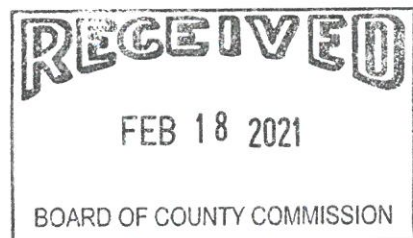
2216 LAWTON DR 3376A

(Name) SIGNATURE

ADDRESS

KELVIN E. REDMON

(Name) PRINTED



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*Ronald Augusto*

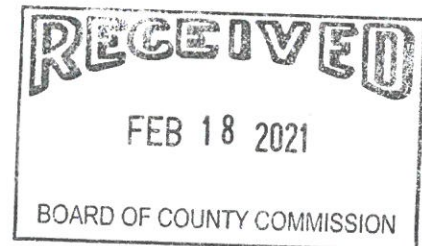
(Name) SIGNATURE

*2213 LAWTON DR*

ADDRESS

*RONALD AUGUSTO*

(Name) PRINTED



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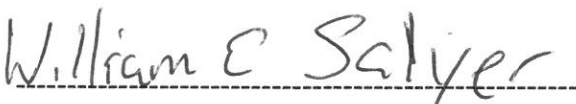
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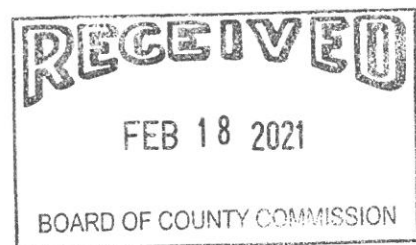
(Name) SIGNATURE



ADDRESS



(Name) PRINTED



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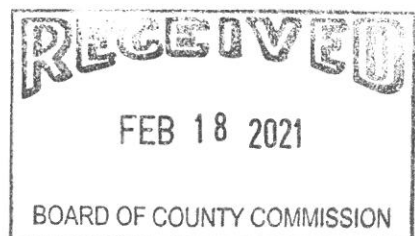


(Name) SIGNATURE

ADDRESS



(Name) PRINTED



RECEIVED

FEB 18 2021

BOARD OF COUNTY COMMISSION

In 1989 we moved to Clearwater from Miami to escape the hustle, bustle and confusion of a traffic ridden town -

We built our home in a nice quiet neighborhood, on a cul-de-sac where our children and neighbors children could play in front of our homes, baseball, kick ball, roller skating, like myself and my husband remembered as children.

Almost 30 years later our children are grown and have children of their own. We love when our grand children come to grandma and pop-pop's to visit and are free to play outside.

But, the really wonderful thing is we all still live here! I'm talking about our neighbors. How incredible is that! We all walked our kids to school together down "Lancaster" and when they went to middle school at Oak Grove we took turns car pooling! It's almost like turning back the clock - This is what family

neighborhoods used to look like!

Time marches on and things change, but we are trying to hold on to our neighborhood where it's still safe to walk to school and families all know each other.

We know that with extensive building ~~on~~ and many homes on small lots the traffic will double and Lancaster will become a thruway — no longer will our children stroll down a quiet street, but a busy road —

There are not many pockets of peaceful neighborhoods left — we don't mind homes being built, but please keep at least some space between them with yards where families will <sup>call</sup> it home, and hopefully live a long time in their family home and neighborhood.

Cordally,

Laura & Jim Goodman

1851 Juanita Ct —



Good day Commissioner Seel. Best wishes you and your family and to your co-Commissioners as well. I sincerely hope 2021 will be your best year ever. As a life-long resident of Pinellas County you are well aware of what a unique and beautiful place we live. I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23<sup>rd</sup>.

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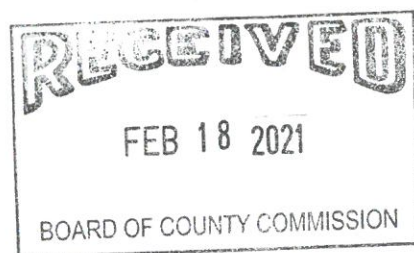
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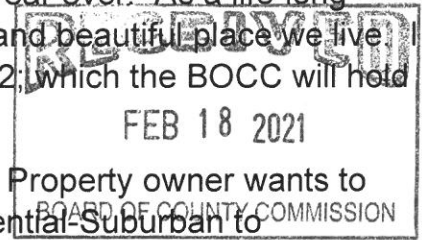
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David J. Redmon

2216 LAWTON DR., CLEARWATER  
FL 35764

(Name) SIGNATURE

ADDRESS

DAVID J REDMON

(Name) PRINTED

NOTE: I LIVE ADJACENT TO THE LARGEST POND ALONG BELCHER AROUND THE CORNER FROM THE PROPOSED AREA. IN THE LAST 9 YEARS TRAFFIC HAS DRAMATICALLY INCREASED ON BELCHER AND THE NUMBER OF DIVERSE WILDLIFE KILLED BECAUSE OF SPEEDERS IS HEART BREAKING. OUR STREET IS BECOMING MORE AND MORE OF A THROUGHFARE AND THIS WILL MAKE IT WORSE.

Good day Commissioner Seel. Best wishes you and your family and to your co-Commissioners as well. I sincerely hope 2021 will be your best year ever. As a life-long resident of Pinellas County you are well aware of what a unique and beautiful place we live. I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23<sup>rd</sup>.

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Michael J. Adkins

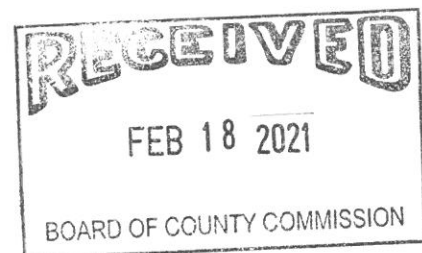
(Name) SIGNATURE

2300 LAWRESTER DR 33764

ADDRESS

MICHAEL J ADKINS

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William G. Alzman

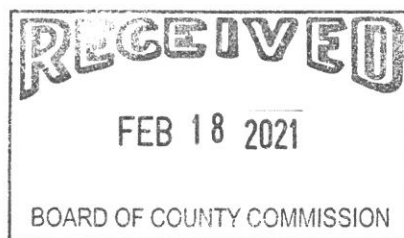
(Name) SIGNATURE

2300 LANCASTER 33764

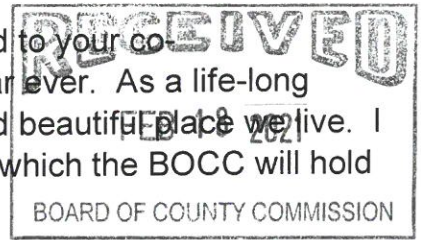
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WILLIAM G. ALZMAN

(Name) PRINTED



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Monica Blanton

2211 Lawton Drive

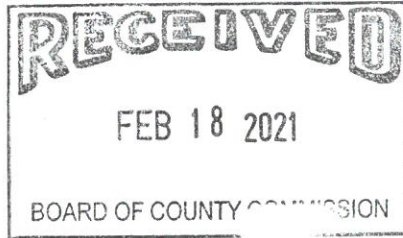
(Name) SIGNATURE

ADDRESS

Monica Blanton

(Name) PRINTED

As a homeowner I agree with what is above. I urge you to consider the safety of our area. Its dark and not frequently traveled. Adding alot of homes would change this. Thank you



February 16, 2021

Dear Ms. Seel

Hi, I hope you are having a wonderful day and I want to thank you for listening to my concerns. My husband and I are opposed to the zoning change for case Z/LU-20-12. We are very concerned how this will change our way of living. We love the wildlife. Daily we see hawks, woodpeckers, red robins and other wild life. Changing the zoning will mean getting rid of trees that promote this wildlife. I understand that the property is zoned for 5 houses but then at least most of the trees can stay. It will still have the feel of living in a rural area. I am also concerned that if they pave Winchester which at this time is a one lane alley, it will increase traffic. People will be using it as a cut through. Because it is not paved, most people do not know what is on the road, so do not attempt to use it as a cut through. We also feel that this will be used as a construction entrance so now I will have heavy vehicles basically in my back yard. If this land ends up being the entrance I will have street lights and car lights shining into my backyard. We moved here because we did not want lights shining into our bedroom or our backyard. We like to use our telescope to see stars, planets and constellations but it will be impossible with all the lights back there. Example they built 7 row houses on Kersey (1 block away), they added 2 street lights and 14 garage lights. It will always be like daylight in my back yard. This is our hobby that will be taken away from us. I do not want this light pollution in my backyard. My husband will not sleep if he sees light and those lights will be shining in my bedroom. (Black out curtains do not help). Lastly my garage faces Winchester. There is a good possible I will lose access to my garage. Not sure where we will park or how we will be able to keep up maintenance on our vehicles.

Thank you for your time,

Kim Farrington

Kim M Farrington  
1718 Dorchester Rd  
Clearwater FL 33764

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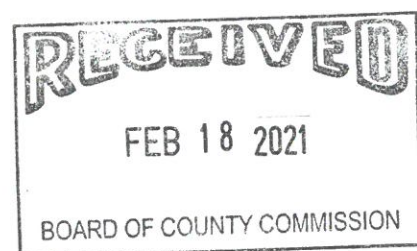
(Name) SIGNATURE

1718 Dorchester Rd  
Clearwater FL 33764

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(Name) PRINTED



# **Re: Case No. Z / LU – 20 – 12**

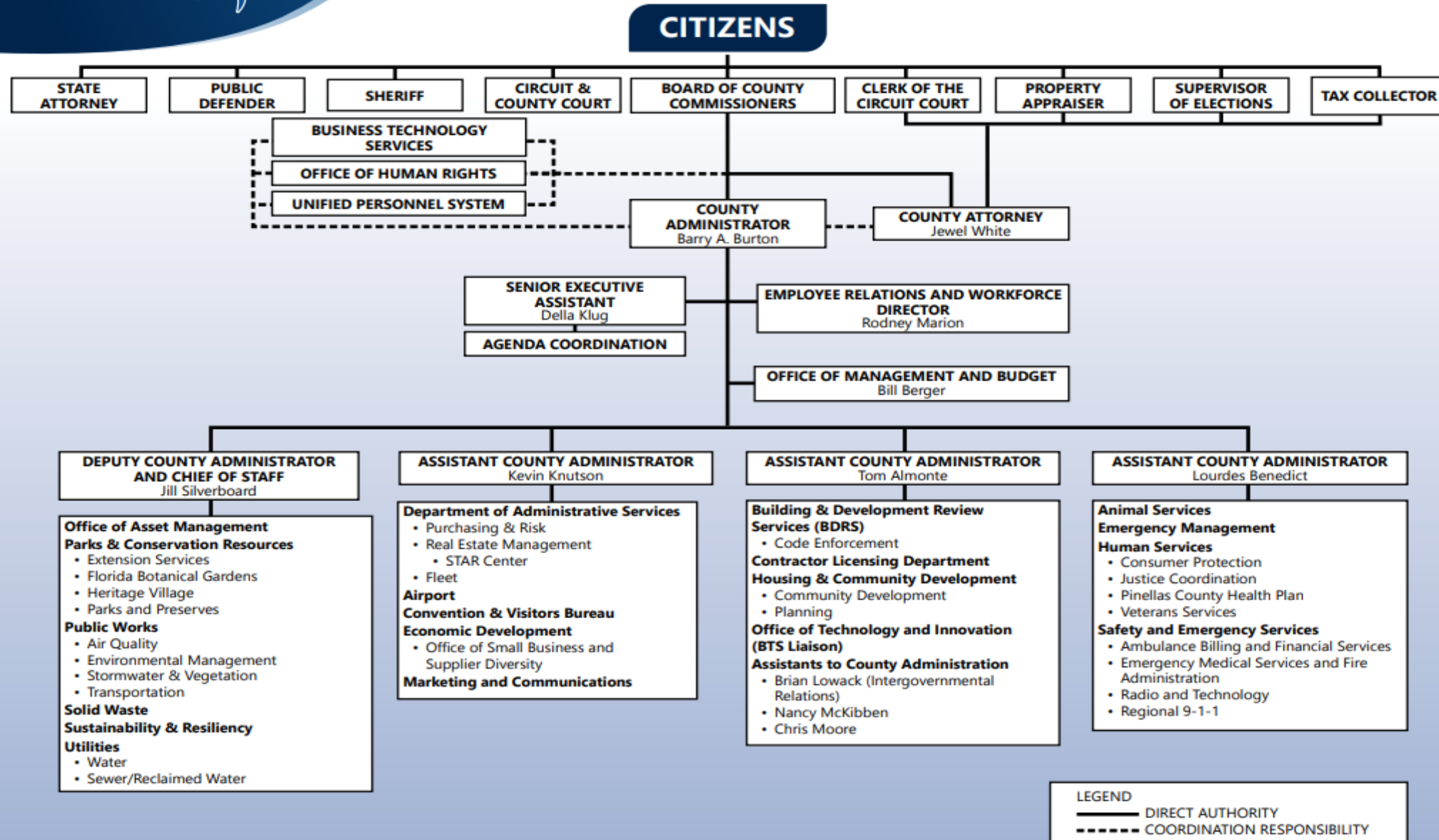
**All evidence presented in this record, including all statements of fact, documents, maps, photographs, charts, policies, objectives, case summaries, reports, applications, quotes, correspondence and so forth, noted in this presentation are public record.**

**All evidence presented in this record was provided by or selected for this presentation, by the Pinellas County Planning Department; The Pinellas County Government web site ([pinellascounty.org](http://pinellascounty.org)); The Pinellas County Board of County Commissioner's Office; Pinellas County Administration Department; Pinellas County Property Appraiser's Office; [egis-pinellascounty.org](http://egis-pinellascounty.org).**





# Government Organizational Chart



This Org Chart is not meant to be flippant or disrespectful. Understood that the BOCC are responsible for the well being of the entire county and not just the 200 or so families that will be adversely affected if this case is approved. You are all outstanding citizens who have dedicated your lives to public service. It is an honor to be before you tonight. I am confident that after presenting our case you will make the correct decision.

RE: Org Chart - The leader of Pinellas County Govt. are not Developers, Real Estate professional, contractors or "Citizens" with resources.

**We ARE NOT trying to deny any property owner / citizen their inherent and legal right to properly develop their purchased land. We all know that at one time this whole area was once nothing but pastureland and citrus groves. We all know that, over time, developers and citizens requested from past Board of County Commission the right to properly develop, and were granted the right to properly develop, in order to build all of our beautiful homes. We request that the BOCC remain as consistent as past Commissions in their assessment and in upholding the current laws and to \*continue to recognize that the successful neighborhoods are central to the quality of life on Pinellas County and that infill development should be compatible with and support the integrity and viability of existing residential neighborhoods in the area. \* (Pinellas County Comprehensive Plan / goals / policy/objectives /1.2 OBJECTIVE / 1.2.3 POLICY)**

Today you will hear many citizen's concerns about diminished quality of life and safety issues. Valid concerns about increased traffic, noise, water, air, light pollution, crime and environmental issues. Their concerns are not due to denying the right to properly build on undeveloped land. Their concerns are in the context of this case - which is requesting to build **DOUBLE** the amount of already approved dwellings. *This case is about LOT sizes not home sizes,* as he wants to plat **10 LOTS** where he is already approved to plat **five LOTS**. If this case is approved it would set a precedent that would defy the past 50 years of consistent BOCC assessments regarding compatible **LOT sizes for continued** infill development of all of this area's undeveloped neighborhoods in order to keep each area's neighborhood integrity and viability.

**NIMBY**



This is not a NIMBY issue where typically zero development is the issue. 100% of citizens who responded to this case **OPPOSE** the requested land use change. People purposely move to this area for the tranquility and LOT sizes.

**INTENSITY**

**OF**

**DENSITY**

**COMPATIBILITY**

---

- 1.2.3. Policy: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.
- 1.2.4. Policy: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.
- 1.2.5. Policy: The Board shall implement land development regulations that are compatible with the density, intensity, and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.
- 1.1. Objective: Pinellas County shall, on a case by case basis, evaluate the use of sector planning and the use of more localized sector plans that can be responsive to the circumstances and issues affecting the various unincorporated communities throughout the County.

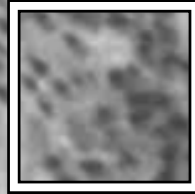
*For each FLUM category, the compatible zoning districts in the Pinellas County Land Development Code are identified. For a specific parcel of land, however, an additional zoning district may be determined by the Pinellas County Local Planning Agency (LPA) to be compatible with a particular FLUM category based on findings of the LPA for that particular situation. Such findings would not have general applications throughout the unincorporated areas of Pinellas County and would be determined on a case-by-case basis.*

FLUM is one of the means to ensure that development is compatible with adjacent land uses, the natural environment, and support services and facilities. The FLUM is also used to protect natural resources, restrict the proliferation of strip commercial development, control densities in the coastal storm area, promote economic development, encourage redevelopment efforts in

**BELCHER RD**

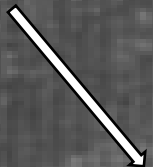


**1951**

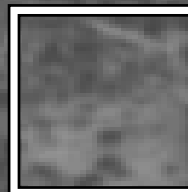


This aerial photo is to demonstrate the, at one time, totally undeveloped area related to Case No. Z/LU - 20-12. The square represents the approximate location of the property requested for zoning and land use change.

BELCHER RD



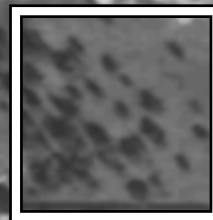
1957



This next available aerial photo was six years later. Note that the very first residential development (in the entire area) was Lawton Dr. (center with 20 lots/homes). Note the large lot sizes. There was also beginning of a development directly east with the streets perpendicular to Lawton and parallel to Belcher Rd. These lots would be smaller/higher density lots. The square represents the exact location of the property requested for zoning and land use change.

**1965**

**BELCHER RD**

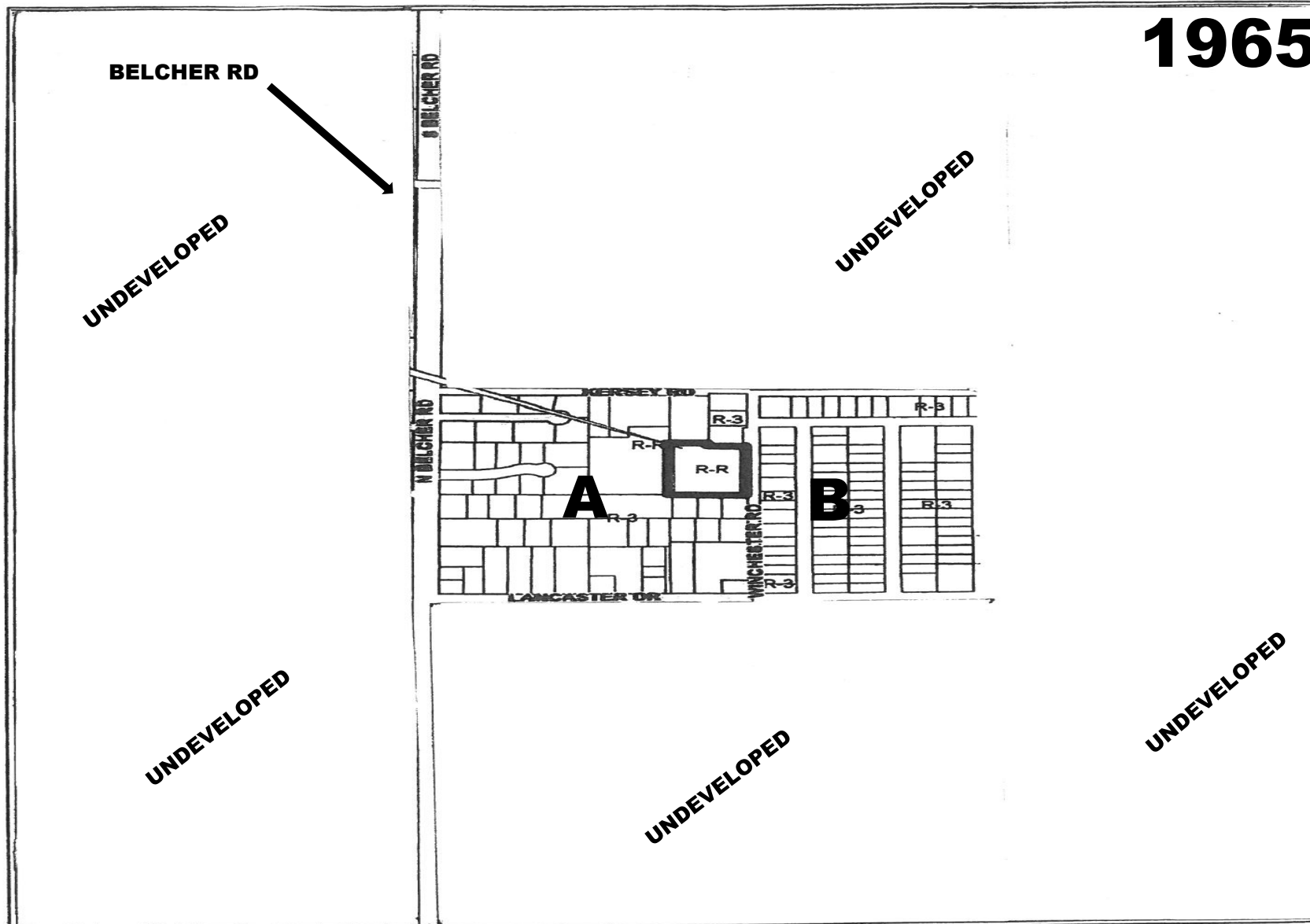


The next available aerial photo was eight years later. Note minimal residential development had just occurred within the large lot as well smaller lot neighborhoods. Within the next five - ten years infill in the two neighborhoods had been significantly completed. The square represents the exact location of the property requested for zoning and land use change.



In 1955, due to rampant and uncontrolled growth, primarily in South Pinellas, the Pinellas BOCC first adopted zoning regulations, Bldg. permit procedures and land use planning as means to manage growth..

In 1965, **BEFORE** there was any significant residential development North of East Bay Rd; South of Nursery Rd; East of Keene Rd and West of US 19, (four square miles) there existed only two basic, prototype residential lot density models. Both were located in the almost exact center of the 4 sq. miles and also the exact center of the area containing the undeveloped lot in question, related to Case No Z/LU-20-12. Both were platted subdivisions. Both models were in/of stark contrast. **MODEL A** represented low lot density with LOTS from 12,000 sq ft to over 20,000 sq ft. **MODEL B** represented high lot density with LOTS 6,000 sq. ft.

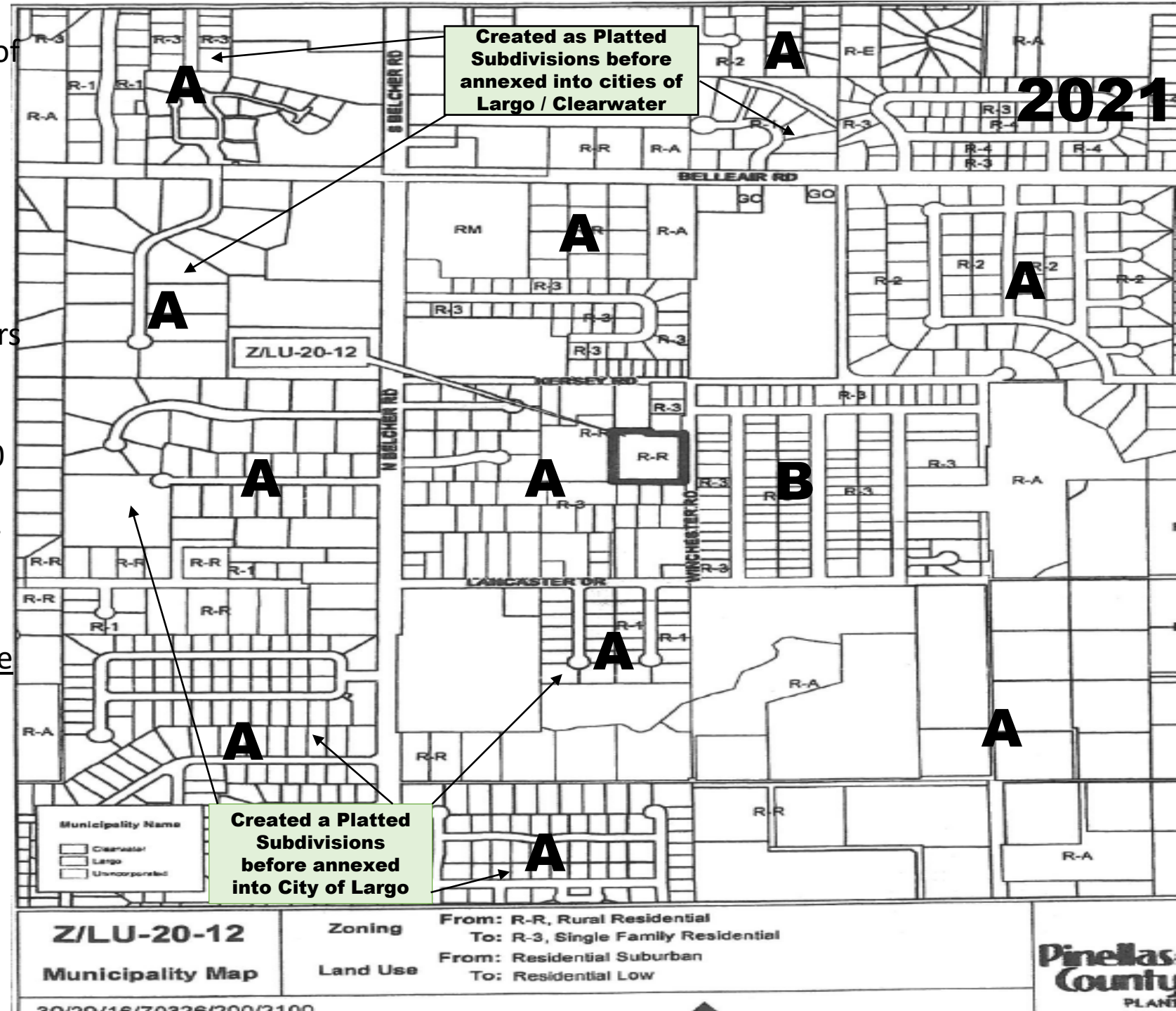


<b>Z/LU-20-12</b> Municipality Map	Zoning	From: R-R, Rural Residential To: R-3, Single Family Residential
	Land Use	From: Residential Suburban To: Residential Low
30/29/16/70326/200/2100 Prepared by: Pinellas County Planning Department		

This map provides empirical evidence (lot density) documenting consistent application of property development assessments over the past **50-60** years.

This map notes that nearly every past, consecutive, diverse and community minded Pinellas County Board of County Commissioners, Planning & Zoning, Developers as well as citizens, nearly without exception, **CONSISTENTLY** requested and were approved to develop LOTS that were in excess of 12,000 sq. ft. with a majority of LOTS in excess of 16,000 sq. ft. (the current allowed LOT size for this case). The citizens request that this last infill be developed in the same consistent manner and should continue to be compatible with 90% of the existing, developed lots.

NOTE: this map is accurate dimensionally but not to perfect scale. A few LOTS that do not have an **A** indication may appear relative in size to the **B** lots but all those lots are, in fact larger and range in size from - 7,500, 8,500, 10k or 12k sq. ft.

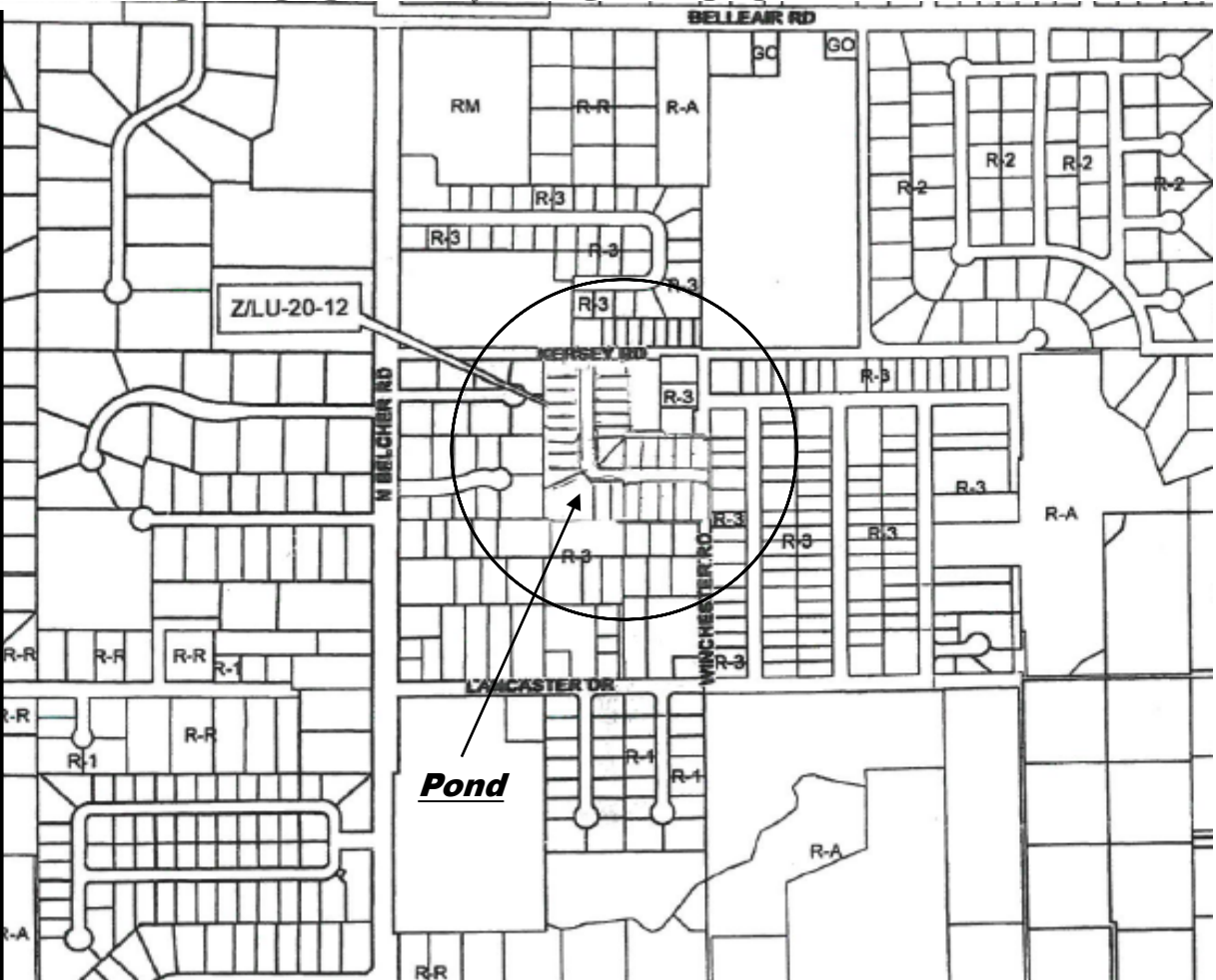
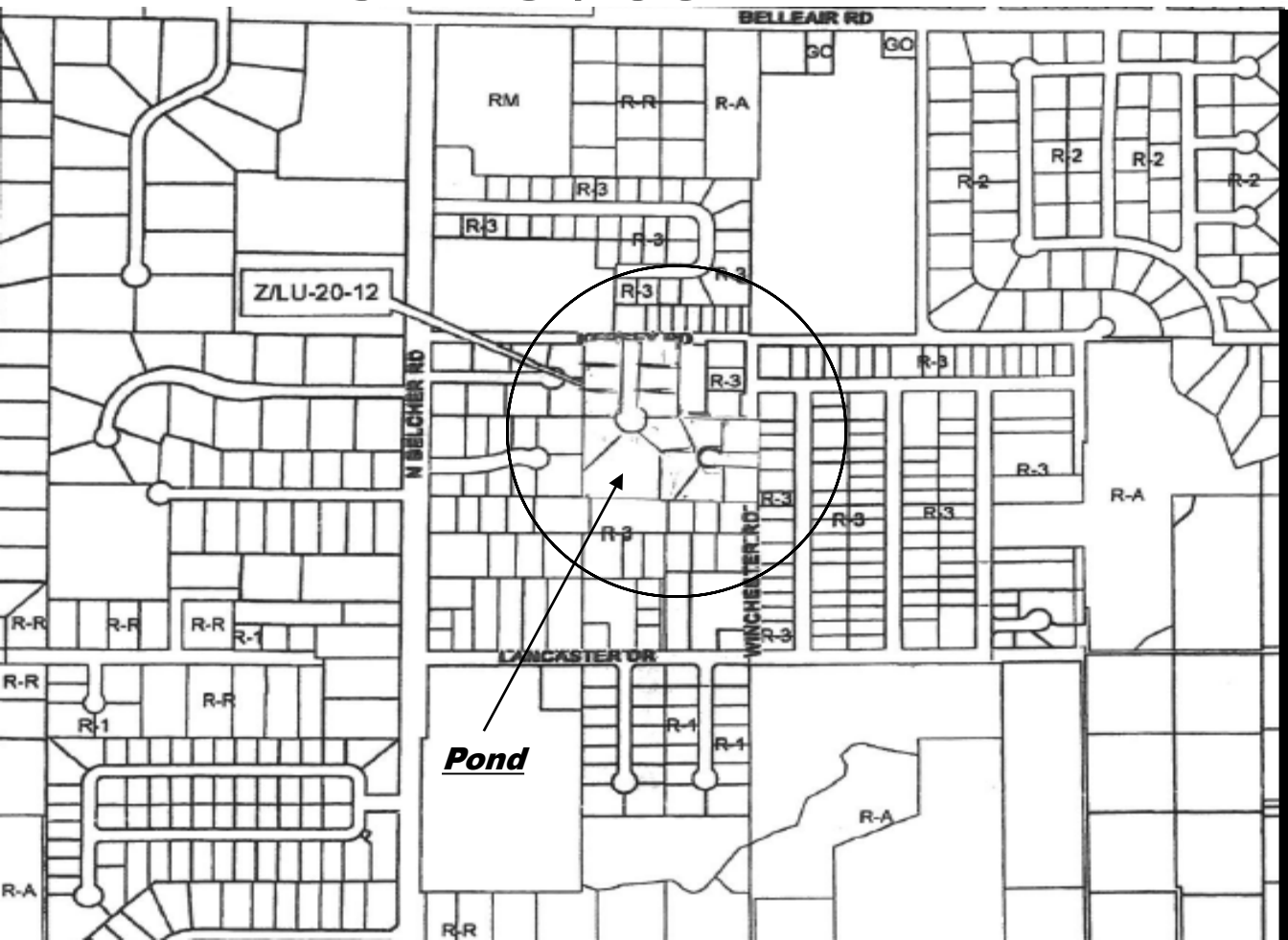


The neighborhood's overriding concern is the precedent that would be established if this case is approved to increase the existing allowed development of five lots to the requested allowed development of ten lots. There is a larger/adjacent lot that is currently allowed development of 8-10 lots. It will be for sale at anytime and the precedent will have been set for another case to change zoning and land use to accommodate 17 lots! Zoning could be changed from R-R to R-3 as long as the "land use" is NOT changed from 'Residential - Suburban' to 'Residential - Low' and still allow the eventual development of 13-15 homes versus 26-28 homes.

Below is a proposed rendering of what the two models would eventually approximate in lots size and density and compatibility.

### EXISTING / COMPATIBLE

### PROPOSED / NOT COMPATIBLE



Belcher Elementary School (two blocks from lot) is approaching full capacity. There are currently 111 more students living in the Belcher school zone (793) than the allotted school capacity (682) Some obviously attend private or charter/home school. Currently under construction or completed within the past six- 12 months are nearly 1,000 homes / condos / townhouses / apartments, located around Bellaire Road and US 19. Including 'The Towns of Belleair Grove', 'VUE at Bellaire', 'ALTA Clearwater', etc. These units are assigned to Belcher Elementary School. A traffic study of Bellaire Rd. is needed. All area residents note recent traffic congestion uncommon to the area. Approving the high density 'Land Use' change request, in this lot currently allocated to build low density housing (compatible to the existing area) will potentially impact on the student population and present additional pressure to the school.

**Misstatements and misinformation throughout Property Owner's application:**

**Exhibit 2**

**Application for a Zoning and Land Use Change**

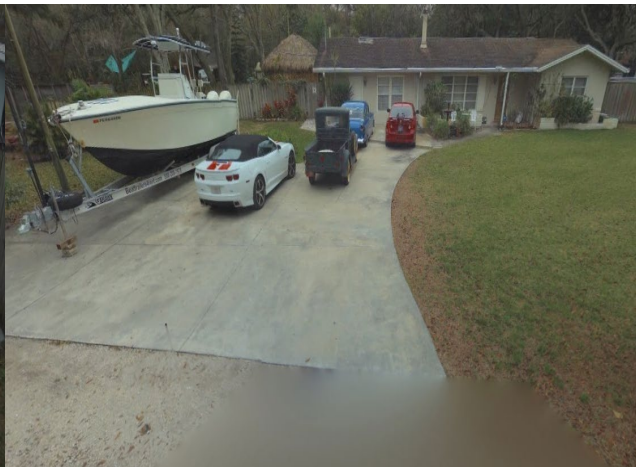
**Question # 13: I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.**

**RESPONSE**

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



**Highlighted response noted above is FALSE as there are at least five residences on Dorchester Rd that regularly use Winchester Road for access to the rear of their property (two shown, below left). Property owner does not mention that four residences on west side of Winchester Road regularly use for access to front/side of their property (two shown, below right).**



**Misstatements and misinformation throughout Property Owner's application CONT'D:**

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

**Highlighted response noted above is FALSE. Per staff report Residential – Suburban is the current Land Use Designation. Over 95% of all LOTS between Kersey Rd. and Lancaster Rd are minimum 14,000 sq. ft., with many lots over 27,000 sq. ft. and even more LOTS over 16,000 sq. ft. Property owner is comparing the term 'low-density residential' to the current designation of 6,000 sq. ft. LOTS. If new LOTS are platted at 6,000 sq. ft. they would not be compatible nor support the viability and integrity of the existing neighborhoods between Kersey and Lancaster roads.**

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

**Highlighted response noted above is MISINFORMATION. As prior slides demonstrated, 90% of the approximately 32 acres of the land between Kersey and Lancaster has been completely developed by 2010 with most of the LOTS developed in the 1960's through 2000. Most of the Lots, for decades, were consistently platted as residential LOTS in excess of 14,000 sq. ft. Not platted as 6,000 sq. ft. LOTS as proposed.**

**Misstatements and misinformation throughout Property Owner's application CONT'D:**

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

Highlighted responses noted above is FALSE. His LOT is already, currently and lawfully suited to develop 4-5 stately homes with LOTS that will be compatible to ensure the vitality and integrity of the surrounding neighborhood. His current alignment with surrounding land uses will be compatible with Over 95% of all LOTS between Kersey Rd. and Lancaster Rd that are minimum 14,000 sq. ft., with many lots over 27,000 sq. ft. and even more LOTS over 16,000 sq. ft. If new LOTS are platted at 6,000 sq. ft. they would not be compatible nor align and support the viability and integrity of the existing neighborhoods between Kersey and Lancaster roads.

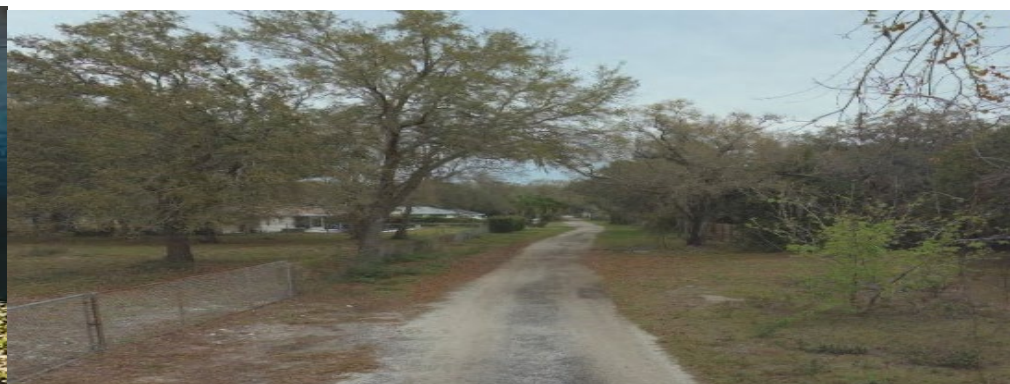
Winchester Road is equipped to handle the corresponding traffic without any impact on the local traffic. There is a traffic signal at the corner of Lancaster Road and Belcher Road for safe exit.

Highlighted response noted above is MISINFORMATION. Statement is conjecture. No traffic studies have been performed on any of the four residential roads closest to property. Lawton Rd will be adversely affected the most and it is a private road. Lawton already affected by elementary school traffic speed to evade drop off/ pick up lines on Lancaster Rd. Lancaster Rd had to put signs to control the excess traffic.



**Misstatements and misinformation throughout Property Owner's application/LPA hearing CONT'D:**

Inferred in his application as well as stated before the LPA hearing, the property owner claimed alley (Winchester Rd.) was dangerous and contained abandoned vehicles and his development would improve / safer. Although he did not label the two vehicles as abandoned in the alley, the inclusion of these pictures is misleading and infers his statements are true. The two vehicles shown are not in the alley and both have valid registrations (per owner). The real alley condition is pictured below.



**\*\*\*This case is about LOT size(s), not about amount of homes or home size(s). Property owner's application for zoning & land use change includes a "Response" section that is 1.5 pages. The property owner lists the words "home" or "homes" 15 times. He listed the word lot (size) one time. This could be considered to have a tactic effect to persuade or mislead what the actual results would be should the case be approved for changing existing laws.**



There are many more instances of misinformation that apparently persuaded the LPA Board to approve the rezoning and land use change requested. Some of these mistakes made it on to the LPA Staff Report (BELOW-STAFF REPORT EXCEPTS).

trips on the surrounding roads. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways. The nearest level of service (LOS) regulated

**Statement is conjecture. No traffic studies have been performed on any of the four residential roads closest to property. Lawton Rd will be adversely affected the most and it is a private road. Lancaster/Winchester Roads also...**

b.) The applicant stated that he sent letters seeking feedback to 45 surrounding property owners regarding his proposal and received one response.

**Highlighted response noted above is MISINFORMATION. This statement, and as presented at LPA hearing infers that a lack of response could be considered as tactic approval of the change requested. Also, could be inferred that lack of response show neighborhood apathy (not caring about requested changes to zoning/land use laws). In fact all neighbors who received the letter purposefully decide to NOT RESPOND.**

Staff is of the opinion that the proposed RL land use category and R-3 zoning district are appropriate based on the subject property's adjacency to existing areas with the same designations, anticipated

**Statement above is FALSE to statement below. It states "proposed RL & R-3 are appropriate with existing areas with same designations".**

**Statement below is FALSE to statement above. It states "zoned RS & RR" are surrounding land use designations.**

properties to the northeast, south and east across Winchester Road are all zoned R-3. The parcels to the northwest and west are zoned R-R. The surrounding land use designations are RS to the north, south and west and RL to the east. Many of the lots to the east are 60 feet wide, which is consistent

- Property owner purchased lot for \$225k in 2019. Lot one block north sold for over three times that amount two years earlier. The fair market value of the parcel estimated at nearly \$1m at the time of purchase. Property owner estimated to receive a PROFIT significantly in excess of normal transaction.
- As noted in property owner application; *'perceived increase in adding new parcels to the County to 'boost' the local economic tax revenue'* could be, an actual potential LOSS of revenue stream for the county. By providing upgraded residential plats, the city of Largo, is it has in all surrounding (once unincorporated plats), will probably annex the area for its future revenue stream.
- Contrary to conclusion in the Staff Report there are many concerns related to infrastructure impact of the higher density proposal. Current stormwater conditions result in flooding at several areas including, but not limited to, East end of Kersey Rd; east end of Pembroke Dr.; east end of Lancaster Dr. Note these areas all drain into Allen creek watershed/preserve. Sewer lines and pump stations in this area have also required repairs in the past year.

The two pictures below represent the current aesthetic of 90% of all existing LOTS/homes of the adjacent neighborhood. It also represents every other neighborhood within a one mile radius of the infill Lot that is requesting zoning and land use changes to current law. Note the large LOTS ranging from 12,000 to over 25,000 sq. ft. Note the yard space and limited vehicle spacing / parking requirements.

The picture below represents the type of LOT sizing/spacing that allowing rezoning and land use changes for 6,000 sq. ft LOTS would result. Basically no yard space and vehicle spacing / parking intrusion.



Good day Commissioner Seel. Best wishes you and your family and to your co-Commissioners as well. I sincerely hope 2021 will be your best year ever. As a life-long resident of Pinellas County you are well aware of what a unique and beautiful place we live. I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23<sup>rd</sup>.

The case requests zoning and land use changes to existing law. Property owner wants to change current zoning from R-R to R-3 and land use from Residential-Suburban to Residential-Low. This would allow a density increase to the currently approved housing/lot density. I want to emphasis that I do not want to deny any property owner their right to develop his / her land.

This is not a NIMBY issue where typically neighborhoods try to prevent undeveloped land from being developed. The property owner can already build five homes, he wants the changes requested so he can build 10 homes.

This case will also set a precedent for a larger, adjacent lot that could be sold, according the owner, at any time. Potential Developers have already informed him that they will request the same changes as this case. It would allow the current zoning approved for 7-8 homes to a potential development of 17 lots/homes. Together the two lots could be drastically changed from the currently approved 12-13 homes to potentially 26-28 homes.

Ninety five percent of the existing neighborhoods in this area are larger lots of 12,000 to 20,000 sq. ft. The requested change would allow 6,000 sq. ft lots. This would not be compatible with nor support the integrity and viability of existing neighborhoods in the area.

In the context of five versus 10 homes and possibly later 12 versus 26 homes, of course we are all concerned with the resultant diminished quality of life and safety issues due to increased traffic, noise, light, water, air pollution as well as the unhealthy effect to the local environment (large pond / habitat for many species).

People cross Belcher Road to walk our neighborhood. Neighbors walk with their pets. Neighbors walk with their canes and walkers. Neighbors walk with their children and strollers. We all moved here because of the tranquility, considering we are in an urban county.

We do not consider our opposition to the zoning and land use changes requested, in this case, as unreasonable and I hope you will consider our concerns. Thank you and sincerely;

*Erin McQuiddy Begley*  
-----  
(Name) SIGNATURE *Danny Begley*

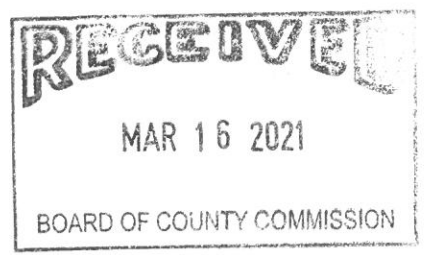
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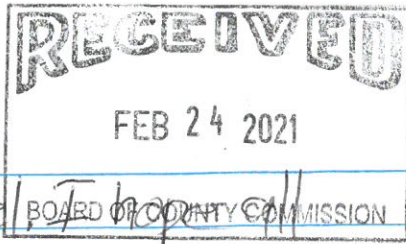
ADDRESS

*Erin McQuiddy Begley*  
-----

(Name) PRINTED

*Danny Begley*





Good day Commissioner See I hope all  
is well. I am a native of Pinellas County and  
have witnessed its overdevelopment and the  
negative impact it has had on native wildlife, plants  
and overall neighborhood infrastructures. I am writing  
you to express my opposition to Case No. Z/LU-20-12.  
Which the BOCC will hold a public hearing on 2/23/21

The case requests zoning and land use changes to the  
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The property owner can already build five homes, he wants the changes requested so he can build 10 homes. This case will also set a precedent for a larger, adjacent lot that can be sold, according to the owner, at any time. Potential Developers have already informed him that they will request the same changes as this case.

It would allow the current zoning approved for 7-8 homes to a potential development of 17 lots/homes. Together the two lots could be drastically changed from the current approved 12-13 homes to potentially 26-28 homes.

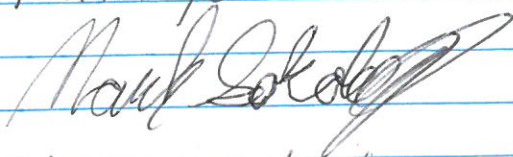
Ninety five percent of the existing neighborhoods in this area are larger lots of 12,000 to 20,000 sq. ft.

The requested change would allow 6,000 sq. ft. lots.

This would not be compatible with nor support the integrity and viability of existing neighborhoods and surrounding area infrastructures that currently pushed

to their limits. In <sup>the</sup> context of five versus ten homes  
and possibly later 12 versus 26 homes, of course we are all  
concerned with the resultant diminished quality of life and  
safety issues due to increased traffic, noise, light, water,  
sewage, air pollution as well as the unhealthy effect  
to the local environment (large pond/habitat for many  
species.)

We do not consider our opposition to the zoning  
and land use changes requested, in this case, as  
unreasonable and I hope you will consider our  
concerns. Thank you

Sincerely,   
Mark Sokolewicz

1827 Juanita Ct.  
Clearwater, FL. 33764

February, 15 2021

Good day Commissioner Seel. Best wishes you and your family and to your co-Commissioners as well. I sincerely hope 2021 will be your best year ever. As a life-long resident of Pinellas County you are well aware of what a unique and beautiful place we live. I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23<sup>rd</sup>.

The case requests zoning and land use changes to existing law. Property owner wants to change current zoning from R-R to R-3 and land use from Residential-Suburban to Residential-Low. This would allow a density increase to the currently approved housing/lot density. I want to emphasis that I do not want to deny any property owner their right to develop his / her land.

This is not a NIMBY issue where typically neighborhoods try to prevent undeveloped land from being developed. The property owner can already build five homes, he wants the changes requested so he can build 10 homes.

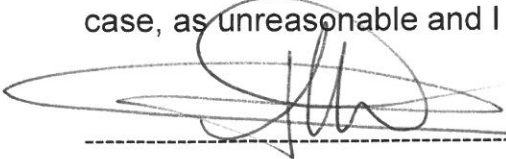
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People cross Belcher Road to walk our neighborhood. Neighbors walk with their pets. Neighbors walk with their canes and walkers. Neighbors walk with their children and strollers. We all moved here because of the tranquility, considering we are in an urban county.

We do not consider our opposition to the zoning and land use changes requested, in this case, as unreasonable and I hope you will consider our concerns. Thank you and sincerely;



(Name) SIGNATURE

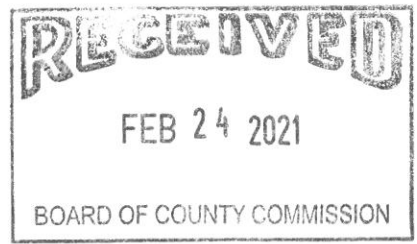
2220 Lawton Drive

ADDRESS 33764 CLEARWATER

LAETITIA DAVIS

(Name) PRINTED

D. Mark Davis





**From:** [Tracy, Jan H](#)  
**To:** [Comments, BCC Agenda](#)  
**Subject:** Late Filed-FW: Case. No. Z/LU - 20 - 12  
**Date:** Tuesday, February 23, 2021 9:17:12 AM

---

I want to be sure you have received this email for today's meeting. Jan

**Jan H. Tracy**

Executive Aide to Commissioner Karen Williams Seel

Pinellas County Commission

315 Court Street, 5<sup>th</sup> Floor

Clearwater, FL 33756

727-464-3278

[jhtracy@pinellascounty.org](mailto:jhtracy@pinellascounty.org)

[www.pinellascounty.org](http://www.pinellascounty.org)

---

**From:** Leo E. Torres <Torres.Leo.E@jobcorps.org>

**Sent:** Monday, February 22, 2021 3:58 PM

**To:** Seel, Karen <kseel@co.pinellas.fl.us>; Eggers, Dave <deggers@co.pinellas.fl.us>; Long, Janet C <JanetCLong@co.pinellas.fl.us>; Gerard, Pat <pgerard@co.pinellas.fl.us>; Justice, Charlie <cjustice@co.pinellas.fl.us>; Peters, Kathleen <kpeters@pinellascounty.org>;

'rflowers@pinellascounty.com' <rflowers@pinellascounty.com>

**Cc:** 'Mike@aarefinishing.net' <Mike@aarefinishing.net>; 'bill2224@live.com' <bill2224@live.com>; '727basia@gmail.com' <727basia@gmail.com>; 'wpcroom@gmail.com' <wpcroom@gmail.com>;

'mike@aarefinishing.net' <mike@aarefinishing.net>; 'mmingram@yahoo.com'

<mmingram@yahoo.com>; 'billscompleteauto@yahoo.com' <billscompleteauto@yahoo.com>;

'tabward57@yahoo.com' <tabward57@yahoo.com>; 'barlowworth@aol.com'

<barlowworth@aol.com>; 'davismark3737@gmail.com' <davismark3737@gmail.com>;

'lennyddarkstar@yahoo.com' <lennyddarkstar@yahoo.com>; 'sherrynole@aol.com'

<sherrynole@aol.com>; 'kfarrington17@gmail.com' <kfarrington17@gmail.com>;

'stephen.clayton@aol.com' <stephen.clayton@aol.com>; 'gidget1151@gmail.com'

<gidget1151@gmail.com>; 'studebaker.florim@gmail.com' <studebaker.florim@gmail.com>;

'syeatman@tampabay.rr.com' <syeatman@tampabay.rr.com>;

'clearwatercustomcycles@gmail.com' <clearwatercustomcycles@gmail.com>;

'johna.ricci@baycare.com' <johna.ricci@baycare.com>; 'george@zubersky.com'

<george@zubersky.com>; '2men4dogs@tampabay.rr.com' <2men4dogs@tampabay.rr.com>;

'winona.tom@msr.com' <winona.tom@msr.com>; 'gtita@tampabay.rr.com'

<gtita@tampabay.rr.com>; 'bairdqualitypainting@gmail.com' <bairdqualitypainting@gmail.com>;

'ltorresmax@yahoo.com' <ltorresmax@yahoo.com>; 'mmingram17@yahoo.com'

<mmingram17@yahoo.com>; 'studebaker.florida@gmail.com' <studebaker.florida@gmail.com>;

'johna.ricci@baycare.org' <johna.ricci@baycare.org>; 'djredmon45@gmail.com'

<djredmon45@gmail.com>; 'Keith Magruder' <keithmagr@gmail.com>; 'johna.ricci@baycare.org'

<johna.ricci@baycare.org>; 'winona.tom@msn.com' <winona.tom@msn.com>; 'Jim Madden'

<jmadden6057@gmail.com>; 'bski.largo@gmail.com' <bski.largo@gmail.com>;

'tabward57@yahoo.com' <tabward57@yahoo.com>; 'tfeeks@msn.com' <tfeeks@msn.com>;

'keith.kim@tampabay.rr.com' <keith.kim@tampabay.rr.com>; 'karenreyes2407@gmail.com' <karenreyes2407@gmail.com>; 'sweitz@tampabay.rr.com' <sweitz@tampabay.rr.com>; 'jjmuscolina@gmail.com' <jjmuscolina@gmail.com>; 'derekprosser@me.com' <derekprosser@me.com>; 'fineartbydenice@gmail.com' <fineartbydenice@gmail.com>; 'bloosun@hotmail.com' <bloosun@hotmail.com>; 'wwunsch@gmail.com' <wwunsch@gmail.com>; 'wjamesgoodman@yahoo.com' <wjamesgoodman@yahoo.com>; 'curmudgin@hotmail.com' <curmudgin@hotmail.com>; 'jcarmen1@tampabay.rr.com' <jcarmen1@tampabay.rr.com>; 'marisol1929@gmail.com' <marisol1929@gmail.com>; 'erinlhoward@yahoo.com' <erinlhoward@yahoo.com>; 'sallebell2@gmail.com' <sallebell2@gmail.com>; 'snezavemic@yahoo.com' <snezavemic@yahoo.com>; 'ejcyrwus@yahoo.com' <ejcyrwus@yahoo.com>; 'ailincai\_m@yahoo.com' <ailincai\_m@yahoo.com>; 'raugusto1@tampabay.rr.com' <raugusto1@tampabay.rr.com>; 'munsonmilt57@gmail.com' <munsonmilt57@gmail.com>; 'pappooch@gmail.com' <pappooch@gmail.com>; 'lkmason@tampabay.rr.com' <lkmason@tampabay.rr.com>; 'gtita@tampabay.rr.com' <gtita@tampabay.rr.com>; 'awra92l@aol.com' <awra92l@aol.com>; 'erinlhoward@yahoo.com' <erinlhoward@yahoo.com>; 'atdoyle@tampabay.rr.com' <atdoyle@tampabay.rr.com>; 'debbiesmolik@gmail.com' <debbiesmolik@gmail.com>

**Subject:** RE: Case. No. Z/LU - 20 - 12

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ve I, since 1978).

As you may/may not know, every property owner in the surrounding neighborhoods opposes approving Case No. Z/LU -20 -12. The applicant has requested a continuance of his case, which will be voted on at the Public Hearing tomorrow (2/23/21).

If continuance is approved, the opposition/neighborhoods are concerned that all the hard work and coordination shared by all, by submitting dozens of letters, dozens of emails, voicemails and comments, may not be accounted for should this meeting be deferred until April 27. Please note this concern and, hopefully we will not have to “re-invent the wheel” so to speak, and be required to re-submit all the opposition correspondence collected and already submitted for this hearing date.

Thank you in advance for your consideration in this matter. You are all great people/citizens and we are all very fortunate for your public service and compassion.

Sincerely,

Leo Torres  
Office: 727.551.2983  
Cell: 727.641.8875



**From:** [Leo E. Torres](#)  
**To:** [Seel, Karen](#); [Eggers, Dave](#); [Long, Janet C](#); [Gerard, Pat](#); [Justice, Charlie](#); [Peters, Kathleen](#); ["rflowers@pinellascounty.com"](#)  
**Cc:** ["Mike@aarefinishing.net"](#); ["bill2224@live.com"](#); ["727basia@gmail.com"](#); ["wpcroom@gmail.com"](#); ["mike@aarefinishing.net"](#); ["mmingram@yahoo.com"](#); ["billscompleteauto@yahoo.com"](#); ["tabward57@yahoo.com"](#); ["barlowworth@aol.com"](#); ["davismark3737@gmail.com"](#); ["lennyddarkstar@yahoo.com"](#); ["sherrynole@aol.com"](#); ["kfarrington17@gmail.com"](#); ["stephen.clayton@aol.com"](#); ["gidget1151@gmail.com"](#); ["studebaker.florim@gmail.com"](#); ["syeatman@tampabay.rr.com"](#); ["clearwatercustomcycles@gmail.com"](#); ["johna.ricci@baycare.com"](#); ["george@zubersky.com"](#); ["2men4dogs@tampabay.rr.com"](#); ["winona.tom@msr.com"](#); ["gtita@tampabay.rr.com"](#); ["bairdqualitypainting@gmail.com"](#); ["ltorresmax@yahoo.com"](#); ["mmingram17@yahoo.com"](#); ["studebaker.florida@gmail.com"](#); ["johna.ricci@baycare.org"](#); ["djredmon45@gmail.com"](#); ["Keith Magruder"](#); ["johna.ricci@baycare.org"](#); ["winona.tom@msn.com"](#); ["Jim Madden"](#); ["bski.largo@gmail.com"](#); ["tabward57@yahoo.com"](#); ["tfeeks@msn.com"](#); ["keith.kim@tampabay.rr.com"](#); ["karenreyes2407@gmail.com"](#); ["sweitz@tampabay.rr.com"](#); ["jjmuscolina@gmail.com"](#); ["derekprosser@me.com"](#); ["fineartbydenice@gmail.com"](#); ["bloosun@hotmail.com"](#); ["wwunsch@gmail.com"](#); ["wjamesgoodman@yahoo.com"](#); ["curmudgin@hotmail.com"](#); ["jcarmen1@tampabay.rr.com"](#); ["marisol1929@gmail.com"](#); ["erinlhoward@yahoo.com"](#); ["sallebell2@gmail.com"](#); ["snezavemic@yahoo.com"](#); ["eicyrvvus@yahoo.com"](#); ["ailincai\\_m@yahoo.com"](#); ["raugusto1@tampabay.rr.com"](#); ["munsonmilt57@gmail.com"](#); ["pappooch@gmail.com"](#); ["lkmason@tampabay.rr.com"](#); ["gtita@tampabay.rr.com"](#); ["awra92l@aol.com"](#); ["erinlhoward@yahoo.com"](#); ["atdoyle@tampabay.rr.com"](#); ["debbiesmolik@gmail.com"](#)  
**Subject:** RE: Case. No. Z/LU - 20 - 12  
**Date:** Monday, February 22, 2021 4:00:56 PM

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Good day Commissioner Seel. Best wishes to you and your Co-Commissioners. It will be an honor to address the Board of County Commissioners, all of whom dedicated to public service and are life-long Pinellas residents or have lived here for decades (as have I, since 1978).

As you may/may not know, every property owner in the surrounding neighborhoods opposes approving Case No. Z/LU -20 -12. The applicant has requested a continuance of his case, which will be voted on at the Public Hearing tomorrow (2/23/21).

If continuance is approved, the opposition/neighborhoods are concerned that all the hard work and coordination shared by all, by submitting dozens of letters, dozens of emails, voicemails and comments, may not be accounted for should this meeting be deferred until April 27. Please note this concern and, hopefully we will not have to “ re-invent the wheel” so to speak, and be required to re-submit all the opposition correspondence collected and already submitted for this hearing date.

Thank you in advance for your consideration in this matter. You are all great people/citizens and we are all very fortunate for your public service and compassion.

Sincerely,

Leo Torres  
Office: 727.551.2983  
Cell: 727.641.8875

Good day Commissioner Seel. Best wishes you and your family and to your co-Commissioners as well. I sincerely hope 2021 will be your best year ever. As a life-long resident of Pinellas County you are well aware of what a unique and beautiful place we live. I am writing you to express my opposition to Case. No. Z/LU-20-12; which the BOCC will hold a public hearing on February 23<sup>rd</sup>.

The case requests zoning and land use changes to existing law. Property owner wants to change current zoning from R-R to R-3 and land use from Residential-Suburban to Residential-Low. This would allow a density increase to the currently approved housing/lot density. I want to emphasize that I do not want to deny any property owner their right to develop his / her land.

This is not a NIMBY issue where typically neighborhoods try to prevent undeveloped land from being developed. The property owner can already build five homes, he wants the changes requested so he can build 10 homes.

This case will also set a precedent for a larger, adjacent lot that could be sold, according to the owner, at any time. Potential Developers have already informed him that they will request the same changes as this case. It would allow the current zoning approved for 7-8 homes to a potential development of 17 lots/homes. Together the two lots could be drastically changed from the currently approved 12-13 homes to potentially 26-28 homes.

Ninety five percent of the existing neighborhoods in this area are larger lots of 12,000 to 20,000 sq. ft. The requested change would allow 6,000 sq. ft lots. This would not be compatible with nor support the integrity and viability of existing neighborhoods in the area.

In the context of five versus 10 homes and possibly later 12 versus 26 homes, of course we are all concerned with the resultant diminished quality of life and safety issues due to increased traffic, noise, light, water, air pollution as well as the unhealthy effect to the local environment (large pond / habitat for many species).

People cross Belcher Road to walk our neighborhood. Neighbors walk with their pets. Neighbors walk with their canes and walkers. Neighbors walk with their children and strollers. We all moved here because of the tranquility, considering we are in an urban county.

We do not consider our opposition to the zoning and land use changes requested, in this case, as unreasonable and I hope you will consider our concerns. Thank you and sincerely;

*Patricia H. Holzschuh*

(Name) SIGNATURE

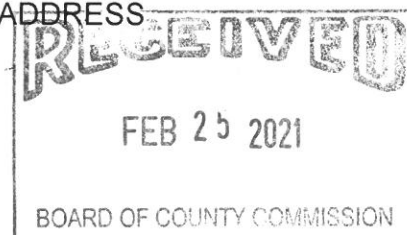
*1735 Dorchester Rd.*

ADDRESS

*33764*

*PATRICIA H. HOLZSCHUH*

(Name) PRINTED



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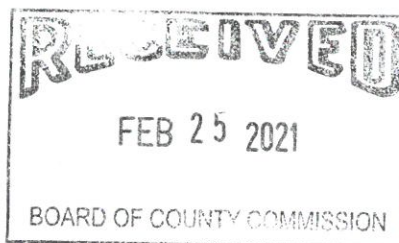


2232 Lancaster Dr  
Clearwater, FL  
33744

(Name) SIGNATURE

ADDRESS

Natasha Tagaras



(Name) PRINTED

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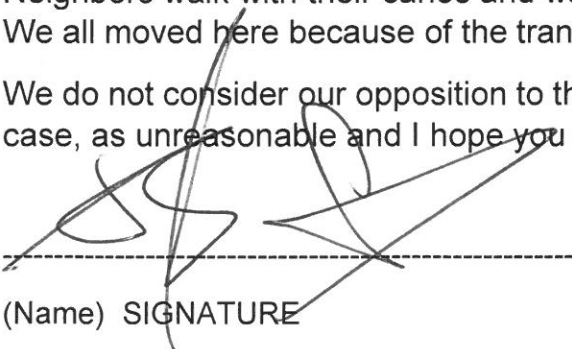
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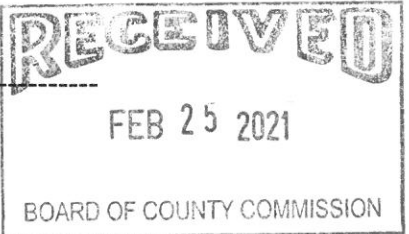
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-----  
(Name) SIGNATURE

1791 ALBEMARLE RD  
-----  
ADDRESS CLEARWATER FL 33764

JUSTIN CYRUS  
-----  
(Name) PRINTED



See attached letter

To commissioner Seel,

I apologize for the late writing/sending out of this letter and do hope it arrives before the hearing but I will make this quick and to the point, and thank you for taking the time out of your day to read this.

My name is Justin Cyrwus and I live at 1791 Albemarle Rd with my wife and two boys (4 and 1yr). I am writing this letter in an attempt to slow down the development of my home Pinellas County. I grew up in the small town of Treasure Island (from 1991-2005) and watched it quickly change before my eyes from a quiet beach town with small family run motels, to large condos and all sorts of people roaming the streets and unbelievable traffic. I used to love driving around and seeing cows and small orange groves scattered throughout the county and I used to be proud and like living here, now the older I get and raise a family of my own it is becoming one big nightmare as Pinellas and surrounding counties destroy our unique ecosystem and way of life just to make a quick buck.

After getting married my wife and I spent over a year and close to 30 house viewings before finding the current house that we live in, and we only grew to love it more as the years went on. Most of us neighbors know each other by name, wave to each other, stop and talk in the middle of the road, and even help each other out when one needs help...This neighborhood is special to the community and every one of my friends, family, and guests that have been here say they cant believe there is anything like this left in Pinellas County. It is truly a great neighborhood and I would encourage you to personally come and see how it is for yourself.

It is unfortunate that greed for money comes before the well-being of the community and my only hope is that you could understand my point of view as a father of 2 boys who love to run around on the streets and play, and take bike rides around the neighborhood and watching the horses/animals on the large lots in our little hidden neighborhood.

Please consider this letter (as sporadic as it is) in the upcoming hearing.

Many thanks

Ewelina and Justin Cyrwus

