

# CITIZEN COMMENT CARD

## The Board of County Commissioners values your participation

Please fill out this card if you wish to speak or record your sentiment regarding an agenda item or general topic. Individuals wishing to speak may do so for up to three minutes when called to the lectern.

Citizens to be Heard

Agenda Item

Agenda date: \_\_\_\_\_

Agenda item number (NOT case number): \_\_\_\_\_

Speaking:

For  Against  Undecided

Waive speaking:

In Support  Against

*(The Chairman will read this information into the record.)*

Topic: APPROPRIATION OF LEGISLATED DISSENT

Name: DAVID BALLARD GEDDIS JR

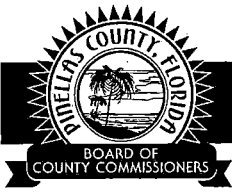
Address: 802 GEORGIA AVE

City: PALM HARBOR Zip: 34683

Email: MYA BRIDGE POINT @ GMAIL  
*(com)*

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# 1 speaker



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Agenda Item

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Agenda date: 11/20/18

Agenda item number (NOT case number): 53

Speaking:

For  Against  Undecided

Waive speaking:

In Support  Against

*(The Chairman will read this information into the record.)*

Topic: Canine Estates  
2825 Pine Hill Rd

Name: ANDREA BROWN

Address: 2875 Pine Hill Rd

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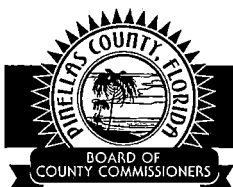
City: Palm Harbor Zip: 34683

Email: spot@tampabay.rr.com

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Citizens to be Heard  
 Agenda Item

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Agenda date: 11/20/18

Agenda item number (NOT case number): 53

Speaking:  
For  Against  Undecided

Waive speaking:  
In Support  Against   
*(The Chairman will read this information into the record.)*

Topic: CANINE ESTATES

Name: BEIAW FALLS

Address: 2825 PINEHILL RD  
PALM HARBOR

City: PALM HARBOR Zip: 34683

Email: BEKAWANDI@AOL.COM

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Brian Falls  
2875 Pine Hill Road  
Palm Harbor, FL 34683

Pinellas County Commissioners  
315 Court Street  
Clearwater, FL 33756  
November 19, 2018

**Reference: Canine Estates – Conducting Business at 2825 Pine Hill Road**

Dear Commissioners:

I would like to thank you for your public service and support that you and your fellow board other members have provided to our community over the years.

As a Gold Star Military Family, with a family member actively serving our country from WWII through Desert Storm, we are intimately familiar with the dedication and sometimes even the sacrifice that public service can so often demand of those that choose this life.

My name is Brian Falls and I currently reside at 2875 Pine Hill Road, with my wife. After being diagnosed with Stage 4 Cancer, my wife and I decided that it was time for me to retire and spend whatever time we have together quietly at our house in the woods. At no time did my retirement plans ever include living next door to a commercial business.

Recently, my wife and I found out that the owners of the property adjacent to us at 2825 Pine Hill Rd (Greg and Jayne Sidwell), may be requesting the County Commissioners grant them a "special exception/condition" to the current residential zoning that would allow them to continue operate a commercial Dog Rescue Kennel Business. The Sidwell's and their employee's have always denied and continuously told the authorities they were not running a business at this address and refused entry to all of the County Officials who came to inquire about what was actually taking place there.

Given this history I have absolutely no confidence that they have any intent to honor any rules going forward based on our past experience with them.

No one lives at the 2825 Pine Hill Rd. address. The only people that are there are either the employees or perspective customers looking to purchase a dog. The barking of the dogs continues from early in the morning until nighttime.

In solidarity with our neighbors we vehemently oppose any commercial enterprise anywhere in the **Alderman District Overlay**, which is situated along the designated **Scenic Non-Commercial Corridor** between Belcher Road/CR 70 (east) and Rolling Woods Drive (west) and Bee Pond Road (north). We respectfully request that the County Commissioners do not allow ANY BUSINESS that compromises the ~180+ acres A/E Estate designation of our HOMES that we are entitled to as tax payers. In the coming weeks you'll be hearing from a lot more of them.

If such a travesty were to be allowed, our primary concerns center around the increased noise from more dogs constantly barking, people ringing our door bell looking for the dog place, and expedient traffic on our private road that all four neighbors pay to maintain. The most concerning negative impact we fear is a decrease in our property values as well as setting a precedent for even more commercial businesses to follow. Once this unique green space is gone it's highly unlikely that it will ever be replaced and most likely disappear forever.

As frustrating and as sad as it been for us to be living next door to a very active COMMERCIAL BUSINESS for the last 6 years we had no other alternative but to install noise blocking windows and doors throughout our entire home at a cost of **over \$30,000**. No one should be subjected to such an unwarranted expense imposed by a neighbor who has sought to operate a business outside the law in a residential zone when there are plenty of commercial properties available in Pinellas County.

We've been told that they are continuing to purchase other properties in the neighborhood to house even more dogs. (We have heard that they keep as many as 60 dogs at the present time. As a tax-exempt 501(c)(3) organization, I understand that there are many long term benefits for them to acquire more and more properties. I know that you'll be hearing from other owners in our "PROTECTED GREENSPACE", including Mr. Michael Winzkowski who lives next to another home that the Sidwells own and I know he's anxious to provide you with his own impressions and objections as to what may really be going on.

In addition, we would like you to know that several people we spoke with at the county were unaware that a "non-profit" classification is, in reality - just as much a business as any C Corporation, S Corporation or LLC. We have spoken to legal counsel and the zoning laws exist to prevent the **negative fallout from commercial operations and the associated disturbances, damaging impact on the resident's quality of life, and the overall change in character and appearance of the designated area.** The property value erosion for the actual residents goes hand in hand with the aforementioned negative aspects of any enterprise operating in an area not zoned for such activity.

We urge you to please deny the Sidwells any exception that would allow them to continue their Commercial Enterprise in our Greenspace Community.

Thank you for your time and consideration.

Respectfully,



Brian Falls  
2875 Pine Hill Rd  
Palm Harbor FL 34683  
[Brian1936@verizon.net](mailto:Brian1936@verizon.net)  
602-410-6704

Cc: Via USPS and E mail: The County Commissioners Serving Pinellas County, Blake Lyon: Code Enforcement, The Entire Alderman District "Green Space" Community, Michael Winzkowski

Michael & Gabriel Winzkowski \* 2951 Eagles Nest Dr. Palm Harbor FL 34683

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

November 17, 2018

Dear Commissioners

We have lived in our quiet, unique Residential Community for 20+ Years – We were promised a Residential Rural A/E community, based on the County's and State's Land Use Plan.

We are aware of a business being run at 2825 Pine Hill Road and also potentially on 2944 Leprechaun Lane, in Palm Harbor and we have already written to you in more detail regarding the matter.

We strongly oppose any Commercial Business that is operating in our **Residential Rural Green Space Community and reject the associated disturbances and negative impact on our lives.**

Most of us own and maintain our own PRIVATE ROADS and we don't want any additional nuisance traffic, especially since we have Dead End streets,

We don't want increased noise and disturbances from customers that regularly visit a place of business, which will affect our tranquil homes and disrupt our lifestyle or properties.

The direct neighbors to both Sidwell properties (Pine Hill Rd. and Leprechaun Lne./Eagles Nest Dr.) absolutely want to see to end the constant and almost 24/7 noise from scores of barking dogs.

We don't want environmental degradation of the entire protected Greenspace area (trees and foliage removed intentionally and structures or parking lots erected). We are very concerned and frightened to see our well water contaminated by dog excrement and chemicals used to wash down dog feces into our soil and subsequently, our ground water we use from our wells.

We don't want our property values to decrease because there are businesses being run next door.

We don't want to see our green oasis, so worthy of preservation...to be replaced with commercial enterprises that care nothing about our natural vegetation, magnificent trees and wildlife.



We don't can't allow that a precedent is set for other businesses to come into the community, following on the foot steps of the Sidwell business, which could create a "Domino Effect" and very quickly - take down the value of the entire neighborhood, and adversely impact us.

**We do not want you to allow ANY EXCEPTIONS to our Scenic, Non-Commercial Residential Corridor.** Allowing any commercial operation to exist in our community would be incompatible and destructive to the entire neighborhood, which consists of about 180 acres and 60 plus homes.

Please help us to protect the integrity of this unique, residential area that falls under the Alderman District Overlay, and help us to continue to flourish as a unique, single family, quiet neighborhood.

Thank you for your help in assisting us to stop to any commercial operations in our neighborhood.

Sincerely yours,



---

Michael and Gabriele Winzkowski  
2951 Eagles Nest Drive and 3020 Leprechaun Lane  
Palm Harbor FL 34683

Contact: [mwinz@verizon.net](mailto:mwinz@verizon.net) & cell 727-422-2919

Cc: The County Commissioners of Pinellas County, Blake Lyon: Code Enforcement

**3199 Rolling Woods Drive  
Palm Harbor, FL 34683**

November 18, 2018

To the Board of County Commissioners

We have resided at 3199 Rolling Woods Drive for nearly 40 years since building our home there in 1979. The residences in this quiet North Pinellas neighborhood each sit upon a parcel of land no less than two acres each. The areas between the homes are simultaneously habitat to a multitude of animals in their natural environment, including the deer and the eagles which nest nearby and we routinely see. Living in a predominantly green area within Pinellas County is a blessing in other ways also. We use well water which has remained clean in spite of extensive surrounding growth during that time.

This is due in no small part to the County's efforts. It was no surprise to us in 2014 when Pinellas was recognized by the Florida Green Building Coalition as Florida's highest scoring county. This achievement resulted from the focus of the Board of Commissioners on seeking to remain green through its programs, educational initiatives, policies and directives towards that goal.

We recently learned that a nearby residence located within the green space at 2825 Pine Hill Road, Palm Harbor, has sought an exemption to allow them to operate a commercial kennel enterprise there. The jeopardizing risk such a waiver needlessly poses are of great concern. The potential negative effect failing to adhere to current regulations will have on preservation of healthy groundwater for those employing well water, such as we do, and the local natural environment is among these. As the Board is well aware, plenty of County area is already zoned for commercial use today. We concur with Commissioner Ken Welch who has specified that preservation of green space is among the County's priorities, that it has accomplished that with public space, and needs to subsequently seek a similar balance in private parcels.

We remain hopeful that the Board will continue toward that goal. We recognize that designated green space is extremely limited. What green space remains should be preserved knowing that once it is gone it will not be replaced. We remain hopeful that the Board will turn down the request to afford an exemption to green space restrictions by the owner/residents at 2825 Pine Hill Road.

Thank you for your consideration.

Respectfully,

*Ralph Moody*  
*Lydia Moody*  
Ralph and Lydia Moody



~~November 13, 2018~~

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

Re: ReZoning the Canine Estates property on Pine Hill as a Commercial Business

County Commissioners,

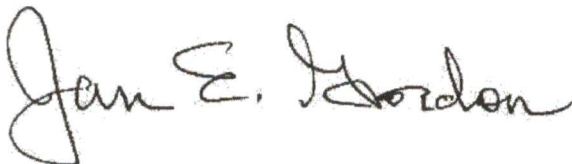
I am asking a neighbor to read or present this letter to the Board of County Commissioners as I will be out of town on Tuesday, November 20, 2018.

I **STRONGLY OPPOSE** any attempt to rezone the Pine Hill property in our Residential Rural Greenspace Community. I believe I can speak for most residents when I say we moved here to enjoy the wildlife and peacefulness of our community. Allowing a commercial business to operate in our little greenspace community will open the door for more properties to ask for an exception. This will create a tsunami effect with tree removal, construction of parking lots, loss of more wildlife, more traffic, noise and possibly a decline of our property values.

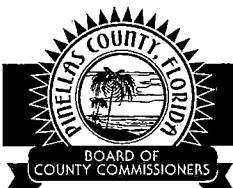
I moved into my home at the end of October, 1981. At that time, I was under the impression that North Pinellas County was supposed to be an area of low density. Over the years, properties have been rezoned for more housing and businesses in North Pinellas. Our once peaceful area is getting more crowded all the time. Our tiny hilly country road, Alderman has been turned into a 4-lane racetrack from US 19 to US Alt. 19. Allowing rezoning to a commercial business will only add to the problem.

I would ask that you take a drive down Pine Hill Road. It is a one lane private road with a small turn around at the end. Also, I would ask that you be aware that we are all on septic tanks and have wells for our water. Please DO NOT allow any exceptions to our little slice of paradise. There are very few areas left in Pinellas County that are similar to our Residential Rural Greenspace Community.

Thank you for your consideration of my opposition to this zoning request.



Jan E. Gordon  
3075 Rolling Woods Drive  
Palm Harbor, FL 34683  
727-744-4678



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Agenda Item

Agenda date: 20 Nov 18

Agenda item number (NOT case number): \_\_\_\_\_

Speaking:

For  Against  Undecided

Waive speaking:

In Support  Against

*(The Chairman will read this information into the record.)*

Topic: Home converted to

Name: Richard Angelillis

Address: 2955 Pine Hill Rd

City: Palm Harbor Zip: 34683

Email: MR Richard A@gnail.com

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Speaking:

For  Against  Undecided

Waive speaking:

In Support  Against

*(The Chairman will read this information into the record.)*

Topic: Canine Estates -

Name: Katherine Angelillis

Address: 2955 PINE HILL RD

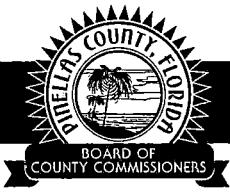
PALM HARBOR FL

City: \_\_\_\_\_ Zip: 34689

Email: KLOU36@GMAIL.COM

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For  Against  Undecided

Waive speaking:

In Support  Against

*(The Chairman will read this information into the record.)*

Topic: Canine Estates

Name: Judith Gellady

Address: 2901 Pine Hill Rd

City: Palm Harbor Zip: 34683

Email: am.gellady@gmail.com

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