

May 10, 2022

Pinellas County Housing and Community Development Zoning Section
Development Review Services Department
440 Court Street, 4th Floor
Clearwater, Florida 33756
By email: zoning@pinellascounty.org

Re: **Case No ZON-21-11: 1645 Chaplene Court**
Initial Notice - December 22, 2021 – Rezoning from R-A to R-R
Second Notice - March 23, 2022 – Rezoning change from R-A to R-R-CO

To Whom It May Concern:

The City of Dunedin thanks the County for the opportunity to comment on the above-referenced matter. It is understood that this request is intended to rezone an enclave of two unincorporated parcels that are surrounded by properties located entirely in the City of Dunedin.

Accordingly, surrounding Dunedin residents have come forward with questions and concerns. This has prompted a request for additional consideration(s) prior to the disposition of this request by the County Commission. Those considerations are as follows:

The surrounding Dunedin parcels are zoned R-100. Those dimensional standards are attached for your consideration. Of concern is the requirement for 100' of lot width/frontage that is required along public road right-of-way. It appears both parcels are currently non-conforming from this perspective. The larger parcel #24-28-15-00000-220-0300 maintains substandard frontage along both Chaplene Court and Brady Drive. The smaller parcel #24-28-15-00000-220-0800 is landlocked without frontage.

There is a concern that these two non-conforming lots are being considered for additional development/density without properly demonstrating how lot conformance will be achieved (i.e. ROW extensions). The City would be hesitant to accept an annexation request that is currently inconsistent with the dimensional standards observed by the surrounding R-100 zoning should the applicant request annexation in the future.

There are also concerns regarding stormwater runoff and the addition of septic tank(s) with the two homes proposed for these properties. The City has previously received complaints regarding stormwater flooding of the properties neighboring the parcels on Nigels Drive, Brady Drive, and the backyards on Pleasant Grove Drive. Any development (fill or impervious surfaces) to the subject properties will increase flooding to City properties adjacent to the subject parcels.

Additionally, the City and County are currently working together on septic tank abatement throughout the County, including unincorporated enclaves within the City's sewer service area. Absent City sewer services, one or two new septic tank installations would be required to provide septage services to the proposed homes, contrary to the City / County abatement initiatives.

As a result of these concerns, the City of Dunedin is respectfully requesting that Case No. ZON-21-11: 1645 Chaplene Court be continued so that City staff can meet with County staff in an effort to better understand and satisfactorily address these issues.

Thank you again for the opportunity to respond and the City is available for further discussion on the issues noted above.

Sincerely,



Jennifer Bramley, ICMA Credentialed Manager
Dunedin City Manager

Cc: George Kinney, Director of Community Development
Paul Stanek, Public Works Director

Enc.