

43,901 sqft

18,360 sqft



1736 Winchester Lot

My Home

Over 15,000 sqft

Over 14,000 sqft

97' wide



I live at 2232 Lawton Dr. My home backs up to and directly touches the Winchester lot in question.

I am opposing the proposed changes because my home, along with all of the other homes that are directly touching this property, are much larger than the 9,500 minimum sqft and 80ft wide minimum criteria. I gave you the aerial from public records to show our properties touch the Winchester lot.

My land size in public records is listed as 98ft(wide) (showing as 97 ft on the map—small discrepancy). This comes out to 15,092 sqft.

The 2 homes next to me, also backing up to this property, are 92ft (wide) (14,168 sqft).

The only other 2 homes that are touching this lot are on the north side, one is 135ft (wide) (18,360 sqft) and the other is 143ft (wide) (43,901 sqft).

So sticking a community of homes allowing lots as small as 9,500 sqft, and widths as small as 80ft wide, is non-conforming. The surrounding lots are almost double in size, and more than double in some cases.

The only homes in this neighborhood that have property lines that don't align with each other, are those that are exceptionally larger lots, closer to half an acre, where they have so much land in between, that it doesn't affect the homes that sit on them. But it will negatively affect our property values to have multiple rear neighbors with, significantly smaller lots. We are aiming to put a pool in next year, and if this gets approved, we will have a beautiful pool that overlooks a fence line right down the center, dividing two homes, instead of having one standard and conforming rear neighbor.

I know that the applicant points out that much smaller lot sizes exist in the surrounding area. Please note that these homes are sitting in the subdivision known as Gulf Breeze Estates. This is a completely separate community from ours, and from this lot's, which all sit in Pinellas Groves. It can be hard to make the distinction of the 2 separate communities by looking at it from an aerial view. If you were to take a drive into our community, you would see the difference. And you would see how adding more homes to this project would simply destroy the character of our neighborhood.

The applicant, Gulati, was kind enough to let me sit in on a meeting with him and an architect to discuss the lot sizes, because they are the focus of my concerns. The architect advised us that in order to prevent having multiple rear neighbors, and to keep lot sizes similar, the build would have to be limited to 5 homes, POSSIBLY 6, depending on how the space was utilized. Therefore, I beg that we keep this build limited to the 5 homes that are already allowed. It was zoned properly the first time.

Our home has been a dream come true for my growing family. We intend to be here forever. Please help us keep the character of this wonderful neighborhood intact.