
Subject: FW: Z-05-03-19 600 Pennsylvania

From: form_engine@fs30.formsite.com [mailto:form_engine@fs30.formsite.com]

Sent: Thursday, March 14, 2019 5:05 PM

To: Eggers, Dave <deggers@co.pinellas.fl.us>

Subject: Online Customer Service Contact Us Form Submission Result #14944587

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

Direction of inquiry Commissioner Janet C. Long - District 1
Commissioner Pat Gerard - District 2 (2019 Vice Chair)
Commissioner Charlie Justice - District 3
Commissioner Dave Eggers - District 4
Commissioner Karen Williams Seel - District 5 (2019 Chair)
Commissioner Kathleen Peters - District 6
Commissioner Kenneth T. Welch - District 7

Subject Stop rezoning Ozona, Palm Harbor

Message 600 Pennsylvania should not be re-zoned from 2 single family dwellings. You only need to come here when the elementary school gets out and see the chaos and stress due to just too many people and cars. The rezoning in this area continues to diminish and devalue our community/homes. Pinellas County is such a beautiful spot, why would you allow it to be so irreversibly and negatively impacted. Who gains from this? The new homes here have no parking because of poor planning. You are allowing homes to be squeezed into every inch and I notice all the cars parked on the grass by the trail because there is NO room. I should not have to spend my time and energy to object to rezoning in an area that is saturated. You folks have been appointed to ensure the quality of Pinellas now and in the future.. We have set the wrong precedence in Pinellas, especially allowing the character and beauty of a little section that defines the uniqueness of Pinellas to be diminished. I see many of the long time residents selling. The townhouse on the trail are awful and the houses with no parking are ridiculous....PLEASE STOP -
Respectfully Margaret Shaffer

Your Name Margaret Shaffer

Your Street Address 349 Lemon Street

City/Unincorporated County palm harbor florida

Zip Code 34683

Your Phone Number 7272515139

Your Email Address margaret.acgc@gmail.com



Ozona Village
Improvement Society
O.V.I.S.

P.O. Box 81 • Ozona, Florida 34660

Chairman and Members of the Local Planning Agency
And Chairman and Members of the Board of County Commissioners
c/o Development Review Services Department
440 Court St. fourth floor
Clearwater Florida 33756

2-05-03-19

January 29, 2019

Chairman and Members of the Board,

There is a proposed rezoning filed in Ozona at the address of 600 Pennsylvania. The proposal is to go from R-3 (Single family zoning) to RM-5 (Multi family zoning) on a 5.2 acre area. At our OVIS meeting of January 28 we received a presentation from the family and their development representatives on this proposal. The family appeared to be well intended with respect to doing something compatible to the community. However, as the meeting proceeded the people in our community became concerned that the proposal would not match the community character that has been established over the years and which is our identity. There was also considerable concern expressed with respect to the negative environmental and traffic impacts. This area, like most areas in Ozona, has environmental challenges with respect to wetlands. Therefore, increasing the density on such areas in Ozona presents serious problems with no easy solutions without negative impacts. Ozona has a very established pattern of development and people have come to expect that new development will match the old or established development and its character. This is very important for our community and its social and economic stability. We do not oppose development of the site under its current zoning but we do oppose increasing the zoning density. We say this not only because this rezoning will not match our community development but also because it will have environmental impacts and traffic impacts that cannot be remedied on an acceptable basis.

Therefore, we respectfully but strongly urge that you not approve a rezoning increase for this area of Ozona and instead retain the current zoning of R-3 for any development on the site. That is to say, keep the rules stable not only for this site but also for our community!

Sincerely,

Brian Smith
OVIS President



From: Pearl Palmer <notagem2000@yahoo.com>
Sent: Tuesday, February 05, 2019 3:17 PM
To: Zoning
Subject: Storage units

I strongly oppose building self storage units on Alt. 19 in Palm Harbor. This area is way too congested right now. This property could be put to much better use in keeping with the residential condominium and Mobile home properties already occupying the area.

Please vote no on this proposal.

Sincerely,

Margaret Palmer

From: Tiffany Marani <Tiffany.Marani@sgws.com>
Sent: Wednesday, February 20, 2019 9:25 AM
To: Zoning
Subject: 600 Pennsylvania Avenue, Palm Harbor. Fl 34683

Dear Zoning of Pinellas county. Adding 24-26 duplex dwellings will add a potential of 50 -60 cases commuting in and out Dailey on a quiet street. This would change our neighborhood dramatically. Not to mention one of the last places for natural animals to roam. And plants to recharge, helping clean the air. I reside at 522 high pines court and oppose this development.

Sincerely.

Tiffany Marani CMS, CWS
Artisans & Estates
Tiffany.Marani@sgws.com
727-612-1344

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From: Chris Clement <chris@chrisclement.com>
Sent: Thursday, February 21, 2019 8:23 AM
To: Zoning
Cc: james.wiesner@netzero.net
Subject: case no z-05-03-19

Pinellas Zoning authorities.

We reside at 612 Orange St, Palm Harbor, FL 34683 and object to this change. It would degrade the quality of life with the addition of so many people and cars on this 5-acre lot. Allow development according to current zoning status but not more than that.

Thank you.

Chris Clement and Virginia Clement

From: Zoning
Sent: Tuesday, February 26, 2019 2:26 PM
To: Swinton, Tammy M
Subject: FW: OPPOSITION to rezoning of 600 Pennsylvania Avenue

From: Milly Jonathan Pagliari [mailto:thepagliarifamily@gmail.com]
Sent: Tuesday, February 26, 2019 1:45 PM
To: Zoning <zoning@co.pinellas.fl.us>
Subject: OPPOSITION to rezoning of 600 Pennsylvania Avenue

Chairman and Members of the Board,

We are writing to inform you of our opposition to the rezoning plan for 600 Pennsylvania Avenue.

As parents of a young 2-year old and concerned members of the lovely and quaint Ozona community, we urge you to keep the zoning as it is – R-3 Single Family Zoning. Otherwise, the negative environmental and traffic effects to the area would be immense. As it is now, drivers speed through 8th Street with no regard to the children in our community. We fear that rezoning the area, flooding it with more people and traffic, would only worsen this problem.

We hope you keep our young family in mind when you vote to oppose the rezoning plan for 600 Pennsylvania Avenue.

Respectfully,

Milly & Jonathan Pagliari

813 8th Street

Palm Harbor, FL 34683

813.335.4262

From: Zoning
Sent: Monday, February 25, 2019 11:14 AM
To: Swinton, Tammy M
Subject: FW: [BULK] Concerning Rezoning Proposal for 600 Pennsylvania Avenue, Ozona, FL
Importance: Low

From: giovannao@aol.com [mailto:giovannao@aol.com]
Sent: Saturday, February 23, 2019 3:02 PM
To: Zoning <zoning@co.pinellas.fl.us>
Cc: JimBocean@aol.com; Giovannao@aol.com
Subject: [BULK] Concerning Rezoning Proposal for 600 Pennsylvania Avenue, Ozona, FL
Importance: Low

Chairman and Members of the Local Planning Agency
and Chairman and Members of the Board of County Commissioners
C/o Development Review Services Department
440 Court Street, Fourth Floor
Clearwater, FL 33756

James and Jane Bernier
803 Wisconsin Avenue,
Palm Harbor, FL 34683

RE: Proposed re-zoning request at 600 Pennsylvania Avenue – Ozona Community
02/23/19

Chairman and Members of the Board,

There is a proposed rezoning filed in Ozona at the address of 600 Pennsylvania Avenue. The proposal is to change the property from R-3 (single family zoning) to RM-5 (multi-family zoning) on a 5.2 acre area.

This proposal would not blend in with our community character of single family homes. We are home owners living near this property who strongly object to the proposed change in our neighborhood due to the resulting increase in traffic and population density which have the potential of bringing an increase in crime. The streets around here are quaint and narrow which would not be able to accommodate the additional traffic. We think that the disruption of our neighborhood caused by an influx of potentially over a hundred new residents would be unwelcome and devalue our property. We currently enjoy a peaceful, stable, low population density neighborhood which would be altered for the worse with the proposed change in zoning. The only people who would benefit from the proposed change to the zoning laws are the property owners of the 5.2 acre area who possibly will no longer reside here.

Therefore we respectfully and urgently request that you not approve the rezoning proposal of this property area and retain the current zoning of R-3 for any development on this site and in our community. Please maintain the stability of the zoning rules in Ozona.

Sincerely,

James and Jane Bernier

727-754-5463

March 3, 2019

RE: Case No Z-05-03-19

Property Owner: Joyce M. Couture, Applicant



Pinellas County Planning & Department Zoning Division
Development Review Services Department
400 Court Street, 4th Floor
Clearwater, FL 33756

I live at 512 Ryans Woods Lane Palm Harbor, FL 34683 and I am writing to protest against the application for planned re-zoning from R-3 Single Family Residential to: RM-CO Multi-Family Conditional Overlay (5.1 acres) & PC Preservation Conservation (0.32 acre) with the Conditional Overlay limiting the use to single family attached dwellings (townhomes) and their customary accessory uses.

The Ozona area of Palm Harbor is a quaint old Florida neighborhood that is tranquil and located directly off the Sutherland Bayou and the Gulf of Mexico. This is the reason that most of the current residents decided to make it our home. There is already heavy traffic at peak times of the day, due to the Ozona Elementary School that is located across Pennsylvania Avenue, plus, the traffic that is generated by the restaurants, shops and other residential dwellings that are located west of our community. Adding more dwellings will not only take away from natural wooded setting, it will also bring increased traffic to our neighborhood. There is already flooding on Ryans Woods Lane during every rain storm and increased traffic will lead to further ground erosion and a breakdown in the roadway leading into our community.

Additionally, there is already a problem with vehicles failing to stop at the stop sign located at the entrance to Ryans Woods Lane, resulting in many near miss accidents. The increased traffic that would result from additional residents using Ryans Woods Lane to enter and depart the property will only further increase the probability of an accident at the intersection, and, dramatically increase the vehicle traffic in our neighborhood. Many of the residents that I have spoken to who live in Ozona, outside of Ryans Woods Lane, have similar objections to additional construction. I fear with further development, soon, people will not recognize the natural old Florida look and feel of towns like Ozona and Crystal Beach.

I have attached pictures taken during a recent storm illustrating show the flooding problem that occurs. I respectfully ask that the zoning commission take the above into serious consideration before making a final decision on the rezoning application.

Thank you,
Gary E. Turner

Gary E. Turner
512 Ryans Woods Lane
Palm Harbor, FL 34683
Cell: 704-307-6837
Email: GaryT262@yahoo.com



Vice Chair Pat Gerard
Pinellas County Board of County Commissioners
District 2
315 Court Street
Clearwater, FL 33756

Re: Opposition to the Rezoning of 600 Pennsylvania Avenue, Palm Harbor, FL 34683

Dear Vice Chair Pat Gerard,

As a deeply concerned member of the Ozona community, I am writing to express my apprehension regarding the planning of this wetland and wildlife sanctuary. Although I do believe the family that has owned this property has every right to develop this property and make a profit, I would like to point out some obvious flaws with the initial concept plan.

The east property line runs parallel to a canal system which extends down three streets and opens up to a large lake. There are several homes that own property on the other side of this canal, mine being one. This is not shown on the concept plan and the jurisdictional limits on the on-site wetlands and existing canal appear inaccurate based on aerial evidence which I will include. This canal is home to snook, tarpon, tilapia, blue crabs, shrimp etc. which have become beloved pets to this community. Any alteration to the delicate balance of this ecosystem would have devastating consequences.

The large trees on the other side provide sanctuary to eagles, horn owls, herons, hawks, ducks, endangered pink spoonbills and many others. The tress along the bank provide nests for ducks and king fishers which nest in the same trees annually. Gopher turtles and numerous snakes will all be displaced as well. Perhaps the FWC needs to examine the site to determine the effect and negative impact the project will have on wildlife in that area.

I am including photographs which will show the ariel shot, as well as an image of the canal adjacent to the property which lies directly behind my house at 703 Natalie Lane. I have approximately 210 feet so I am very aware of all the abundant wildlife. Initially, these were always to remain wetlands as my neighbor was one of the the first people to settle in this area. There is a large culvert that drains off the wetlands and into the gulf and I have walked the entire property and here are quite a few discrepancies with their plan and the actual site.

Another great concern is extreme flooding in our neighborhood. I can include photos of my house with at least 8-10" under my house running all the way to the street. When the canal floods, the water has nowhere to go. With this paved and built upon, the run-off will inevitably be pushed onto other parcels and streets.

As I have stated, I do believe the parcel owners have every right to develop the property within the limits of codes and restrictions specific to coastal properties and wetlands.

Please see below items of concern with the attached concept plan:

1. Zoning category is R-3. Per LDC Section 138-522, multi-family homes are not a permitted use in the R-3 district.
2. Plan does not show extent of existing canal along east property line. the limits of the canal should be surveyed and added to the plan.
3. Jurisdictional limits of the on-site wetlands and the existing canal appear inaccurate based on aerial evidence. Were the wetlands staked in field by certified environment professional (CEP) and surveyed?
4. Are wetland areas approved by SWFWMD in accordance with USACE guidelines?
5. Per LDC Section 166-50, upland buffer/ conservation easement of 50 ft. (33 ft. if enhanced) to be delineated and recorded adjacent to all wetland limits. Isolated wetlands to provide 15 ft. upland buffer/ conservation easement. No buffers? conservation easements are shown on the proposed plan.
6. Detention areas appear insufficient. are there other BMPs proposed for treatment? Does plan meet or exceed the requirements of the latest Pinellas County Stormwater Manual for stormwater?
7. Site is located within a flood zone (AE 12). Has the site been evaluated by Pinellas County Floodplain Management? Will proposed fill require cup for cup mitigation?
8. The site is heavily wooded and the plan does not appear to take into account existing trees. Has a tree survey been done? Are there any grand oak trees on-site that are impacted?

I am deeply concerned with the proposed plan and will continue to seek out answers to the existing conditions to ensure that our beloved Ozona stays true to its character and charm. I highly value the importance of preserving habitats and conditions for wildlife for flourish. I am dedicated to following the project because the laws, codes and restrictions are there to protect our way of life but also those that cannot speak for themselves.

Thank you for your consideration.

Respectfully,

Darlene and Gordy Link

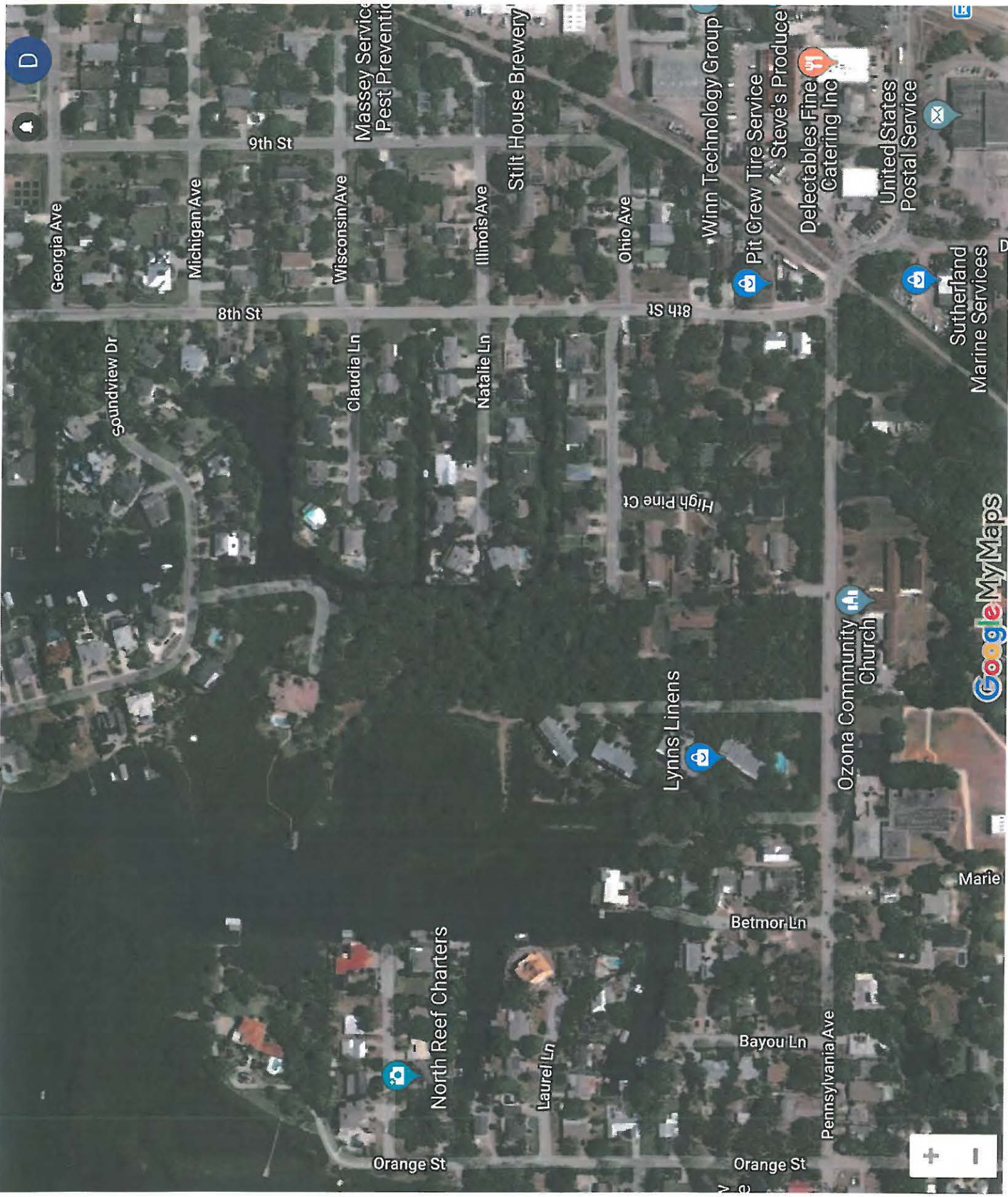
703 Natalie Lane

Palm Harbor, Fl 34683

(727)-386-0408

(727) 409-2755

latitudeflooring@gmail.com

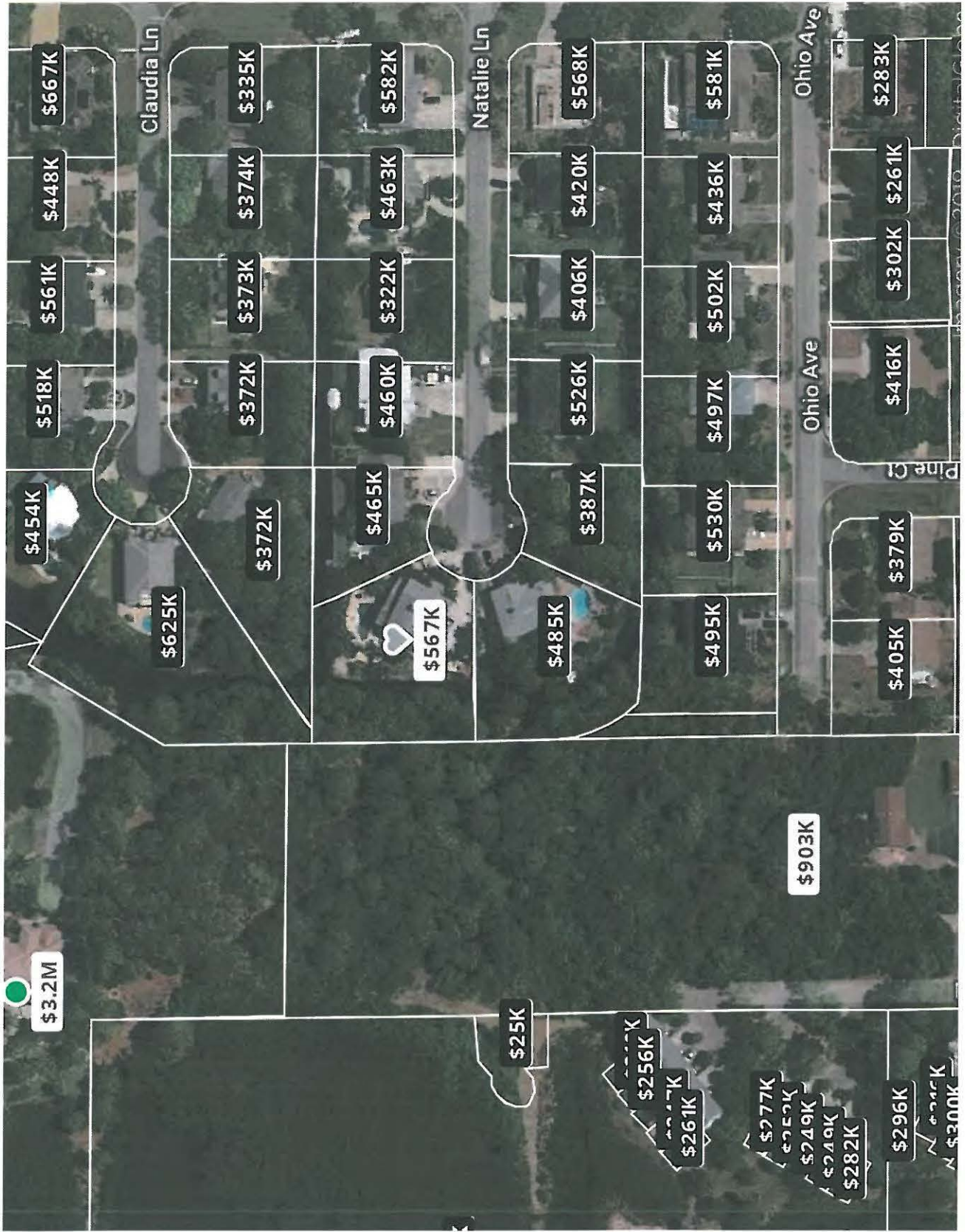


D



Google MyMaps





From: Darlene Link <latitudeflooring@gmail.com>
Sent: Wednesday, March 13, 2019 10:51 PM
To: Zoning
Subject: Wetlands 600 Pennsylvania Ave















Sent from my iPhone

To Whom It May Concern

I have lived in Ozona for 26 years. One of the main reasons my husband and I moved to this area was the feel that it had of "old Siesta Key, Sarasota". Of course, over the years, Ozona had drastically changed and this is no longer the case, but we still love it here.

We lived on the corner of Ohio and 8th Street for 20 years. It was the perfect place to raise a family, dead end street with a cul-de-sac. The only downfall was the traffic on 8th street (which has increased tremendously) with moms racing to get their kids to school on time and others jumping off Alt 19 to use 8th as a bypass to get around the traffic. My son Dale has cerebral palsy and autism, so there are some things he can and cannot do. His main love is riding his bike, and my husband and I taught Dale to ride on Ohio. We lived at the beginning of Ohio, so I was able to monitor the car comings and goings and our neighbors all watched out for Dale. Occasionally, we would walk down to the end of the street to see the gopher turtles, who on occasion would visit our yard.

We moved one street over five years ago and now our house backs up to the woods. We have enjoyed seeing the wild life that frequents and lives in those woods. We have heard coyotes, watched otters playing in the canal and using the banks as their slides, seen all kinds of birds from woodpeckers, finches, rosy spoon bills, water fowl, ospreys, eagles, hawks and of course the owls. I have never heard or seen owls before, and these guys are magnificent. They can be heard communicating often and we see them often. I hesitate to think of the other animals that we do not see who have made these woods their home for 40+ years.

The main point is, PLEASE DO **NOT** CONSIDER rezoning 600 Pennsylvania. We do not need any more townhomes. I dread to think of the wildlife that will be killed, even with the homes that it is zoned for, when they clean out these beautiful woods. This habitat is one of the last in this area. Where will these animals go?

Page 2 of 2

Opening Ohio and letting the townhomes move it will take away one of my sons biggest freedom, riding his bike over to Ohio to see his old friends and neighbors. With excess traffic, I see this as a major hazard for him and would not feel comfortable.

Lastly, FLOODING. It will happen with more people, more concrete, and more build up. The property will have to be built up as some of the woods is a wetland. I would think the county would not want any kind of homes in an area that is prone to flooding even at high tide.

Thank you for taking the time to read my concerns regarding **NOT** considering the rezoning of 600 Pennsylvania Ave.

Theresa Ross
702 Natalie Lane
Palm Harbor, FL 34683

From: T ROSS <tross5838@outlook.com>
Sent: Monday, March 11, 2019 8:08 PM
To: Zoning
Subject: 600 Pennsylvania Ave, Ozona FL
Attachments: OZONA.docx

Thank you for taking the time to listen to my concerns.

Theresa Ross
702 Natalie Lane
Palm Harbor, FL 34683

From: Robin <RSTARNE65@TAMPABAY.RR.COM>
Sent: Monday, March 11, 2019 5:25 PM
To: Zoning
Subject: Case #Z-05-03-19 - 600 Pennsylvania Avenue, Palm Harbor/Ozona

Good Afternoon,

We are sending this e-mail in opposition of the re-zoning request. We have lived in Ozona since 1993 and have seen more than enough changes. There is no need to re-zone this property to allow multi-family housing. We do not need anymore Townhouses! We could go on in a long message about our thoughts and the changes we have seen, but do not feel the necessity. We believe you get the message.

As stated above, we are in opposition to this request.

Thank you,
Brian and Robin Starnes
503 Orange Street
Ozona, FL



Virus-free. www.avast.com

From: Doug Pollei <pollei629@gmail.com>
Sent: Tuesday, March 12, 2019 12:30 PM
To: Zoning
Subject: Case # Z-05-03-19 Ozona townhouses

As a resident at 629 Orange St Ozona I oppose the construction of the proposed townhouses 701 Ohio Ave, Ozona.
Please let my opinion be known.
Thank You,
Doug Pollei



Virus-free. www.avg.com

From: pmaloo@aol.com
Sent: Sunday, March 10, 2019 7:38 PM
To: Zoning
Subject: Rezoning of 600 Pennsylvania Avenue (02/08/15/97380/001/0001)

To Whom this may Concern,

I am a resident of Ozona, Florida. I would like to voice my opposition to the proposed changes in zoning for 600 Pennsylvania Avenue from R-3, single family, to RM-CO, Multi family Overlay (5.1 acres) & PC Preservation/Conservation (0.32 acre). This would increase traffic congestion on Pennsylvania Avenue across from Ozona Elementary and ultimately throughout Ozona. It is my understanding that there are also environmentally sensitive areas on this property that would have to be addressed in addition to the traffic congestion.

We have old narrow roads in Ozona coupled with increased traffic as is and with the planning of having Ohio Avenue being an arterial road to the multifamily subdivision, children that enjoy playing on that street would be subjected to additional roadway hazards. Please retain the R-3 zoning. Thank you..

Sincerely,
Pam McAloon
108 Homeport Drive
Palm Harbor, 34683

From: Al Lopez <lopez.nra@gmail.com>
Sent: Sunday, March 10, 2019 12:25 PM
To: Zoning
Cc: Al Lopez; Olympia
Subject: case no Z-05-03-19

i am a concerned resident that is opposed to re zoning .

This must remain single family only.

multi family will add 48 plus cars coming and going on top of congestion during mornings and after noons due to ozona elementary traffic car lines .

The opening of ohio is a mistake . i purchased a dead end street 26 years ago and cant imagine traffic from a 12 house or 24 townhouse would increase traffic by usually 2 cars per home or duplex.

If the plan has exit already at pennsylvania ave use it

LEAVE OHIO AVE ALONE.

Please dont ruin my street ..

Also would like FEMA REPORT that will shows the effect of how ELEVATION CHANGES and rain runoff for HIGH DENSITY PROJECT will affect FLOODING to surrounding properties as to not corrupt current fema floodplain ,

which leads me to more questions ;;;

How much more will i flood more next hurricane or tropical depression ?

Currently roughly 30 cars reside on ohio on 15 properties we only use 1 exit

so why does project want extra exit on ohio. USE PENN. AVE EXIT WITH SINGLE FAMILY CURRENT PROPERTY DENSITY SPECS.

NO DONT WANT THE TRAFFIC.ON OHIO

DONT WANT TO FLOOD MORE DUE TO ELEVATION CHANGES AND ADDITIONAL RAIN RUNOFF ..

PLEASE DO THE RIGHT THING .

SINGLE FAMILY DENSITY WILL BE BETTER IN LINE FOR THIS COMMUNITY. NOT AIRBNB TOWNHOME SHORT TERM RENTALS.

AND WITH SINGLE FAMILY HOMES THE OZONA EXIT WOULD SUFFICE

NO NEED TO RUIN OHIO AVE IN PALM HARBOR.

GET THE ELEVATION AND RUNOFF ENGINEERED AS TO PREVENT

LITIGATION ARISING DUE TO FLOODING CONCERNS

ANY QUESTIONS FEEL FREE TO CALL ME

AL LOPEZ 719 OHIO AVE

727 2782442

From: wintergreen62@aol.com
Sent: Wednesday, March 13, 2019 12:57 PM
To: Zoning
Subject: case no Z-05-03-19

Request zoning change to allow for 26 UNIT SUBDIVISION is DENIED. The Ozona area is so special and the request will only allow for more cars on an already busy area due to close proximity to Ozona Elementary School. The area is prone to flood issues after heavy rains and will only make matters worse..I myself have had flooding due to the water having nowhere to go. If the owners of this 5.4 acres are honest about their desire for people to enjoy the area as they have had the pleasure to do so, I beg them to not develop it by building duplexes. They want the money, I get that, but their desire for the extra income they would get would be a negative impact on those of us living in area. We want to keep the character of our area and 26 duplexes will do the opposite. Please I urge you to retain current zoning if any building will be done.

Patrice Adams
403 Mississippi Ave
Palm Harbor, FL 34683

From: rgvisalli@aol.com
Sent: Monday, March 04, 2019 9:14 AM
To: Zoning
Subject: Rezoning for 600 Pennsylvania Avenue in Ozona

Development Review Services Department:

I am writing this email to voice my opposition to the proposed Rezoning for 600 Pennsylvania Avenue in Ozona. I own two homes in the immediate area and I travel Pennsylvania Avenue daily. I do not agree with allowing Multi-family dwellings in this area because of the negative impact on the Ozona community. It is not in keeping with the character of the Ozona community and the increase in traffic would be a burden on Ozona residents who have chosen live in a quiet community, away from the maddening traffic in other parts of Pinellas County.

Please do not take away our way of life for the sake of jamming more people into a small community.

Robert G. Visalli
Ozona home owner

Subj: Rezoning 600 Pennsylvania Ave Property in Ozone

We are writing to indicate that we are adamantly opposed to the rezoning of the Pennsylvania Ave property in Ozone. The proposed townhomes would only add to the traffic issues the elementary school in Ozone must deal with weekdays. We have bought three separate properties in Ozone because we were attracted to the idea of single family residential homes and the unique character and quaintness in Ozone. Please consider the safety of the children and the current reputation of the elementary school for being one of the best in the county. It's beautiful tranquil setting will be disrupted if a townhouse project were to be built in this location. Please keep in mind how many children walk and/or ride their bikes to the school for classes.

Sincerely,

Dr. Margie Wallace/Doug Zimmerman
206 Lagoon Dr

2-28-2019

Dear Sirs:

In reference to the rezoning request for 600 Pennsylvania Ave., Ozona, I am totally against them opening up Ohio Ave. as a rear entrance. I live at Ohio and 8th Street and opening up that dead end street would create too much traffic on Ohio and spilling on to 8th Street.

Thank you for your consideration to keep Ohio Ave. closed.

Susan M. Johnson

575-8th Street

Palm Harbor, FL 34683



From: Jeffrey Kelly <jkelly@rh-pumps.com>
Sent: Wednesday, March 06, 2019 10:10 AM
To: Zoning
Subject: LPA Hearing Case Z-05-03-19 - Public Comment
Attachments: LPA Hearing Case No. Z-05-03-19 Comments.pdf
Importance: High

Please see attached letters signed by Ozona residents in opposition to this proposed zoning change.

Can you please acknowledge receipt of these comments.

Thanks you,

Jeffrey Kelly
Rheinhuette Pumps, LLC.
971 Virginia Avenue
Suite B
Palm Harbor, FL 34683 USA

+(727)-753-0880 (T)
+(727)-753-0886 (F)
+(727)-458-3101
jkelly@rh-pumps.com

From: jrpjmglass <jrpjmglass@aol.com>
Sent: Wednesday, March 06, 2019 11:21 AM
To: Zoning
Subject: Case NO Z-05-03-19/ 600 Pennsylvania Avenue, Ozona

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

To Whom it May Concern:

We were shocked to learn that a rezoning request was being put forward to allow multi-family residential in an area that currently is zoned for single family homes. Ozona is a unique area and the current character needs to be maintained. Allowing rezoning to build 24-26 townhomes is a very slippery slope. The precedent that would be set if this is approved would completely ruin the ambiance and community of Ozona.

In addition the traffic that already exists on Pennsylvania Avenue during school and therefore work hours is already difficult. Anyone trying to get to work during this time can attest to the traffic issues. Adding cars for 24-26 families would be problematic. Also, to take a dead end street and turn in into a main route completely changes the character of the neighborhood.

The bottom line is that once something like this is approved it opens up the possibility for continued rezoning to allow more development than the area can sustain. Do we want Ozona to end up like other areas along the water where there are buildings after buildings instead of single family homes?

The answer is an emphatic no!

We appreciate your consideration in this matter and request that you do not allow for rezoning.

Sincerely,
Joe and Jennifer Pamlyne
421 North Carolina Avenue
Residents of Ozona for 24 Years

Sent from [Mail](#) for Windows 10

From: Fernandes, Stacey <Stacey.Fernandes@activenetwork.com>
Sent: Wednesday, March 06, 2019 1:11 PM
To: Zoning
Cc: jefff@zscorp.net
Subject: Re-zoning of 600 Pennsylvania Ave (ozona) CASE NO. Z-05-03-19

Importance: High

I am an Ozona resident (920 Wisconsin Ave) and mother of 2 writing to oppose the re-zoning application you have listed via case number CASE NO. Z-05-03-19.

The Zoning Board should exist to IMPROVE our community and not the support the pursuit of wealth for a non-resident family. As I understand the applicants are trying to maximize their inheritance at the cost of all those who live in this small community.

Our school is already over crowded the student teacher ratios have worsened in the past 2 years, I know my kids don't deserve that and neither do our teachers. The traffic we endure right now is significant and it is becoming unsafe for small children. My child was almost hit by a speeding car yesterday on 8th street. Jamming 26 more residences in the back of OHIO is going to exacerbate these issues.

The density of Townhomes on this relatively small lot is going to be an eye sore and significantly affect those homeowners who have invested in homes on Ohio Ave. Compromising the value of Ozona's residences, over crowding our area and killing more natural resources in our beautiful village all just to accommodate a morally bankrupt pursuit of wealth for one family that doesn't even reside here is gross misuse of the Planning Board's authority. I hope that you will do the right thing and deny this re-zoning. Let them build a couple of nice homes for the next generation of long time residents here.

Respectfully,
Stacey N. Fernandes
Vice President, Enterprise Data Management & Privacy
ACTIVE Network
My ACTIVE is...
Technology, Running, Boating, Family
What's Your ACTIVE?

From: Wendy Armel <wendyarmel@hotmail.com>
Sent: Wednesday, March 06, 2019 12:21 PM
To: Zoning
Subject: Proposed Zoning Change and Development of 600 Pennsylvania Avenue

March 6, 2019

Pinellas County Planning and department Zoning Division

Development Review Services Department

440 Court Street 4th Floor

Clearwater, FL 33756

Re: Ozona Community Rezoning – Case No Z-05-03-19 – 600 Pennsylvania Avenue

This letter is to address the sign that is posted on Pennsylvania Avenue that is proposing to rezone two single family homes into townhomes or condos. My husband and I live on Pennsylvania Avenue. We are not in favor of this change for several reasons.

1. This street is extremely busy already with the Elementary School, administration and Pre-K parents and teachers. Adding these multi-family homes will increase the traffic.
2. The stop sign at Ryan's Woods is already often missed and a site of safety issues as there have been many close calls at that location.
3. Trail crossing – these residents will need to get out of Ozona at some point, which means more cars crossing over the trail at Virginia or Georgia Avenue. The Virginia Avenue crossover of the trail is often used for children walking to school and is already a very busy intersection.
4. Wildlife – there is very little green space left in Ozona, which is why we moved here in the first place. The building of these homes will once again reduce the already small amount of green space remaining. Each time we allow revenue to win over nature, it impacts our health. The plants and wildlife help keep this area healthy and the natural ecosystem in place.

In the past few years, this area has seen too many green spaces turned into homes. There are homes being built along 8th Street, which removed a large portion of green space near Pop Stansell Park. There are multi-family homes being built along the trail along Pennsylvania Avenue, multi-family homes being built near Florida Avenue. This construction creates unwelcomed issues to the existing residents. We are not in favor of adding more multi-family homes to this area.

Regards,

Wendy Armel and George Yost

351 Pennsylvania Avenue

Palm Harbor, FL 34683

From: Kandi Barr <kandicbarr@gmail.com>
Sent: Wednesday, March 06, 2019 9:17 PM
To: Zoning
Subject: Rezoning 600 Pennsylvania Ave

To Whom It May Concern:

I am not in favor of the rezoning. I signed the petition already.

My family owns two properties in Ozona and both are impacted by drainage. One is next to the creek and the other is lower than the street it fronts. The county keeps allowing development even though there is a current drainage issue. The streets north of Ohio will be dramatically impacted if this property is rezoned. We currently have issues now without further development.

We have met with Public Works and there is currently a drainage study being done and this has been going on for the past couple of years. Drainage is carried all the way from US19 and Alderman to Ozona and takes time to leave our area due to it being low. Our property next to the creek is already having erosion due to the water shed.

Also, the traffic impact this will create is another issue. I have three children going to Ozona Elementary now and there are already speeding cars on Pennsylvania and 8th Street. Opening up Ohio to the west, which is currently a dead end, will only make matters worse. My children walk to school or ride their bikes and this is would be another reason why I do not support the rezoning.

The county has already decided with the current zoning what would be best for our area. Going back on that decision and rezoning this parcel will create all kinds of future issues for our community.

We love our community the way it is. Please do not impact us more with multi-family homes, more traffic and flooding issues.

Sincerely,

Additionally, the county initially zoned this area

Kandi Barr

kandicbarr@gmail.com

727-638-9677

From: Debi Schwichtenberg <debiswitz@gmail.com>
Sent: Wednesday, March 06, 2019 7:48 PM
To: Zoning
Subject: 600 Pennsylvania Avenue Rezoning Issue

To Whom It May Concern:

We STRONGLY oppose rezoning for 600 Pennsylvania Avenue to allow for town-homes. This will detract from the quaintness and character of this area as well as add unnecessary traffic issues. Please keep it zoned for single family homes.

Sincerely,
David & Debra Schwichtenberg
3507 Woodridge Parkway
Palm Harbor, FL 34684

From: Mike Bachman <mchlsbachman@gmail.com>
Sent: Wednesday, March 06, 2019 7:06 PM
To: Zoning
Subject: Ozona Townhome Project / rezoning issue

"The density of Townhomes on this relatively small lot is going to be an eye sore and significantly affect those homeowners who have invested in homes on Ohio Ave and surrounding area. Compromising the value of Ozona's residences, over crowding our area and our school and killing more natural resources in our beautiful village all just to accommodate a morally bankrupt pursuit of wealth for one family that doesn't even reside here is gross misuse of the Planning Board's authority."

I couldn't agree more.

Mike Bachman
Palm Harbor, FL

From: joanna <jmincarell@aol.com>
Sent: Thursday, March 07, 2019 10:29 AM
To: Zoning
Subject: Re Zoning of 600 Pennsylvania Ave and creating access on Ohio Ave, Ozona FL

It was just brought to my attention that the owners of 600 Pennsylvania Ave, Ozona/Palm Harbor are requesting it to be rezoned so that they can develop the now wooded, narrow tract of land into a development that would have 26 Townhomes. They are also petitioning to have Ohio Ave be an entrance into this proposed development. As the homeowner of 790 Ohio Ave, I am strongly against this happening. Having lived on Ohio Ave for 16 years, this would be a devastating move for our quiet community.

That heavily wooded plot of land is filled with Florida Wild life. Tearing up 5.4 acres of undisturbed land is unthinkable. Where will the wildlife go? How will all this development affect the surrounding wetlands. In order for 26 Townhomes to be built, that entire tract of land will need to be cleared. This alone will destroy the wildlife on that plot in addition to disrupting a quiet neighborhood of single family homes that surround it on Ohio Ave, Natalie Lane and Claudia lane all the way down to Soundview. If anything, this land tract should be rezoned Environmental Conservation Land in order to preserve the life that is living on it and protect the surrounding water way and marine life.

As a homeowner paying ridiculous property taxes, I am so against Ohio Ave becoming the inlet and outlet for a Townhome development. This would greatly disrupt our neighborhood by adding that many more families, that many more cars, that many more golf carts and everything that goes with cramming that many units into a "Single Home" community.

Our beautiful neighborhood and myself and my family are totally **AGAINST THE REZONING AND DEVELOPMENT OF 600 PENNSYLVANIA AVE, OZONA.**

**TOWNHOMES NO!!!!
THEY MUST GO!!!!**

JoAnna Mincarelli
790 Ohio Ave
Palm Harbor Fl. 34683
727-656-2131

From: Wendy Ingram <wendylingram@gmail.com>
Sent: Thursday, March 07, 2019 5:13 PM
To: Zoning
Subject: Case Summary No. Z-05-03-19

To Whom It May Concern:

This email is to serve as notice that we are completely AGAINST the proposed rezoning plan for 600 Pennsylvania Avenue, Palm Harbor, FL (Ozona) for the 24-26 Duplex Structures. Please contact me if you have any questions or concerns.

Thank you,

Steven and Wendy Ingram
157 Shore Drive
Palm Harbor, FL 34683
727-946-5397

From: Ronald Volz <ronald.volz@gmail.com>
Sent: Thursday, March 07, 2019 12:29 PM
To: Zoning
Subject: Case No Z-05-03-19

Case No Z- 05-03-19
600 Pennsylvania Ave Ozona
Joyce M. & Walter H. Couture
Zoning change from R-3 Single Family Residential to R-5 Multi Family Residential

My spouse and I, Jean and Ronald Volz residing at 701 Ohio Avenue, Ozona are OPPOSED to the Rezoning Request from R-3 to R-5 Multi-Family Townhomes at 600 Pennsylvania Ave. The Ozona community does not need this type of development and is contrary to the Quaintness and Character of the remaining Ozona Community. The property owner has a right to develop the property but only under the existing zoning statutes of R-3 single family residential. This is nothing more that Family GREED and the Opportunity to maximize monetary gain for the Couture family heirs that reside outside of the Ozona community. Very easy to consciously ruin a community if you do not live within it.

Also the neighborhood has numerous infrastructure issues pertaining to existing traffic on Pennsylvania Ave associated with the OZONA elementary school as well as Flooding issues on the surrounding streets adjacent to the property. Pinellas county currently has an existing project to remediate storm water retention that directly impacts the 600 Pennsylvania Avenue property and the wetlands within it. Environmentally, the property abounds with wildlife from endangered Gopher tortoises nesting at the proposed entrance to to property on Ohio Avenue to Coyotes and Otters frequenting the property wetlands. Bird of all types Owls, Hawks, Osprey and numerous migratory birds visit throughout the year. Mangrove Plants also are abundant throughout the property

A friend who is familiar with technical aspects of property development provided me with the commentary noted below.

1. Zoning category is R-3. Per LDC Section 138-522, multi-family homes are not a permitted use in the R-3 district. Propose Family Plan appears to require rezoning.
2. Propose Family Plan does not show extent of existing canal along the east property line. The limits of the canal should be surveyed and added to the plan.
3. Jurisdictional limits of the on-site wetlands and the existing canal appear inaccurate based on aerial evidence. Were the wetlands staked in field by certified environment professional (CEP) and surveyed?
4. Are wetland areas approved by SWFWMD in accordance with USACE guidelines?
5. Per LDC Section 166-50, upland buffer/conservation easement of 50 ft. (33 ft. if enhanced) to be delineated and recorded adjacent to all wetland limits. Isolated wetlands to provide 15 ft. upland buffer/conservation easement. No buffers/conservation easements are shown on the proposed family plan.
6. Detention areas appear insufficient. Are there other BMPs proposed for treatment? Does the plan meet or exceed requirements of the latest Pinellas County Stormwater Manual for stormwater treatment and nutrient removal?

7. Site is located within a flood zone (AE 12). Has the site been evaluated by Pinellas County Floodplain Management? Will proposed fill require cup for cup mitigation?
8. The site is heavily wooded and the plan does not appear to take into account existing trees. Has a tree survey been done? Are there any grand oak trees on-site that are impacted?

Unfortunately, this Zoning request is about Family GREED and MONEY with No Consideration for Impact on those that Live in the Existing Community. We are the ones that will have to deal with the Hardships of increased traffic in an already congested ares along with environmental impacts that cannot be mitigated. Peaceful Quiet Dead End streets where children readily play without fear of being hit by a vehicle are now being turned into a major thoroughfare impacting the quality of life for all within the general vicinity of 600 Pennsylvania Ave.

Do not approve the rezoning request people are comfortable with current R-3 zoning development.

Regards
Ronald and Jean Volz

From: David Wallace <djwallace73@aol.com>
Sent: Sunday, March 03, 2019 9:37 AM
To: Zoning
Cc: putterpooo@aol.com
Subject: Reasoning Plan for 600 Pennsylvania Ave. Case # Z-05-03-19

Pinellas County Zoning

We vote to keep the property at the current zoning of R-3 for any development on the site. My family will be directly affected by the increased traffic due to the possibility of adding 26 multi family duplex structures including the 50 cars that come with it. Our street already has issues with traffic and speeding cars in our school zone. Clearly the family is only interested in getting the most bang for their buck by cramming as much housing into a small piece of property to maximize their profits. Ozona is already littered with to many types of these properties. If the families wish is " that the property be developed into a family-oriented neighborhood so that future generations can enjoy the property as they have," then they should turn it in to a green space park where adults children and pets truly can get this experience. Thanks for your consideration.

Subject: FW: Case No Z-05-03-19 600 Pennsylvania

From: Greenleaf, Kim
Sent: Friday, March 15, 2019 12:14 PM
To: Bailey, Glenn <gbailey@co.pinellas.fl.us>; BoardRecords, <BoardRecords@co.pinellas.fl.us>
Subject: Case No Z-05-03-19 600 Pennsylvania

Kimberly H. Greenleaf

Executive Aide to Commissioner Dave Eggers
Pinellas Board of County Commissioners, District 4
315 Court Street, Clearwater, FL 33756
727-464-3276 office
727-464-3022 fax
kgreenleaf@pinellascounty.org
www.pinellascounty.org

All government correspondence is subject to the public records law.

From: Ronald Volz [<mailto:ronald.volz@gmail.com>]
Sent: Friday, March 15, 2019 9:34 AM
To: Eggers, Dave <deggers@co.pinellas.fl.us>
Subject: Fwd: Case No Z-05-03-19

Subject: Case No Z-05-03-19

Case No Z- 05-03-19
600 Pennsylvania Ave Ozona
Joyce M. & Walter H. Couture
Zoning change from R-3 Single Family Residential to R-5 Multi Family Residential

The planning board Yesterday 3/14/19 approved the zoning change for the property located at 600 Pennsylvania Avenue by a vote of 4 to 2, one member who voted in opposition actually toured the community prior to the meeting to diligently understand the impact to the community that was expressed in numerous letters of opposition to the planning board prior to the hearing. This issue is now headed to the country commission for approval. This is a travesty for the neighborhood, approximately thirty members of the community attended the meeting with about 15 members speaking in opposition of the zoning change. Also a petition of over 100 signatures was provided to the planning board signed by residents in the surrounding community.

My spouse and I, Jean and Ronald Volz residing at 701 Ohio Avenue, Ozona are OPPOSED to the Rezoning Request from R-3 to R-5 Multi-Family Townhomes at 600 Pennsylvania Ave. The Ozona community does not need this type of development and is contrary to the Quaintness and

Character of the remaining Ozona Community. The property owner has a right to develop the property but only under the existing zoning statutes of R-3 single family residential. This is nothing more than Family GREED and the Opportunity to maximize monetary gain for the Couture family heirs. Very easy to consciously ruin a community if you do not live within it.

Also the neighborhood has numerous infrastructure issues pertaining to existing traffic on Pennsylvania Ave associated with the OZONA elementary school, entrance and exits to the proposed property will only add to existing safety concerns in an area congested with children and traffic associated with the school. Flooding issues on Ohio Ave and the surrounding streets adjacent to the property during storms are also a concern for residents. Pinellas County currently has an existing study ongoing to remediate storm water retention that directly impacts the 600 Pennsylvania Avenue property and the wetlands within it. Environmentally, the property abounds with wildlife from endangered Gopher tortoises nesting at the proposed entrance to the property on Ohio Avenue to Coyotes and Otters frequenting the property wetlands. Birds of all types Owls, Hawks, Osprey and numerous migratory birds visit throughout the year. Mangrove Plants also are abundant throughout the property

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Do not approve the rezoning request I am comfortable with current R-3 zoning development which is keeping with the surrounding community.

Respectfully,
Ronald and Jean Volz