

---

**Subject:**

FW: case No Z-33-12-15

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

From: [chiaross65@yahoo.com](mailto:chiaross65@yahoo.com) [<mailto:chiaross65@yahoo.com>]

Sent: Tuesday, December 15, 2015 11:07 AM

To: Gerard, Pat; Justice, Charlie; Welch, Kenneth; Webadmin;  
Morrone, John; Seel, Karen; Eggers, Dave

Subject: Re: case No Z-33-12-15

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

Comments-- I am the adjacent property owner of lot 29582 US 19 North. I found out through my neighbors that a meeting was held on Dec 10th to change the zoning of that property. I adamantly object to the proposed plans to convert that property into a collection center and driver's training center. I would like to meet with you voice my concerns.

My\_Name-- chia ross

My\_Address-- 2291 ranchette lane

city-- dunedin

ZIP\_code-- 34698

phone-- 7274584532

email [chiaross65@yahoo.com](mailto:chiaross65@yahoo.com)

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

BCC 1-26-16

**Bachteler, James J**

---

**From:** BoardRecords  
**Sent:** Friday, January 08, 2016 1:54 PM  
**To:** Bachteler, James J  
**Subject:** FW: Mail Recd in regards to Z-33-12-15  
**Attachments:** SKM\_C454e16010813350.pdf

*Bernie*

**Bernie C. Young, AAS**  
Records Specialist Supervisor  
Board Records Department  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court St, 5th Floor, Clearwater, FL 33756  
(727) 464-3465  
[bcyoung@pinellascounty.org](mailto:bcyoung@pinellascounty.org) | [www.mypinellasclerk.org](http://www.mypinellasclerk.org)

---

**From:** Vandenberg, Courtney  
**Sent:** Friday, January 08, 2016 1:38 PM  
**To:** BoardRecords  
**Cc:** Board of County Commissioners Distribution Group  
**Subject:** Mail Recd in regards to Z-33-12-15

*Courtney Vandenberg*  
Executive Aide to Commissioner Charlie Justice  
Pinellas County Board of County Commissioners  
315 Court Street, 5th Floor  
Clearwater, Florida 33756  
(727) 464-3363 Office  
[cvandenberg@pinellascounty.org](mailto:cvandenberg@pinellascounty.org)

RECEIVED  
BOARD OF  
2016 JAN -8 PM 2:02  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

---

**From:** Sent from [BCCscanner@co.pinellas.fl.us](mailto:BCCscanner@co.pinellas.fl.us) [mailto:Sent from [BCCscanner@co.pinellas.fl.us](mailto:BCCscanner@co.pinellas.fl.us)]  
**Sent:** Friday, January 08, 2016 1:36 PM

**To:** Vandenberg, Courtney  
**Subject:** Message from KM\_C454e

December 28, 2015

Commissioner Charlie Justice  
315 Court St.  
Clearwater, FL 33756

Commissioner Justice,

This letter is in reference to our position regarding Pinellas County Case Z-33-12-15.

There was a Local Planning Agency (LPA) public hearing on December 10, 2015 at which they unanimously voted to rezone the property from A-E to P/SP. The reason for the rezoning is to use the property as a household electronics and chemical collection center (HEEC3) operated by Pinellas County Solid Waste. The HEEC3 would be operated one Saturday per month in the beginning with the expectancy of approximately 450 vehicles per day and when the need arises they will increase it to two Saturdays per month. They also propose a driver's license test course operated by the Tax collector. This will operate Monday through Friday.

EPA was a part of the LPA, but there was no mention of the active Gopher Tortoise habitat, and there are at least half a dozen on the site. In addition we have several concerns because our property (circled on the map) is located directly adjacent to the county property. The pole barn would be approximately 250 feet from our property, and the road would be much closer to our front yard. If there are any chemical spills, they will affect Curlew Creek and ground water and there is the possibility of air pollution. Our yard currently has 6 Gopher Tortoises and Monarch butterflies. Currently, Ranchette Lane is a quiet dead end street and having 450 vehicles dropping off items, and equipment used by the county with diesel engines and backup beepers would certainly cause noise pollution. Very few people know about our road, but with that much traffic, people may see how secluded our home is and use that information for robbery. Our home has had several break-ins already and we prefer keep it secluded. The future sale of our home would possibly be adversely affected by the proposed new uses. Therefore, we are very much against the new zoning and use of the property. We ask that you vote against the proposal.

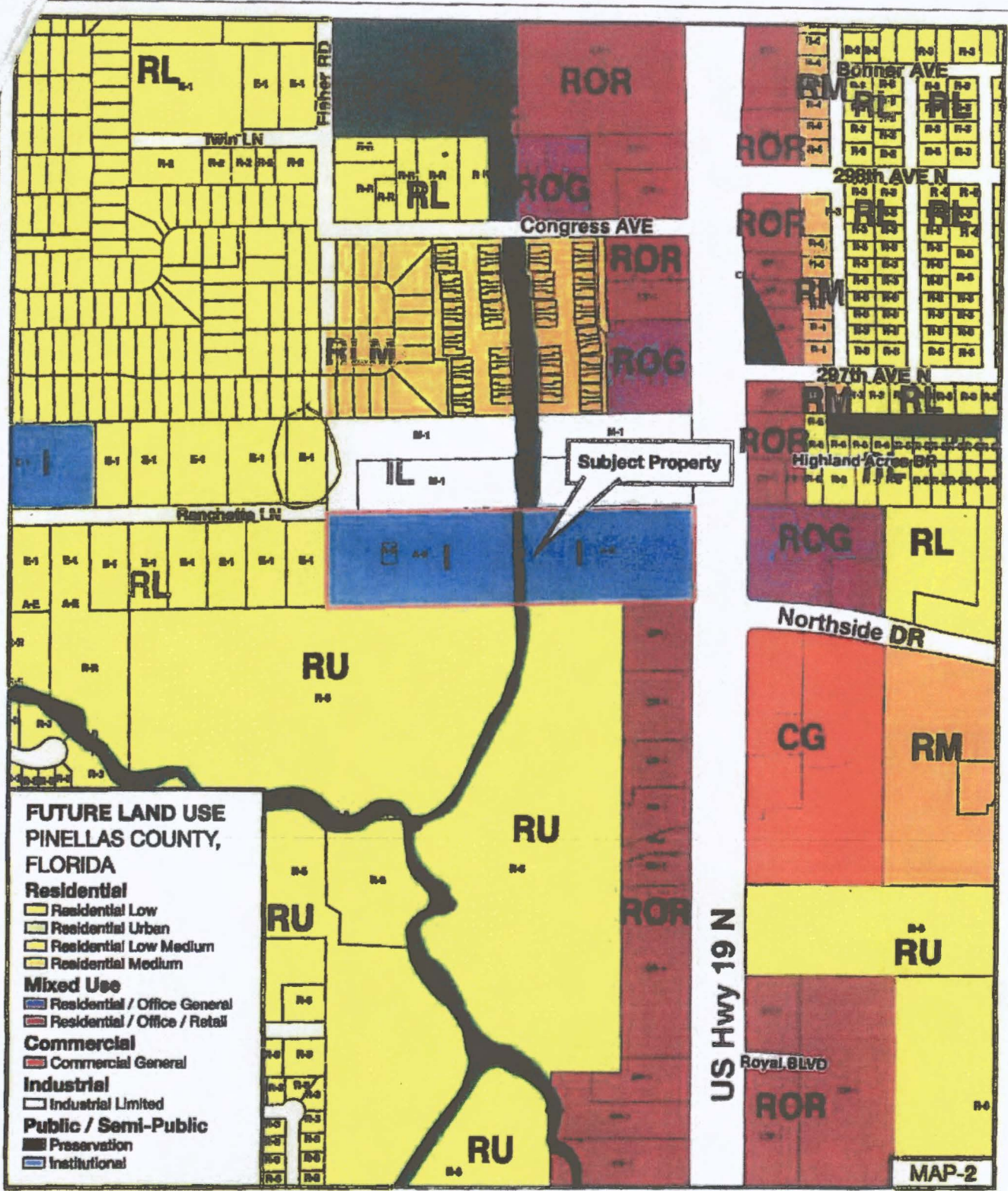
Enclosed is a copy of the site plan showing the building which is 250' from our property, the map showing the preservation going through the property which is Curlew Creek, and the location of our property which is the last house on Ranchette Lane, North side.

Thank You for your consideration,

Francis and Marsha McGrath  
2290 Ranchette Lane  
Dunedin, FL 34698

*Francis J. McGrath*  
*Marsha McGrath*

RECEIVED  
BOARD OF  
2016 JAN - 8 PM 2: 02  
ADAM B. COOK  
COMMISSIONER  
PINELLAS COUNTY FLORIDA



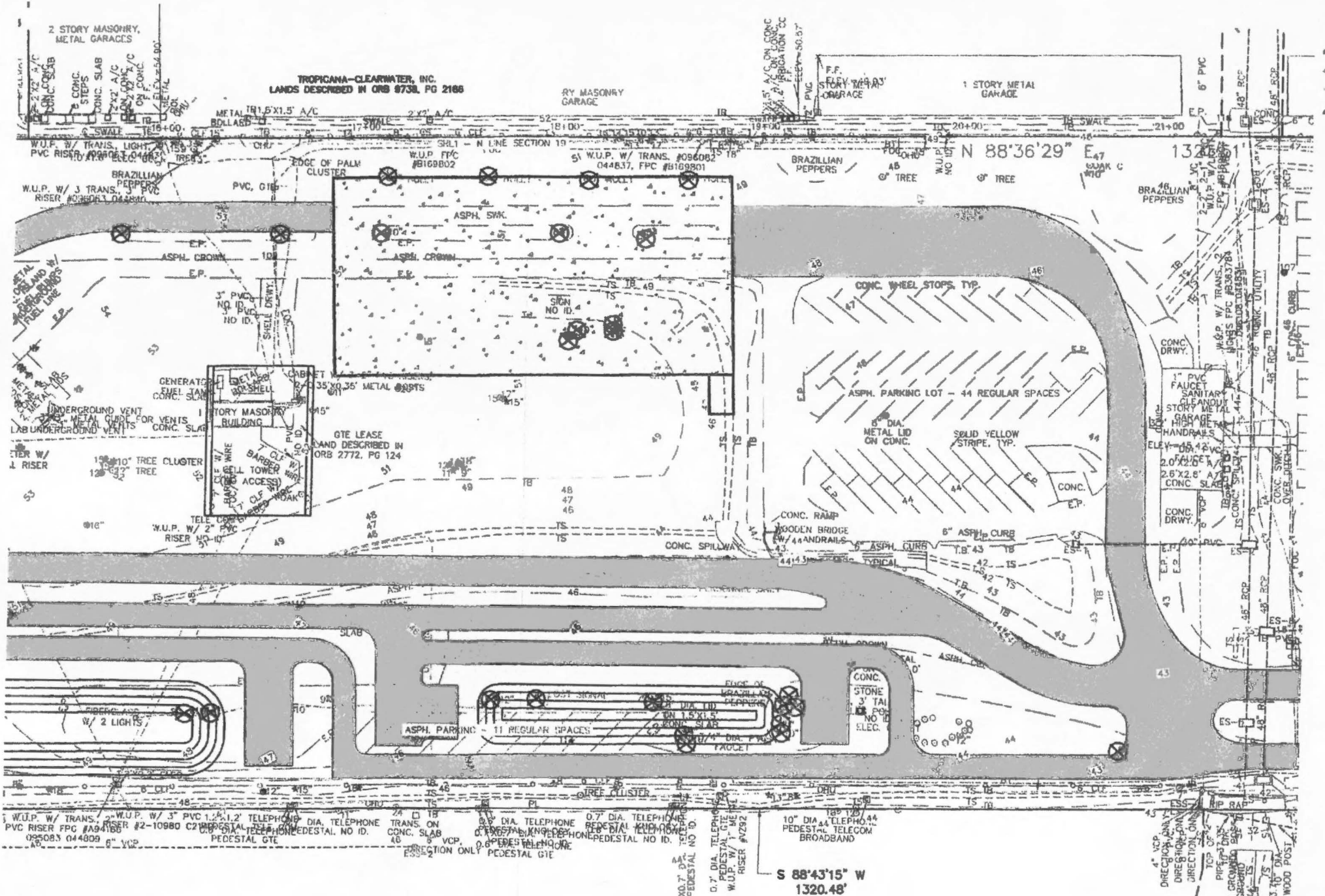
**Z-33-12-15**

**Zone From:** A-E, Agricultural Estate Residential  
**To:** P/SP, Public/Semi-Public

Parcel I.D. 19/28/16/00000/210/0110 & 0100  
Prepared by: Pinellas County Planning Department October 2015



MAP-2



TROPICANA-CLEARWATER, INC.  
LANDS DESCRIBED IN ORB 9738, PG 2168

GTE LEASE  
LAND DESCRIBED IN  
ORB 2772, PG 124

DIVIDED  
ACREMENT

DRAINAGE AND UTILITY  
BASEMENT TO PINELLAS  
COUNTY PER  
OR BOOK 13618, PG. 214  
WIDTH VARIES

**Bachteler, James J**

*Doc 1-26-16 #*

**From:** Greenleaf, Kim  
**Sent:** Monday, January 11, 2016 2:53 PM  
**To:** Frank  
**Cc:** Bailey, Glenn; Lyon, Blake G; BoardRecords  
**Subject:** RE: rezoning of the 10.3 acres at 29582 US Highway 19 North

*2-33-12-15*

Mr. Hernandez:

On behalf of Commissioner Eggers, thank you for your email. I will make sure that Commissioner Eggers sees your email prior to the 1/26<sup>th</sup> meeting. Because this is a zoning case, it is quasi-judicial in nature and the Commissioner cannot speak with or correspond with anyone (for or against the zoning) about this case as the Commissioners are considered the 'judges' in these types of cases. However, I will forward a copy of your email to our Zoning and Development Review Services departments for their consideration of your thoughts, ideas and concerns regarding the use and development of this property.

As you indicated in your email, this matter comes before the BCC on 1/26<sup>th</sup> during the public hearing portion of meeting, which begins at 6pm. Interested parties are welcome to attend this meeting and share their thoughts and concerns to all seven Commissioners. I have attached the link to the BCC meeting guidelines from our website for your use. Should you attend, please make sure to get a green card from staff at the front table. Fill it out and return it to the staff. The Chairman will call you up when the Commissioners are ready to hear citizens input about the case.

[http://www.pinellascounty.org/BCC\\_Guide.htm](http://www.pinellascounty.org/BCC_Guide.htm)

Should you have questions or require additional questions, please do not hesitate to contact me.

*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](mailto:kgreenleaf@pinellascounty.org)

[www.pinellascounty.org](http://www.pinellascounty.org)  
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RECEIVED  
BOARD OF  
2016 JAN 11 PM 2:56  
SALVO OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

**From:** Frank [mailto:frank@tbsfla.com]  
**Sent:** Monday, January 11, 2016 11:41 AM  
**To:** Eggers, Dave  
**Subject:** rezoning of the 10.3 acres at 29582 US Highway 19 North

Commissioner Dave Eggers

In your upcoming meeting on January 26<sup>th</sup> you have an issue before you related to a rezoning of the 10.3 acres at 29582 US Highway 19 North that we would like to present some information for you to consider.

We understand that this is a simple matter in that it is a rezoning to make the property from AE be more properly zoned to its use as a public use that it has been for a long time. In the discussion of this rezoning there have been conversations related to how the County will use the property in the future as a Satellite collection site for recycling.

The use of the facility for satellite recycling could benefit the entire County, but as a homeowner living close by we would like to make sure the impacts that may come from this use are minimal and do not impact those homeowners who live closest to the facility.

We would ask that you consider having the facility that is built, a pad and pole barn roof, be located east of the driving track on the property, behind the current building. This would keep it and the noise as far as plausible from the homes and allow for the use of the driving track as a queue for cars to help alleviate any spillover traffic on US 19.

In a letter from Ms. Deb Bush, the Division Manager overseeing the project, she states that the collection will start with one Saturday a month, and expand to two if the participation consistently exceeds 1,500 participants per collection. We would like you to consider expanding only when the participation level exceeds 2,000 for a period of 3 consecutive months. We would also ask that if there are considerations for more than 2 collections per month that this be brought forth in a public meeting, and/or one with the homeowners along Ranchette as part of the discussion.

This matter has also brought forth talk of possible connections through Ranchette LN, a residential street that services homes that are zoned E-1 and is more than 1 acre each. This street is an unimproved roadway that could not handle any more traffic than the homes it currently serves. This talk of Ranchette Lane being opened up comes up every once in a while as the discussion of how to handle the impact of the growth of Pinellas County increases. We enjoy the lifestyle and oasis that our home sites offer in Pinellas and the diversity of housing that is part of that lifestyle. We ask that you consider for the near future to abandon the last 10 feet of Ranchette Lane, and forever close the possibility of a connection through our neighborhood that could reach US 19 and become a cut through that would be a severe detriment to this neighborhood.

In conclusion we understand that this is a simple zoning change and simply ask that you consider the proposals offered:

1. Design the collection facility as far east as possible so that it minimizes the impact on the surrounding neighborhood.
2. Expand use only when specific thresholds are met, and if there is expansion beyond two days a month to have a public meeting, contacting the homeowners along Ranchette, concerning this.
3. Consider a buffer be added at the East side of the existing Australian Pines on the proposed site, this buffer should be a dense live "hedge" in front of a solid wall that is at least 6 feet high. The hedge to be maintained to a minimum height of 8 feet. The solid wall should have openings at the bottom at list 2'-0" X 8" high for wildlife access to Ranchette.
4. Consider the process to abandon a portion (East most 10 feet) of Ranchette Lane to stop any talk of opening an unimproved residential street to become a collector roadway.

Thank You.

Frank Hernandez, Isabel Hernandez  
2249 Ranchette LN  
Dunedin FL, 34698



BCE 1-26-16

**Bachteler, James J**

---

**From:** Greenleaf, Kim  
**Sent:** Monday, January 11, 2016 3:12 PM  
**To:** BoardRecords  
**Subject:** Z - 33-12-15  
**Attachments:** SKM\_C454e16011115120.pdf

Copy of letter received regarding the above referenced case.

Also, please note that I have also received a phone call from John Tornega regarding this matter as well.

*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](mailto:kgreenleaf@pinellascounty.org)

[www.pinellascounty.org](http://www.pinellascounty.org)  
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**From:** Sent from [BCCscanner@co.pinellas.fl.us](mailto:BCCscanner@co.pinellas.fl.us) [mailto:Sent from BCCscanner@co.pinellas.fl.us]  
**Sent:** Monday, January 11, 2016 3:12 PM  
**To:** Greenleaf, Kim  
**Subject:** Message from KM\_C454e

RECEIVED  
BOARD OF  
2016 JAN 11 PM 3:15  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

Sent to Board Records  
11/16  
**RECEIVED**

December 28, 2015

Commissioner Dave Eggers  
315 Court St.  
Clearwater, FL 33756

JAN 04 2016

**DAVE EGGERS  
COMMISSIONER**

Commissioner Eggers,

This letter is in reference to our position regarding Pinellas County Case Z-33-12-15.

There was a Local Planning Agency (LPA) public hearing on December 10, 2015 at which they unanimously voted to rezone the property from A-E to P/SP. The reason for the rezoning is to use the property as a household electronics and chemical collection center (HEEC3) operated by Pinellas County Solid Waste. The HEEC3 would be operated one Saturday per month in the beginning with the expectancy of approximately 450 vehicles per day and when the need arises they will increase it to two Saturdays per month. They also propose a driver's license test course operated by the Tax collector. This will operate Monday through Friday.

EPA was a part of the LPA, but there was no mention of the active Gopher Tortoise habitat, and there are at least half a dozen on the site. In addition we have several concerns because our property (circled on the map) is located directly adjacent to the county property. The pole barn would be approximately 250 feet from our property, and the road would be much closer to our front yard. If there are any chemical spills, they will affect Curlew Creek and ground water and there is the possibility of air pollution. Our yard currently has 6 Gopher Tortoises and Monarch butterflies. Currently, Ranchette Lane is a quiet dead end street and having 450 vehicles dropping off items, and equipment used by the county with diesel engines and backup beepers would certainly cause noise pollution. Very few people know about our road, but with that much traffic, people may see how secluded our home is and use that information for robbery. Our home has had several break-ins already and we prefer keep it secluded. The future sale of our home would possibly be adversely affected by the proposed new uses. Therefore, we are very much against the new zoning and use of the property. We ask that you vote against the proposal.

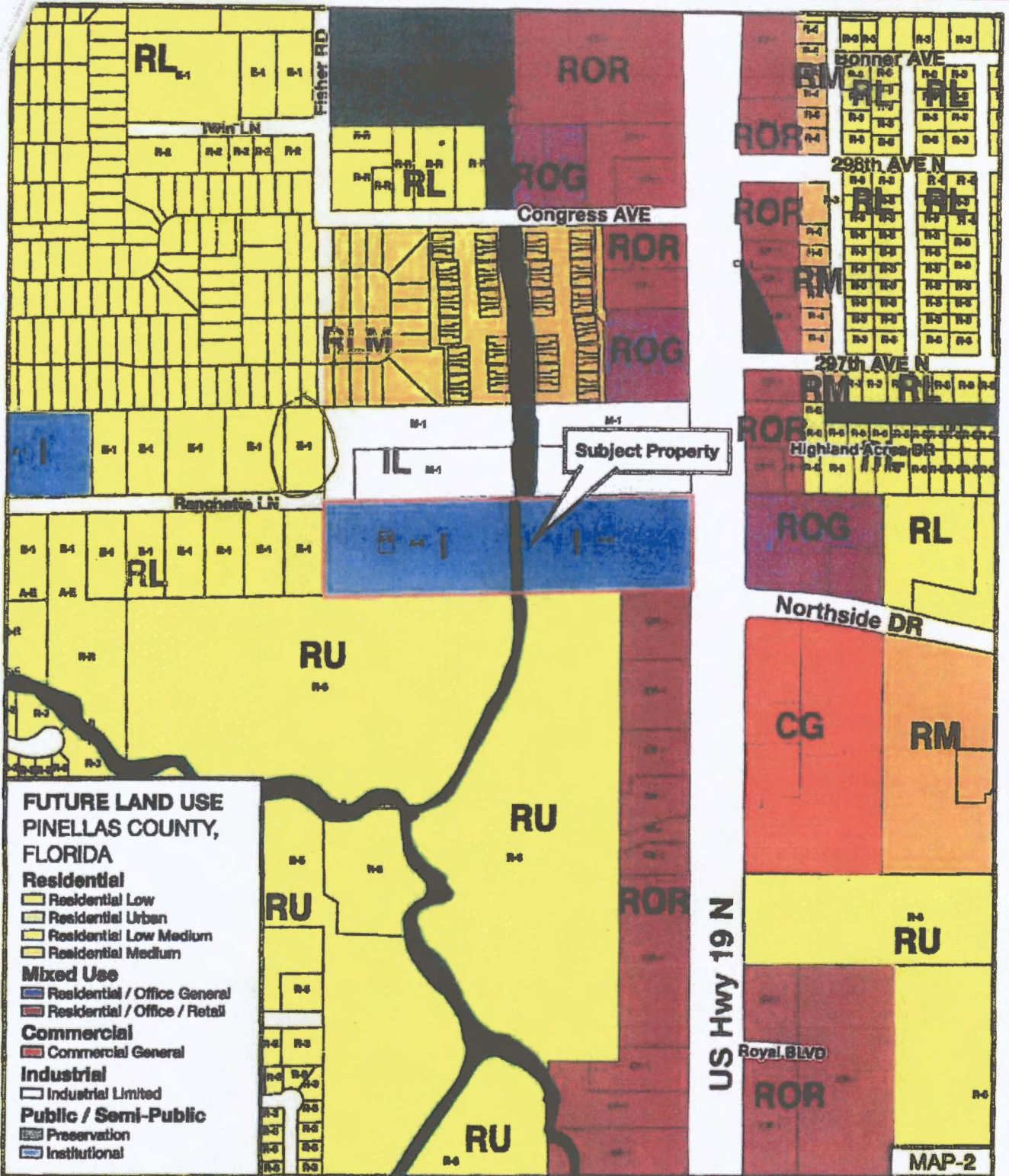
Enclosed is a copy of the site plan showing the building which is 250' from our property, the map showing the preservation going through the property which is Curlew Creek, and the location of our property which is the last house on Ranchette Lane, North side.

Thank You for your consideration,

Francis and Marsha McGrath  
2290 Ranchette Lane  
Dunedin, FL 34698

*Francis McGrath*  
*Marsha McGrath*

RECEIVED  
BOARD OF  
2016 JAN 11 PM 3:15  
BOARD OF COUNTY COMMISSIONERS  
PINELLAS COUNTY FLORIDA



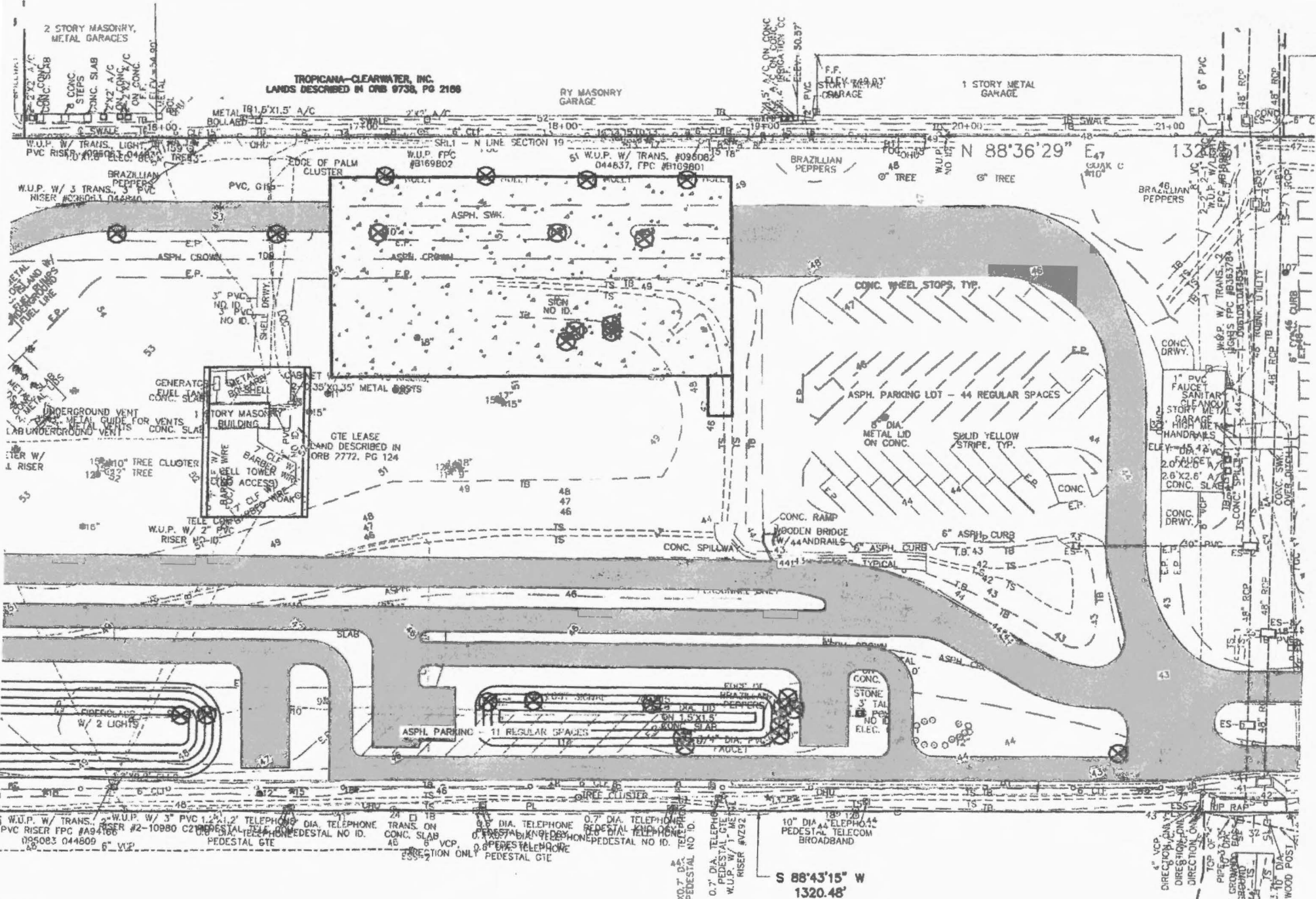
**Z-33-12-15**      **Zone From:** A-E, Agricultural Estate Residential  
**To:** P/SP, Public/Semi-Public

Parcel I.D. 19/28/16/00000/210/0110 & 0100  
 Prepared by: Pinellas County Planning Department October 2015



MAP-2

TROPICANA-CLEARWATER, INC.  
LANDS DESCRIBED IN ORB 9738, PG 2188



ADVED  
ACEMENT

URAINAGE AND UTILITY  
BASEMENT TO PINELLAS  
COUNTY PER  
OR BOOK 13618, PG. 2-4  
WIDTH VARIES

## Bachteler, James J

---

**From:** Greenleaf, Kim  
**Sent:** Tuesday, January 12, 2016 1:23 PM  
**To:** psr7262@verizon.net  
**Cc:** Bailey, Glenn; BoardRecords  
**Subject:** Case Z-33-12-15 (29582 US Highway 19 North)

Mr. and Mrs. Redmond:

On behalf of Commissioner Eggers, thank you for your email. Because this case is quasi-judicial in nature, the Commissioner is unable to respond to your email. In these quasi-judicial cases, the Commissioners act as the 'judge' and are unable to communicate with anyone (for or against) about the case. However, I will make sure that the Commissioner sees your email. The first Public Hearing for this case will be heard on 1/26th at the 6pm portion of the meeting, held in the Assembly Room of the Courthouse on the 5th floor. Interested citizens in this case will be given an opportunity to voice their concerns at the meeting. I have attached a copy of the BCC Meeting Guidelines for your use and review. Please make sure that you fill out a green Citizen's To Be Heard card in order to be given an opportunity to share your thoughts and concerns about this case.

[http://www.pinellascounty.org/BCC\\_Guide.htm](http://www.pinellascounty.org/BCC_Guide.htm)

Just so you know, our office has heard of no plans to open up Ranchette Lane to through traffic.

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](mailto:kgreenleaf@pinellascounty.org)

[www.pinellascounty.org](http://www.pinellascounty.org)  
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-----Original Message-----

**From:** [psr7262@verizon.net](mailto:psr7262@verizon.net) [<mailto:psr7262@verizon.net>]  
**Sent:** Tuesday, January 12, 2016 12:49 PM  
**To:** Gerard, Pat; Justice, Charlie; Welch, Kenneth; Morrioni, John; [kseell@pinellascounty.org](mailto:kseell@pinellascounty.org); Eggers, Dave  
**Subject:**

Please see attached document for your consideration.

RECEIVED  
BOARD OF  
2016 JAN 12 PM 1:28  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

**Bachteler, James J**

---

**From:** Greenleaf, Kim  
**Sent:** Tuesday, January 12, 2016 1:42 PM  
**To:** Bachteler, James J  
**Subject:** Case z-33-12-15  
**Attachments:** Pinellas County Board of County Commissioners.docx

Sorry. Here is attachment.

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](mailto:kgreenleaf@pinellascounty.org)

[www.pinellascounty.org](http://www.pinellascounty.org)  
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-----Original Message-----

**From:** [psr7262@verizon.net](mailto:psr7262@verizon.net) [<mailto:psr7262@verizon.net>]  
**Sent:** Tuesday, January 12, 2016 12:49 PM  
**To:** Gerard, Pat; Justice, Charlie; Welch, Kenneth; Morroni, John; [kseell@pinellascounty.org](mailto:kseell@pinellascounty.org);  
Eggers, Dave  
**Subject:**

Please see attached document for your consideration.

RECEIVED  
BOARD OF  
2016 JAN 12 PM 2:06  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

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

Re: Case No Z-33-12-15 January 26, 2016 hearing

Commissioners:

As a property owner at 2219 Ranchette Lane, we have concerns about the proposed changes to property at 29582 Highway 19 North. These concerns echo those of our neighbors.

We agree with the suggestion from Mr Frank Hernandez that you consider that this facility, a pad and pole barn roof, be located East of the driving track, behind the current building .As he stated, This would keep it and the noise as far from our homes as possible, and help alleviate spillover traffic from US 19.

All of the homeowners are concerned about the possibility of opening up Ranchette Lane through to US 19. Our street is residential and not an improved roadway, therefore not equipped to handle the extra traffic that this could bring. We enjoy our lifestyle here and do not wish to see it become a" shortcut" for traffic from US 19. I join Mr. Hernandez and other homeowners in asking that you consider abandoning a portion of Ranchette Lane ( eastmost 10 feet) to stop any talk of opening up our street to through traffic, and/or a collector highway.

Also, a walk-thru of the adjacent property found several gopher tortoise nests, of which one is at the base of a tree slated to be removed and paved over. We understand that these are a threatened species in this region.

As a concerned homeowner I ask that you give all of our grievances your thoughts and considerations.

Sincerely,

Mike and Peggy Redmond  
2219 Ranchette Lane  
Dunedin, FL 34698

January 11, 2016

RECEIVED  
BOARD OF  
2016 JAN 12 PM 2:06  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

## Bachteler, James J

---

**From:** Swinton, Tammy M  
**Sent:** Friday, January 22, 2016 1:26 PM  
**To:** Loy, Norman; Young, Bernie C; Baxter, Kevin  
**Cc:** Bachteler, James J; Smitke, Arlene L; Bailey, Glenn; Beardslee, Gordon R; Stowers, Jake  
**Subject:** Additional Correspondence for the Jan 26th BCC (Case Z-33-12-15 Pinellas County General Services/North County Office)

---

**From:** Frank [<mailto:frank@tbsfla.com>]  
**Sent:** Monday, January 11, 2016 11:13 AM  
**To:** Gerard, Pat  
**Subject:** rezoning of the 10.3 acres at 29582 US Highway 19 North

Commissioner Pat Gerard

In your upcoming meeting on January 26<sup>th</sup> you have an issue before you related to a rezoning of the 10.3 acres at 29582 US Highway 19 North that we would like to present some information for you to consider.

We understand that this is a simple matter in that it is a rezoning to make the property from AE be more properly zoned to its use as a public use that it has been for a long time. In the discussion of this rezoning there have been conversations related to how the County will use the property in the future as a Satellite collection site for recycling.

The use of the facility for satellite recycling could benefit the entire County, but as a homeowner living close by we would like to make sure the impacts that may come from this use are minimal and do not impact those homeowners who live closest to the facility.

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In a letter from Ms. Deb Bush, the Division Manager overseeing the project, she states that the collection will start with one Saturday a month, and expand to two if the participation consistently exceeds 1,500 participants per collection. We would like you to consider expanding only when the participation level exceeds 2,000 for a period of 3 consecutive months. We would also ask that if there are considerations for more than 2 collections per month that this be brought forth in a public meeting, and/or one with the homeowners along Ranchette as part of the discussion.

This matter has also brought forth talk of possible connections through Ranchette LN, a residential street that services homes that are zoned E-1 and is more than 1 acre each. This street is an unimproved roadway that could not handle any more traffic than the homes it currently serves. This talk of Ranchette Lane being opened up comes up every once in a while as the discussion of how to handle the impact of the growth of Pinellas County increases. We enjoy the lifestyle and oasis that our home sites offer in Pinellas and the diversity of housing that is part of that lifestyle. We ask that you consider for the near future to abandon the last 10 feet of Ranchette Lane, and forever close the possibility of a connection through our neighborhood that could reach US 19 and become a cut through that would be a severe detriment to this neighborhood.



In conclusion we understand that this is a simple zoning change and simply ask that you consider the proposals offered:

1. Design the collection facility as far east as possible so that it minimizes the impact on the surrounding neighborhood.
2. Expand use only when specific thresholds are met, and if there is expansion beyond two days a month to have a public meeting, contacting the homeowners along Ranchette, concerning this.
3. Consider a buffer be added at the East side of the existing Australian Pines on the proposed site, this buffer should be a dense live "hedge" in front of a solid wall that is at least 6 feet high. The hedge to be maintained to a minimum height of 8 feet. The solid wall should have openings at the bottom at list 2'-0" X 8" high for wildlife access to Ranchette.
4. Consider the process to abandon a portion (East most 10 feet) of Ranchette Lane to stop any talk of opening an unimproved residential street to become a collector roadway.

Thank You.

Frank Hernandez, Isabel Hernandez  
2249 Ranchette LN  
Dunedin FL, 34698