

January 11, 2023

VIA EMAIL Tredd696@gmail.com

Ms. Trisha Redd
535 Central Ave.
St. Petersburg, FL

Dear Ms. Redd:

Thank you for taking the time to attend the Neighborhood Open House on November 3, 2022 hosted by Community Assisted and Supported Living ("CASL") to discuss the plans for 13000 Park Boulevard. As discussed at the meeting, CASL is requesting a Comprehensive Plan Amendment and a Rezoning with a Conditional Overlay to accommodate the development of residential attached dwellings for persons with developmental disabilities.

You are receiving this letter because you asked that we provide you with project updates and a conceptual site plan once available. Based on feedback at the Neighborhood Open House and during the Local Planning Agency Meeting on November 9, 2022, CASL has refined its plans for the property, and is proposing additional conditions to address the concerns voiced at the meeting. CASL has prepared a conceptual site plan to show the details of its request, and we are pleased to share a copy with you now. The dimensional requirements of this plan (setbacks, height, buildings) have all been incorporated into the revised conditions requested by CASL and incorporated into its request.

Specifically, CASL is requesting the following specific conditions as part of the Overlay:

1. The number of residential dwelling limits shall be limited to a maximum of 20. (Note: This is a reduction in the original request of 21.)
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3. The dwelling units will be occupied as independent housing by a maximum of 28 persons with Development Disabilities, as defined by F.S. Section 393.063(1).
4. Permanent supportive housing services offered only to residents.
5. The height of the new structures on the property will be limited to one story. The existing 2-story structure shall be allowed to remain.
6. Front and side setbacks will meet the standards of the R-E zoning district. Specifically, the following setbacks will apply:
Front: 25 feet
Side: 15 feet
7. The rear setback shall be a minimum of 120'.

Thank you again for taking the time to share your concerns, and please do not hesitate to reach out to me if you have any follow up questions.

Sincerely,

HILL WARD HENDERSON



Angela B. Rauber



Carlisle Consulting, Inc.
 1770 N. University Ave., Suite 100
 Tallahassee, FL 32304
 Phone: 904.438.1111
 Fax: 904.438.1112
 Email: info@carlisleconsulting.com

January 11, 2023

VIA EMAIL grpettyjohn@gmail.com

Ms. Genny Pettyjohn
7955 128th Street
Seminole, FL 33776

Dear Ms. Pettyjohn:

Thank you for taking the time to attend the Neighborhood Open House on November 3, 2022 hosted by Community Assisted and Supported Living ("CASL") to discuss the plans for 13000 Park Boulevard. As discussed at the meeting, CASL is requesting a Comprehensive Plan Amendment and a Rezoning with a Conditional Overlay to accommodate the development of residential attached dwellings for persons with developmental disabilities.

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HILL WARD HENDERSON



Angela B. Rauber



January 11, 2023

VIA EMAIL dchiz132@gmail.com

Gary and Donna Chisholm
7676 De Long Way
Seminole, FL 33776

Dear Mr. and Mrs. Chisholm:

Thank you for taking the time to attend the Neighborhood Open House on November 3, 2022 hosted by Community Assisted and Supported Living ("CASL") to discuss the plans for 13000 Park Boulevard. As discussed at the meeting, CASL is requesting a Comprehensive Plan Amendment and a Rezoning with a Conditional Overlay to accommodate the development of residential attached dwellings for persons with developmental disabilities.

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Sincerely,

HILL WARD HENDERSON



Angela B. Rauber



January 11, 2023

Michael and Jenn Rumore
7925 128th Street
Seminole, FL 33776

Dear Mr. and Mrs. Rumore:

Thank you for taking the time to attend the Neighborhood Open House on November 3, 2022 hosted by Community Assisted and Supported Living ("CASL") to discuss the plans for 13000 Park Boulevard. As discussed at the meeting, CASL is requesting a Comprehensive Plan Amendment and a Rezoning with a Conditional Overlay to accommodate the development of residential attached dwellings for persons with developmental disabilities.

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HILL WARD HENDERSON



Angela B. Rauber

January 11, 2023

VIA EMAIL pgaston776@gmail.com

Ms. Patricia Gaston
12785 Park Blvd.
Seminole, FL

Dear Ms. Gaston:

You are receiving this letter because you asked that we provide you with project information concerning the plans for the development of 13000 Park Boulevard by Community Assisted and Supported Living ("CASL"). Based on feedback at the Neighborhood Open House held on November 3, 2022 and during the Local Planning Agency Meeting on November 9, 2022, CASL has refined its plans for the property, and is proposing additional conditions to address the concerns voiced at the meeting. CASL has prepared a conceptual site plan to show the details of its request, and we are pleased to share a copy with you now. The dimensional requirements of this plan (setbacks, height, buildings) have all been incorporated into the revised conditions requested by CASL and incorporated into its request.

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Sincerely,

HILL WARD HENDERSON



Angela B. Rauber



January 11, 2023

VIA EMAIL Sgreenwood@highendservice.net

Ms. Shelly Alonso
12983 74th Avenue
Seminole, FL 33776

Dear Ms. Alonso:

Thank you for taking the time to attend the Neighborhood Open House on November 3, 2022 hosted by Community Assisted and Supported Living ("CASL") to discuss the plans for 13000 Park Boulevard. As discussed at the meeting, CASL is requesting a Comprehensive Plan Amendment and a Rezoning with a Conditional Overlay to accommodate the development of residential attached dwellings for persons with developmental disabilities.

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Sincerely,

HILL WARD HENDERSON



Angela B. Rauber



SITE DATA TABLE

SITE ADDRESS:	13000 PARK BOULEVARD
PARCEL ID:	29-30-15-70794-400-0701; 29-30-15-70794-400-0703
SITE AREA:	4121.716 SF (642.79 AC)
PROPOSED USE:	20 UNITS (10 DUPLEXES) 12 1-BR UNITS / 8 2-BR UNITS
PROPOSED ZONING:	RM W/CO
PROPOSED LAND USE:	RL
ISR:	40%
OPEN SPACE:	60%
MAXIMUM HEIGHT:	<35 FEET (1 STORY)
PROPOSED SETBACKS:	FRONT: 25 FEET MIN SIDE: 15 FEET MIN REAR: 127 FEET MIN
PARKING:	30 SPACES REQUIRED 31 SPACES PROVIDED (29 STANDARD SPACES + 2 ADA SPACES)
* SITE LIMITED TO 28 RESIDENTS	



Carlisle Consulting, Inc.
 1770 N. US Highway 90, Suite 100, Ft. Lauderdale, FL 33309
 Phone: (954) 561-1111
 Fax: (954) 561-1112
 Email: info@carlisleconsulting.com

January 11, 2013

VIA EMAIL smtuck1@tampabay.rr.com

Ms. Susan Tucker
12835 74th Avenue
Seminole, FL 33776

Dear Ms. Tucker:

Thank you for taking the time to attend the Neighborhood Open House on November 3, 2022 hosted by Community Assisted and Supported Living ("CASL") to discuss the plans for 13000 Park Boulevard. As discussed at the meeting, CASL is requesting a Comprehensive Plan Amendment and a Rezoning with a Conditional Overlay to accommodate the development of residential attached dwellings for persons with developmental disabilities.

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HILL WARD HENDERSON

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January 11, 2023

VIA EMAIL waysidepaul@gmail.com

Ms. Paul Svabek
12800 Hibiscus Avenue
Seminole, FL 33776

Dear Mr. Svabek:

Thank you for taking the time to attend the Neighborhood Open House on November 3, 2022 hosted by Community Assisted and Supported Living ("CASL") to discuss the plans for 13000 Park Boulevard. As discussed at the meeting, CASL is requesting a Comprehensive Plan Amendment and a Rezoning with a Conditional Overlay to accommodate the development of residential attached dwellings for persons with developmental disabilities.

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VIA EMAIL dchiz132@gmail.com

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