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April 6, 2025

The Honorable Brian Scott  
Chair, Pinellas County Board of County Commissioners  
315 Court St  
Clearwater, FL 33756

Re: Case Number: FLU-24-03 and ZON-24-05  
Applicant: Dushyant Gulati  
Property Location: 2281 Kersey Road

Subject: Concerns Regarding Proposed Development and Potential Flooding associated with Dushyant Gulati and 2224 Lawton Dr.

Dear Honorable Board of County Commissioners,

I am writing to express my serious concerns regarding the proposed development planned for the area directly behind my property, located at 2224 Lawton Dr. (Parcel 5 on attachment A). I believe that the current development plans, as they stand, pose a significant risk of severe flooding to my property and to neighboring properties (Lawton Dr properties) along the proposed developments 290 ft south property line (see attachment A).

My property is situated at the southwest corner (see attachment A) of the proposed development. Excessive rainwater runoff from the Lawton Dr properties and the developments southern 290 ft drain to a shared natural swale located along the development's southern fence line (see attachment B). This shallow depression serves as a natural watershed, effectively absorbing and channeling rainwater runoff west toward a large retention pond. Any significant alteration to this natural drainage pattern, particularly through increased impervious surfaces associated with the proposed development, will inevitably lead to a substantial increase in runoff and worsening drainage issues.

As can be seen in the photos of my backyard, heavy rainfall can and has frequently overwhelmed the drainage capacity of the swale. This has caused significant ponding of rainwater consuming much of my backyard as well as my neighbors. The Board is reminded that the drainage issues we currently experience are with three acres of undeveloped land with numerous large oak trees and plants absorbing water. As noted above, any alteration to this already stressed swale, will undoubtedly result in a worsening situation.

This matter was discussed with Mr. Gulati (owner and developer) on several occasions. To mitigate the drainage concerns, Mr. Gulati agreed to a minimum 25-foot landscape buffer on the western 125-feet of the south property line (modification 9) as detailed in his application to the LPA. However, during the public hearing on March 12, 2025, Mr. Gulati inexplicably requested this modification be removed. He indicated that would allow more flexibility and allow him to build three houses along the south property line with his desired backyard to backyard proposal. However, this plan would eliminate 290 ft of the shared natural swale and only exacerbate the drainage issues for the Lawton Dr properties.



Mr. Gulati appears to be only concerned with drainage issues associated with his development. He apparently has no regards to the impact this development will have on exiting neighbors. This is evidenced by his removal of the 25-foot landscape buffer at the LPA meeting.

Based on my understanding of the topography and existing drainage patterns, I am convinced that the proposed development will result in a concentrated flow of water directly onto my property as well as adjacent properties. This will overwhelm the existing drainage capacity and cause significant flooding, particularly during periods of heavy rainfall.

To mitigate this very real threat, I respectfully request that the Board of County Commissioners mandate a **minimum setback of 35 to 50 feet from the south property line** for any development activity (as can be seen in the photos, water ponds up a minimum of 25 ft on both sides of the south property line). This setback would allow for the preservation of a natural buffer zone, which is crucial for absorbing and dispersing rainwater.

Furthermore, I urge the Board to require the developer to conduct a **thorough hydrological study** to assess the potential impact of the development on drainage patterns and to implement appropriate mitigation measures, such as:

- **Retention or detention ponds:** Particularly on the southwest end of property to allow for natural east to west water flow.
- **Permeable paving:** To reduce the volume of surface runoff.
- **Enhanced swales and drainage ditches:** To effectively channel water away from properties.
- **Preservation of existing natural vegetation:** Which helps absorb rainwater.
- **Housing Density:** Reduce the number of homes built to nine (9) so there is less pavement, rooftops, and driveways, which prevent water from soaking into the ground.

I understand the importance of responsible development within our county. However, it is imperative that such development does not come at the expense of the safety and well-being of existing residents. I implore the Board to prioritize the prevention of potential flooding and to ensure that the proposed development is undertaken in a manner that protects the interests of all stakeholders.

I am available to meet with the Board or its representatives to further discuss my concerns. It would be beneficial if Board members could drive by and look down the south property line from Winchester Road. You are also welcome to access my property to give you the best perspective to address the above noted concerns. Thank you for your time and consideration of this urgent matter.

Sincerely,

William Yedkois  
(727) 403-4330  
Bill2224@live.com



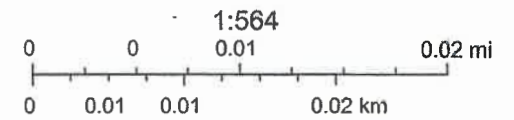
30-29-16-70326-200-2805

**Proposed Development** ←

Woodhalls



3/18/2025









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2204 Lawton looking east down property line



west down property line / SW corner of parcel



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## Building & Development Review Services

Case No. FLU-24-03 & ZON-24-05

Dushyant Gulati, Applicant

Dear Property Owner:

February 16, 2025

This is an important notice about upcoming public hearings regarding the use of land. It is being provided to you because you are either the owner or representative of the owner of the subject property, or you own land near the subject property. The actions resulting from these hearings may impact your property and neighborhood. If you have any questions, please call (727) 464-5047 or email [zoning@pinellas.gov](mailto:zoning@pinellas.gov).

**The purpose of this meeting will be to consider the following requests:**

The subject property consists of approximately 1.02 acres located at 2281 Kersey Road in unincorporated Largo. A future land use change from RS, Residential Suburban, to RL, Residential Low.

The subject properties consist of approximately 3.2 acres located at 2281 Kersey Road (1.02 acres) and 1736 Winchester Road (2.18 acres) in unincorporated Largo. A zoning change from R-R, Rural Residential (Northern 1.02-acres) and R-3-CO, Single-Family Residential with Conditional Overlay (Southern 2.18-acres) to R-3-CO, Single-Family Residential with Conditional Overlay (3.20 acres) with the Conditional Overlay being modified with the following: 1. Addition of Parcel 30-29-16-70326-200-2102; 2. Increase the maximum number of lots from 7 to 12; 3. Remove the minimum 80-foot lot width condition; 4. Remove the minimum 9,500 square foot lot size condition; 5. Minimum 25-foot setback from the east property line; 6. Minimum 15-foot rear setback from the south property line; 7. Minimum 11-foot side setback from the south property line; 8. Minimum 10-foot landscape buffer on the east property line; and 9. Minimum 25-foot landscape buffer on the western 125-feet of the south property line.

A public hearing will be held by the Local Planning Agency (LPA) on **March 12, 2025, at 9:00 a.m.** in the **County Commission Assembly Room, 315 Court Street, 5<sup>th</sup> Floor, Clearwater, FL**. The LPA will make a recommendation to the Board of County Commissioners. The Board of County Commissioners will then hold a public hearing on **April 22, 2025, at 6:00 p.m.** at **333 Chestnut Street, Palm Room, Clearwater, FL**.

You are invited to attend these hearings and to express your views on this matter either in-person or virtually. If you would like to attend virtually, please call, or email us for instructions at least three (3) business days before the hearing. The public hearings may be streamed live at <https://youtube.com/pccvtv1>. Written arguments, evidence, explanations, studies, reports, petitions or other documentation to be provided for consideration by the boards must be submitted at least one week (7 days) in advance of the advertised hearing and may be directed to the Pinellas County Building and Development Review Services Department, Zoning Division, 440 Court Street, 4<sup>th</sup> Floor, Clearwater, FL 33756, or email us at [zoning@pinellas.gov](mailto:zoning@pinellas.gov).

Certain matters heard by the Local Planning Agency Board and the Board of County Commissioners are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the boards in deciding the matters before them. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the boards. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. **Please note the county attorney's office represents and advises the boards and county staff but cannot give legal advice to the applicant nor other interested parties.** Appeals of any final decision must be filed within 30 calendar days of the decision. This time period is jurisdictional in nature and cannot be extended. Persons are advised that if they file an appeal, they will need to seek independent legal counsel and a record of the proceedings. It is the appellant's responsibility to ensure that a verbatim recommendation of the proceedings is created if needed for purposes of appeal.

**FAILURE BY THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE OF THE APPLICANT TO APPEAR AT THE SCHEDULED PUBLIC HEARINGS MAY RESULT IN AN AUTOMATIC DENIAL OF THE REQUEST.**

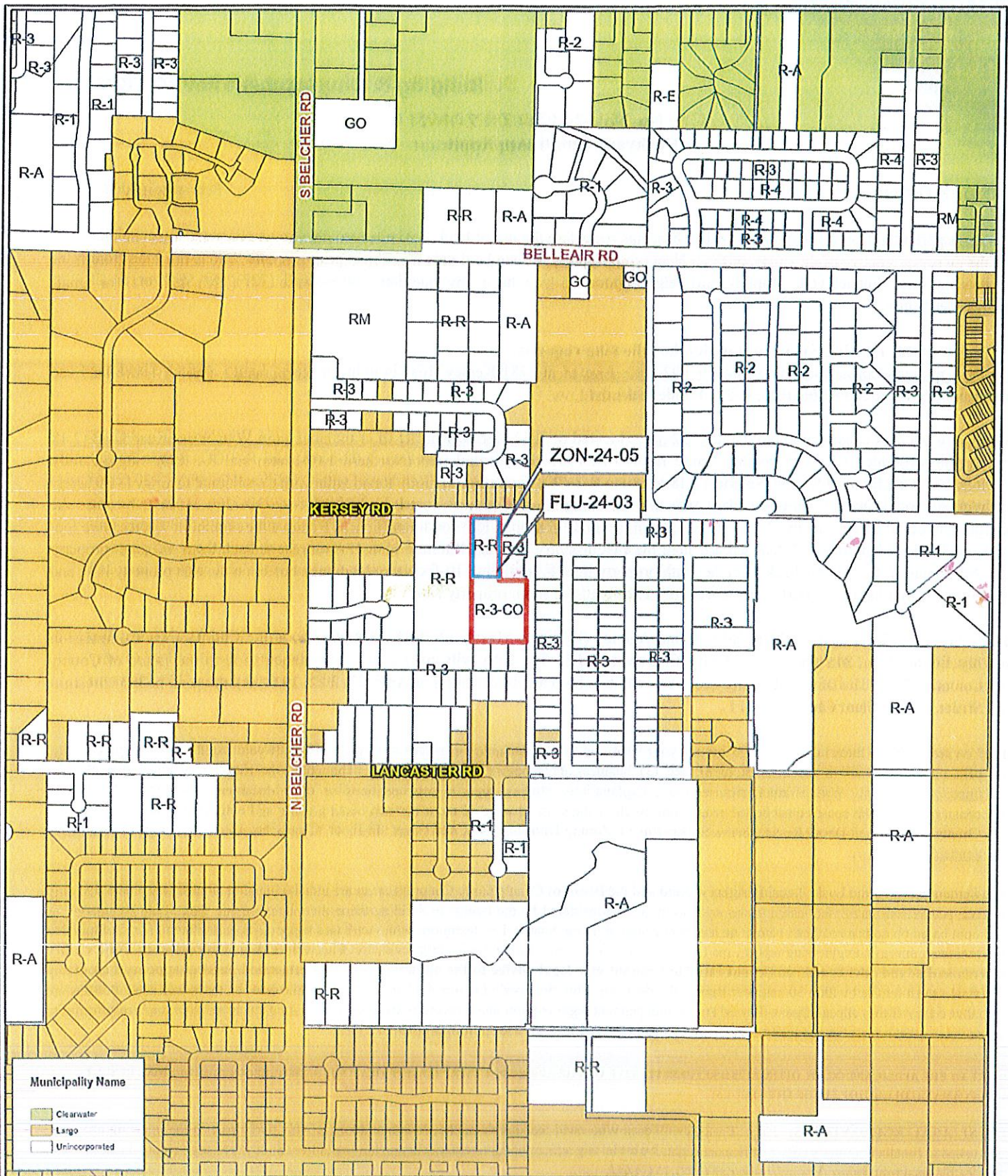
**SPECIAL ACCOMMODATIONS:** Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing [accommodations@pinellas.gov](mailto:accommodations@pinellas.gov) at least three (3) business days before the need for reasonable accommodation. You may also call (727) 464-4882.

Sincerely,

ZONING SECTION  
BUILDING & DEVELOPMENT REVIEW SERVICES

440 Court Street  
Clearwater, FL 33756  
Phone (727) 464-3888  
Fax (727) 453-3256  
V/TDD (727) 464-4062  
Pinellas.gov





**Municipality Name**

- Clearwater
- Largo
- Unincorporated

**ZON-24-05**

**Municipal Map**

**Zoning**

**From:** R-R, Rural Residential & R-3-CO, Single-Family Residential with Conditional Overlay

**To:** R-3-CO, Single-Family Residential with Conditional Overlay



30/29/16/70326/200/2102 & 30/29/16/70326/200/2100

Prepared by: Housing & Community Development Department



**NORTH**

Date: 1/16/2025

1:8,022



**LOCAL PLANNING AGENCY  
AGENDA**

**March 12, 2025 - 9:00 a.m.**

The Pinellas County Local Planning Agency (LPA) public hearing on proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas will be held on **Wednesday, March 12, 2025, at 9:00 a.m.** in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756. At this hearing, the LPA will make recommendations regarding the proposals, which will be presented to the Board of County Commissioners at subsequent public hearings, to be separately noticed.

**I. CALL TO ORDER**

**II. QUASI-JUDICIAL STATEMENT – Pinellas County Attorney**

**III. APPROVAL OF MINUTES FOR THE JANUARY 8, 2025, LPA hearing**

**IV. PUBLIC HEARING ITEMS – ACTION BY THE LPA REGARDING THE FOLLOWING ITEMS:**

**A. PROPOSED ORDINANCE AMENDING THE FUTURE LAND USE MAP AND PROPOSED RESOLUTION AMENDING THE ZONING ATLAS:**

**1. FLU-24-03 (Dushyant Gulati)**

An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use Designation for approximately 1.02 acres located at 2281 Kersey Road in Unincorporated Largo; located in Section 30, Township 29 South, Range 16 East, from RS, Residential Suburban to RL, Residential Low; and providing an effective date; upon application of Dushyant Gulati, Applicant.

**2. ZON-24-05 (Dushyant Gulati)**

A Resolution changing the Zoning classification of approximately 3.2 acres located at 2281 Kersey Road and 1736 Winchester Road in unincorporated Largo; located in Section 30, Township 29 South, Range 16 East, from R-R, Rural Residential (Northern 1.02 acres), and R-3-CO, Single Family Residential with Conditional Overlay (Southern 2.18 acres), to R-3-CO, Single Family Residential with Conditional Overlay; with the Conditional Overlay being modified with the following: 1. Addition of Parcel 30-29-16-70326-200-2102; 2. Increase the maximum number of lots from 7 to 12; 3. Remove the minimum 80-foot lot width condition; 4. Remove the minimum 9,500 square foot lot size condition; 5. Minimum 25-foot setback from the east property line; 6. Minimum 15-foot rear setback from the south property line; 7. Minimum 11-foot side setback from the south property line; 8. Minimum 10-foot landscape buffer on the east property line; and 9. Minimum 25-foot landscape buffer on the western 125-feet of the south property line; and providing an effective date; upon application of Dushyant Gulati, Applicant.

**SPECIAL ACCOMMODATIONS**

Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing such requests to [accommodations@pinellas.gov](mailto:accommodations@pinellas.gov) at least three (3) business days in advance of the need for reasonable accommodation. You may also call (727) 464-4882.

**NOTICE:** The zoning matters heard by the Local Planning Agency are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the board in deciding the matters before it. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the board. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. The county attorney's office represents and advises the board and county staff but cannot give legal advice to the applicant or other interested parties.

Written correspondence may be directed to the Pinellas County Building & Development Review Services Department, Zoning Section, 440 Court Street, 4<sup>th</sup> Floor, Clearwater, Florida 33756, or you may email us at [zoning@pinellas.gov](mailto:zoning@pinellas.gov) no later than one week prior to the scheduled hearing; any applicant, proponent or opponent may submit any written arguments, evidence, explanations, studies, reports, petitions, or other documentation for consideration by the hearing body in support or in opposition of the application.

Failure by the applicant or an authorized representative of the applicant to appear at the scheduled public hearings may result in an automatic denial of the request.