

BCC 3-29-16

**Bachteler, James J**

**From:** Swinton, Tammy M  
**Sent:** Wednesday, March 23, 2016 10:53 AM  
**To:** Bachteler, James J  
**Cc:** Baxter, Kevin  
**Subject:** FW: DA-4-2-16\_Oak Tree Manor

James,

Please attached supporting correspondence to ID #16-293A (Case No.DA-4-2-16),

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

**From:** Sheryl Haynes [<mailto:sherylp22@gmail.com>]  
**Sent:** Wednesday, March 23, 2016 10:21 AM  
**To:** Bailey, Glenn  
**Subject:** Oak Tree Manor

My name is Sheryl Haynes and I own property across the street from Oak Tree Manor at 12909 Park Blvd in Seminole. I can't believe they are still getting resistance from neighbors. Oak Tree Manor is a very quiet business with minimal traffic. The busiest times are with visitors at holidays and with social events for the clients. Otherwise the traffic flow is minimal. The clients are certainly not loud.

I have no problem with an expansion.

Sent from my iPad

RECEIVED  
CLARENCE  
2016 MAR 23 AM 11:32  
BOARD OF COUNTY  
COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

MAC 3-29-16

**Bachteler, James J**

**From:** Swinton, Tammy M  
**Sent:** Wednesday, March 23, 2016 10:55 AM  
**To:** Bachteler, James J  
**Cc:** Baxter, Kevin  
**Subject:** FW: Supporting Correspondence for DA-4-2-16\_Oak Tree Manor

***Correspondence for ID 16-293A, Case DA-4-2-16, for March 29<sup>th</sup>***

**From:** Leonard Krysko [<mailto:len.krysko@verizon.net>]  
**Sent:** Wednesday, March 23, 2016 10:39 AM  
**To:** Bailey, Glenn  
**Subject:** Oak Tree Manor

Len and Barbara Krysko -- we reside 3 houses away from Oak Tree Manor on 7575 128th St. The facility has been there for 20 years; we have been here since 1971. We have no issues with the expansion as explained to us. There has never been an issue with the traffic, or noise. If they have visitors, since they are located on the corner people drive in and then drive back out to the corner. The facility is well maintained. I plan on attending the meeting.

PS Glenn -- please respond that you received my email.

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STUART COE  
2016 MAR 23 AM 11:32  
SEAL OF COUNTY  
COMMISSIONERS  
WELLS COUNTY FLORIDA

*BCC 3-29-16*

**Bachteler, James J**

**From:** Swinton, Tammy M  
**Sent:** Wednesday, March 23, 2016 11:02 AM  
**To:** Bachteler, James J  
**Cc:** Baxter, Kevin  
**Subject:** FW: DA-4-2-16\_Oak Tree Manor

For ID 16-293A, Case DA-4-2-16, March 29<sup>th</sup> mtg

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**From:** Joseph Raissi [<mailto:josephraissi@ymail.com>]  
**Sent:** Wednesday, March 23, 2016 10:57 AM  
**To:** Bailey, Glenn  
**Subject:** Oak Tree Manor

To whom it may concern,

I am one of the neighbors to above ALF , and they have not created any type of traffic in my street.

Regards,  
Joseph Raissi

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2016 MAR 23 AM 11:32  
FLORIDA COUNTY COMMISSIONERS  
PINELAS COUNTY FLORIDA

**Bachteler, James J**

*PCC 3-29-16*

**From:** Swinton, Tammy M  
**Sent:** Wednesday, March 23, 2016 11:17 AM  
**To:** Bachteler, James J  
**Cc:** Baxter, Kevin  
**Subject:** FW: DA-4-2-16\_Oak Tree Manor Assisted Living

Correspondence for ID #16-293A, Case DA-4-2-16, March 29<sup>th</sup> mtg

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**From:** JENNIFER CAPPELLO SPAULDING [<mailto:cappello.co@icloud.com>]  
**Sent:** Wednesday, March 23, 2016 11:11 AM  
**To:** Bailey, Glenn  
**Subject:** Oak Tree Manor Assisted Living

Good Morning,

To whom this may concern, I'm sending this email this morning regarding Oak Tree Manor's proposal for the expansion of their residents. I am representing Cappello and Company Jewelry store across the street from their assisted living facility. Having been at this location for a year now I have noticed very little traffic going in and out of their facility and few cars in front of the building at any given time. Seeing how the senior residents don't drive, I see no issues with Oak Tree Manor adding more residents.

Joseph Cappello  
Cappello & Co.  
12941 Park Blvd  
Seminole, FL 33776.

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2016 MAR 23 AM 11:32  
SHARLENE W. JILLIS  
COMMISSIONER  
HILLS COUNTY FLORIDA

BCC 3-29-16

**Bachteler, James J**

**From:** Swinton, Tammy M  
**Sent:** Wednesday, March 23, 2016 2:31 PM  
**To:** Bachteler, James J  
**Cc:** Baxter, Kevin  
**Subject:** FW: DA-4-2-16\_Oak Tree Manor

Correspondence for DA-4-2-16, March 29th BCC

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

**From:** Ellyn Klein [<mailto:myyenta@aol.com>]  
**Sent:** Wednesday, March 23, 2016 2:19 PM  
**To:** Bailey, Glenn  
**Subject:** Oak Tree Manor

My name is Ellyn Klein. My mom is a resident at Oak Tree Manor for over seven years now. I visit her on a daily basis. I have never had any problems with the parking. I attended the last meeting and still don't understand what people objected to. I've lived here over 42 years in the same house right off of Park Blvd and didn't realize it existed until I needed this facility. It is always quiet there. I have no objection if she wants to expand on this property. If I can be of anymore help please e-mail me at [myyenta@aol.com](mailto:myyenta@aol.com). Thanking you in advance for reading this message.

Sent from my iPhone

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BOARD OF  
2016 MAR 23 PM 2:39  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

BCC 3-29-16

**Bachteler, James J**

**From:** Swinton, Tammy M  
**Sent:** Wednesday, March 23, 2016 5:41 PM  
**To:** Bachteler, James J  
**Cc:** Baxter, Kevin  
**Subject:** FW: Hearing 3/29/16 regarding Oak Tree Manor Assisted Living Facility

Correspondence for ID 16-293A, Case DA-4-2-16, March 29<sup>th</sup> mtg

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**From:** Todd Runkle [[mailto:todd\\_runkle@yahoo.com](mailto:todd_runkle@yahoo.com)]  
**Sent:** Wednesday, March 23, 2016 3:26 PM  
**To:** Bailey, Glenn  
**Subject:** Hearing 3/29/16 regarding Oak Tree Manor Assisted Living Facility

To whom it may concern:

I am writing this note to inform you of my intention to attend the hearing on Tuesday, March 29, 2016 at 6:00pm regarding and on behalf of the Oak Tree Manor Assisted Living facility located at 7770 128th St., Seminole, FL 3377.

My wife, 2 daughters (ages 15 and 6) and I reside at 7749 De Long Way, Seminole, FL 33776 which directly adjoins the back side of Oak Tree Manor. W have been renters for approximately 18 months and during our tenancy, have never had any disturbance of any kind from the tenants or staff of Oak Tree Manor. In fact, we have enjoyed living next to the property and hope to continue to extend our lease at the residence. Oak Tree Manor is always well maintained, quiet and secure and is a well managed property. We have even visited the facility on several occasions and have had an opportunity to meet and interact with some of the residents who were all quite charming and kind.

Please feel free to contact me directly on my mobile at 727-269-8147 if I can answer any questions related to this email.

Thank you for your consideration.

Sincerely,

Todd J Runkle  
7749 De Long Way  
Seminole, FL 33776

RECEIVED  
BOARD OF  
2016 MAR 24 AM 10:27  
BOARD OF COUNTY  
COMMISSIONERS  
WELLS COUNTY FLORIDA

**Bachteler, James J**

BCC 3-29-16

**From:** Swinton, Tammy M  
**Sent:** Thursday, March 24, 2016 4:03 PM  
**To:** Bachteler, James J  
**Cc:** Baxter, Kevin  
**Subject:** FW: DA-4-2-16 Oak Tree Manor

James,

Attached is a letter of support for DA-4-2-16 (GIB Properties) for the March 29th BCC.

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

**From:** Penny Coraggio [<mailto:alleyoreo@msn.com>]  
**Sent:** Thursday, March 24, 2016 3:37 PM  
**To:** Bailey, Glenn  
**Subject:** Oak Tree Manor

My name is Penny Coraggio.

I am in favor of the presented expansion to Oak Tree Manor. While visiting there, I've never seen traffic as a problem. The rural road that is there is not used for through traffic and the visitors turn off of Park Boulevard to enter and exit. Parking is never a problem there either.

Thank you for your time in this matter,  
Penny Coraggio

Sent from my iPhone

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BOARD OF  
2016 MAR 28 AM 8:14  
BOARD OF COUNTY  
COMMISSIONERS  
SHELLS COUNTY FLORIDA

BCC 3-29-16

**Bachteler, James J**

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**From:** Bailey, Glenn  
**Sent:** Friday, March 25, 2016 8:57 AM  
**To:** Baxter, Kevin; Bachteler, James J  
**Cc:** Loy, Norman; Swinton, Tammy M; Young, Bernie C; Smitke, Arlene L  
**Subject:** FW: [BULK] Letter indicating no opposition  
**Attachments:** Oak Tree Manor.pdf

**Importance:** Low

Additional correspondence regarding case #DA-4-2-16 scheduled to be heard by the BCC March 29, 2016 (File #: 16-293A).

**Glenn Bailey, AICP**  
Pinellas County Planning Department  
(727) 464-5640  
[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)  
*All government correspondence is subject to the public records law.*

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**From:** Joto's Pizza [<mailto:pizzabuc@yahoo.com>]  
**Sent:** Thursday, March 24, 2016 6:28 PM  
**To:** Bailey, Glenn  
**Cc:** Chris Gibree  
**Subject:** [BULK] Letter indicating no opposition  
**Importance:** Low

Please see attached.

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2016 MAR 28 AM 8:14  
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13050 Park Blvd.  
Seminole, FL 33776

9119 Belcher Rd.  
Pinellas Park, FL 33782

Corporate Address:  
12932 Lois Avenue  
Seminole, FL 33776

March 24, 2016

**RE: Oak Tree Manor Zoning Change**

Ms. Christine Gibree,

We are writing today to state that we are not in opposition of your requested zoning change nor the upcoming hearing related to this matter. We are familiar with your facility and have only known it to be one that is well maintained and serves an important need in our community.

Sincerely,

*Steve and Jodi Whitcomb*

Steve and Jodi Whitcomb  
Owner/Operators  
Joto's Pizza

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BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

**Bachteler, James J**

BCC 3-29-16

**From:** Bailey, Glenn  
**Sent:** Friday, March 25, 2016 8:58 AM  
**To:** Baxter, Kevin; Bachteler, James J  
**Cc:** Loy, Norman; Young, Bernie C; Smitke, Arlene L; Swinton, Tammy M  
**Subject:** FW: Support of Oak Tree Manor Expansion

Additional correspondence regarding case #DA-4-2-16 scheduled to be heard by the BCC March 29, 2016 (File #: 16-293A).

**Glenn Bailey, AICP**  
Pinellas County Planning Department  
(727) 464-5640  
[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)  
*All government correspondence is subject to the public records law.*

**From:** Rev. David Priebe [<mailto:depriebe@tampabay.rr.com>]  
**Sent:** Thursday, March 24, 2016 9:04 PM  
**To:** Bailey, Glenn  
**Subject:** FW: Support of Oak Tree Manor Expansion

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COMMISSIONERS  
PINELLAS COUNTY FLORIDA  
2016 MAR 28 AM 8:14

**From:** Rev. David Priebe [<mailto:depriebe@tampabay.rr.com>]  
**Sent:** Thursday, March 24, 2016 9:02 PM  
**To:** 'gbailey@pinellascounty.org'  
**Subject:** Support of Oak Tree Manor Expansion

I was at the county commission meeting a year ago when Chris applied for an expansion permit. At that time it was denied. Evidently some of the county rules have changed and with those changes it is now possible. The folks who objected heard all the good comments about Chris Gibree and her Oak Tree Manor and stated that they had no problem with Chris. They just did not want any more building near their country estates. However, if all the building will be on land she already owns and her facility is attractive and quiet, I would be happy to have Oak Tree Manor as a neighbor. I have been visiting Oak Tree Manor for many years and it is always in excellent condition inside and out. Chris is one hard working owner and I for one believe this is what has made America great and should be encouraged and commended. It is my prayer that a conciliatory meeting can be held and if it is approved, perhaps the land owners around her facility could work with her instead of against her to come up with a building that is suitable to all. Wouldn't that be refreshing! I will not be able to be at the meeting but hope there is a positive outcome for Chris.

Sincerely Yours,  
Rev. David E. Priebe  
Pastor at Bay Pines Lutheran Church at the corner of Park Blvd. and 113<sup>th</sup> St.  
(The church has been here for 57 years and I have been a pastor here for 26 years. Many changes have occurred in those years from a Seminole that was mostly orange groves to a built up community. Progress comes. My wife and I will be making Seminole our retirement home. We like it here. It has been a great place to raise our family in a safe and friendly environment.

**Bachteler, James J**

BCC 3-29-16

**From:** Bailey, Glenn  
**Sent:** Friday, March 25, 2016 8:59 AM  
**To:** Baxter, Kevin; Bachteler, James J  
**Cc:** Loy, Norman; Young, Bernie C; Smitke, Arlene L; Swinton, Tammy M  
**Subject:** FW: Christine Gibree

Additional correspondence regarding case #DA-4-2-16 scheduled to be heard by the BCC March 29, 2016 (File #: 16-293A).

**Glenn Bailey, AICP**  
Pinellas County Planning Department  
(727) 464-5640  
[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)  
*All government correspondence is subject to the public records law.*

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**From:** Terri Laws [<mailto:tjlaws4@yahoo.com>]  
**Sent:** Thursday, March 24, 2016 9:14 PM  
**To:** Bailey, Glenn  
**Subject:** Christine Gibree

I'm responding to Oak Tree Manor. I was at the last hearing. I still stand by what I said last time. To let the expansion happen. I would rather have a quite and clean assist living then a store with a lot of traffic. It is also giving more homes for our elders to go.

Thank you

Terri Laws

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BOARD OF  
2016 MAR 28 AM 8:14  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

**Bachteler, James J**

BCC 3-29-16

**From:** Bailey, Glenn  
**Sent:** Friday, March 25, 2016 11:45 AM  
**To:** Baxter, Kevin; Bachteler, James J  
**Cc:** Swinton, Tammy M; Loy, Norman; Young, Bernie C; Smitke, Arlene L  
**Subject:** FW: application before County Commission on March 29, 2016 by OAK TREE MANOR, LLC

Additional correspondence regarding case #DA-4-2-16 scheduled to be heard by the BCC March 29, 2016 (File #: 16-293A).

**Glenn Bailey, AICP**  
Pinellas County Planning Department  
(727) 464-5640  
[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)  
*All government correspondence is subject to the public records law.*

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**From:** [rjones4852@aol.com](mailto:rjones4852@aol.com) [<mailto:rjones4852@aol.com>]  
**Sent:** Friday, March 25, 2016 11:44 AM  
**To:** Bailey, Glenn  
**Subject:** appllication before County Commission on March 29, 2016 by OAK TREE MANOR, LLC

This email correspondence is to support the application for OAK TREE MANOR, LLC.

The undersigned is the spouse of MARY C. JONES, a resident of OAK TREE MANOR and an incapacitated person.

My wife has been a resident of OAK TREE MANOR since August, 2013. I have visited her there on many occasions and not less than 250 times.

My observations stated below are based upon visual inspection of the premises and the surrounding neighborhood through which I have passed at least 250 times.

The facility does not contribute to the average daily traffic on Park Blvd nor on 128th St in a statistically significant way. Nor does it pose a parking hazard on 128th St. or Park Blvd. The residents of the facility are prohibited from walking in the surrounding neighborhood land and on the streets leading to the surrounding land. There is no loud music or events emanating from the facility that is/are disturbing the peaceful tranquility of all of the surrounding neighborhood. No offensive odors nor odious diseases come from the facility. There is no person in the facility that constitutes a danger to the people or property in the surrounding neighborhood. Accordingly, the facility is not a nuisance and it has no effect on the property values of the surrounding neighborhood residences.

Therefore, there is no reason for the County Commission not to grant the petition of OAK TREE MANOR.

Sincerely,

Robert J. Jones  
7909 Garden Dr N  
St Petersburg, FL 33710  
tel 727/344-6555

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BOARD OF  
2016 MAR 28 AM 8:14  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

BCC 3-29-16

**Bachteler, James J**

**From:** Bailey, Glenn  
**Sent:** Friday, March 25, 2016 1:11 PM  
**To:** Baxter, Kevin; Bachteler, James J  
**Cc:** Loy, Norman; Smitke, Arlene L; Swinton, Tammy M; Young, Bernie C  
**Subject:** FW: Hearing for Oak Tree Manor on March 29,2016/ Parking Concerns

Additional correspondence regarding case #DA-4-2-16 scheduled to be heard by the BCC March 29, 2016 (File #: 16-293A).

**Glenn Bailey, AICP**  
Pinellas County Planning Department  
(727) 464-5640  
[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)  
*All government correspondence is subject to the public records law.*

(Suppew)

**From:** [foxypal@aol.com](mailto:foxypal@aol.com) [<mailto:foxypal@aol.com>]  
**Sent:** Friday, March 25, 2016 12:26 PM  
**To:** Bailey, Glenn  
**Subject:** Hearing for Oak Tree Manor on March 29,2016/ Parking Concerns

My name is Joan Hannigan and my husband, Ed Hannigan, is a resident at Oak Tree Manor owned and managed by Chris Gibree. Several years ago my mother, Viola Fox, resided there until her death at 97 years of age.

I visit there almost every day and have never had a problem parking ...no matter the time of day. Anyone who has complained about the parking is definitely not a visitor to this assisted living facility. There are not that many residents who receive visitors on a regular basis.

Our family from New York is visiting at present and they have not had difficulty parking thru this week: Ed's sisters from Homosassa and Sarasota have always had a parking space upon arrival.

Ed has friends from St. Petersburg and Seminole who come every week...they have never had a problem parking.

Whomever has brought up a parking problem obviously has their own agenda whatever that might be. As for me...I'm there, I know there is no problem.

As a retired physical therapist from New York State (41 years of service) I feel this assisted living facility to be a top rated facility. The standards of its Director, Chris Gibree, are ones of excellence, caring and compassion.

Thank you for your time,

Joan M. Hannigan  
6145 Sun Blvd  
Unit 208B  
St Petersburg, Fl

Tel: 727-864-0147

CP: 727-744-4364

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BOARD OF  
2016 MAR 28 AM 8:14  
DEPARTMENT OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

BCC 3-29-16

**Bachteler, James J**

**From:** Bailey, Glenn  
**Sent:** Monday, March 28, 2016 11:38 AM  
**To:** Baxter, Kevin; Bachteler, James J  
**Cc:** Loy, Norman; Young, Bernie C; Smitke, Arlene L; Swinton, Tammy M  
**Subject:** FW: DA-4-2-16

Additional correspondence regarding case #DA-4-2-16 scheduled to be heard by the BCC March 29, 2016 (File #: 16-293A).

Glenn Bailey, AICP  
Pinellas County Planning Department  
(727) 464-5640  
[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)

All government correspondence is subject to the public records law.

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

**From:** Matthews, Bob [<mailto:bmatthews@myseminole.com>]  
**Sent:** Friday, March 25, 2016 3:20 PM  
**To:** Bailey, Glenn  
**Subject:** Fwd: DA-4-2-16

RECEIVED  
BOARD OF  
2016 MAR 28 AM 11:49  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

Councilor.bob of Seminole

----- Original message -----

**From:** "Matthews, Bob" <[bmatthews@myseminole.com](mailto:bmatthews@myseminole.com)>  
**Date:** 3/25/2016 9:30 AM (GMT-05:00)  
**To:** [gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)  
**Subject:** DA-4-2-16

From Bob Matthews  
13030 Park Boulevard  
Seminole Garden Florist  
13030 Park Boulevard

I am in favor of the DA. The work is being performed on the existing property. It is within the use of the property. It is totally appropriate to make this change to the property.

Thanks

Councilor.bob of Seminole

Florida has very broad public records laws. Most written communications to or from local officials regarding city business are public records and are available to the public and media upon request. Your e-mail communication may, therefore, be subject to public disclosure. Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released to a public records request, do not send electronic mail to this entity.

BCC 3-29-16

**Bachteler, James J**

**From:** Bailey, Glenn  
**Sent:** Monday, March 28, 2016 11:39 AM  
**To:** Baxter, Kevin; Bachteler, James J  
**Cc:** Loy, Norman; Smitke, Arlene L; Young, Bernie C; Swinton, Tammy M  
**Subject:** FW: Oak Manor

Additional correspondence regarding case #DA-4-2-16 scheduled to be heard by the BCC March 29, 2016 (File #: 16-293A).

**Glenn Bailey, AICP**  
Pinellas County Planning Department  
(727) 464-5640  
[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)  
*All government correspondence is subject to the public records law.*

(Support)

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**From:** Doris Berry [<mailto:doris@coth.org>]  
**Sent:** Monday, March 28, 2016 10:17 AM  
**To:** Bailey, Glenn  
**Subject:** Re: Oak Manor

Good Morning,

I am Doris Berry and want to go on record to compliment the Oak Manor facility in Seminole. I understand there will be a decision on their status again this Tuesday. I have toured the facility and since I work for Chapel on the Hill, UCC church in Seminole, I am willing and happy to say they have never presented a problem to the community that I am aware of. I'm just across/down Park Blvd from the facility. Please work with this establishment to assist in the great service they provide.

Doris Berry  
Chapel on the Hill, UCC  
12601 Park Blvd  
Seminole, FL 33776  
#727-391-2919

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2016 MAR 28 AM 11:49  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA