

Kim and Keith Farrington  
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3/6/2025

Renee Ruggiero  
Municipal Liaison  
Development & Zoning Services  
440 Court Street  
Clearwater, FL 33756

**Subject:** Opposition to Proposed Future Land Use Case No. FLU-24-03 & ZON-24-05

Dear Renee,

I am writing to formally express my opposition to the proposed future land use change for Case No. FLU-24-03 & ZON-24-05. As a resident in this neighborhood, I have concerns regarding the potential negative impacts this change could bring.

We have already had multiple meetings and reached a compromise with the city commissioners regarding the property purchased on Winchester Road, which is being connected to the newly acquired property on Kersey Road. The original agreement allowed for seven houses, each at 9,500 square feet. However, Mr. Dushyant's recent proposal, as outlined in letters sent to neighbors, reduces the square footage to 8,500 square feet and increases the total number of houses from seven to twelve by adding five additional homes on the newly purchased property. This proposal violates the agree-upon compromises.

Another concern is the environmental impact of this development. Winchester Road was last covered with gravel, which has led to increase flooding issues for nearby homes. During afternoon thunderstorms, water runs off the gravel surface directly towards these houses, causing frequent and worsening flooding. The addition of more houses and the new retention pond with the impervious surfaces will only exacerbate this problem, putting existing homeowners at further risk.

Although, it has been stated that the main road access will be from Kersey Road, we are already experiencing significant disruptions due to traffic of big vehicles. Large semi-trucks transporting equipment in and out of the property frequently blocks our driveways, making it difficult for us to enter or leave our home. This raises concerns for the future traffic congestion with before and post construction and accessibility for emergency services.

We have previously mentioned that the new light pollution for the upcoming homes on Winchester will force us to give up our cherished nighttime telescope views- a major reason we chose this neighborhood for its limited street lighting. Additionally, future construction will generate dust, debris, and increased

noise levels that will further hinder our enjoyment of outdoor spaces, particularly exacerbating my asthma symptoms.

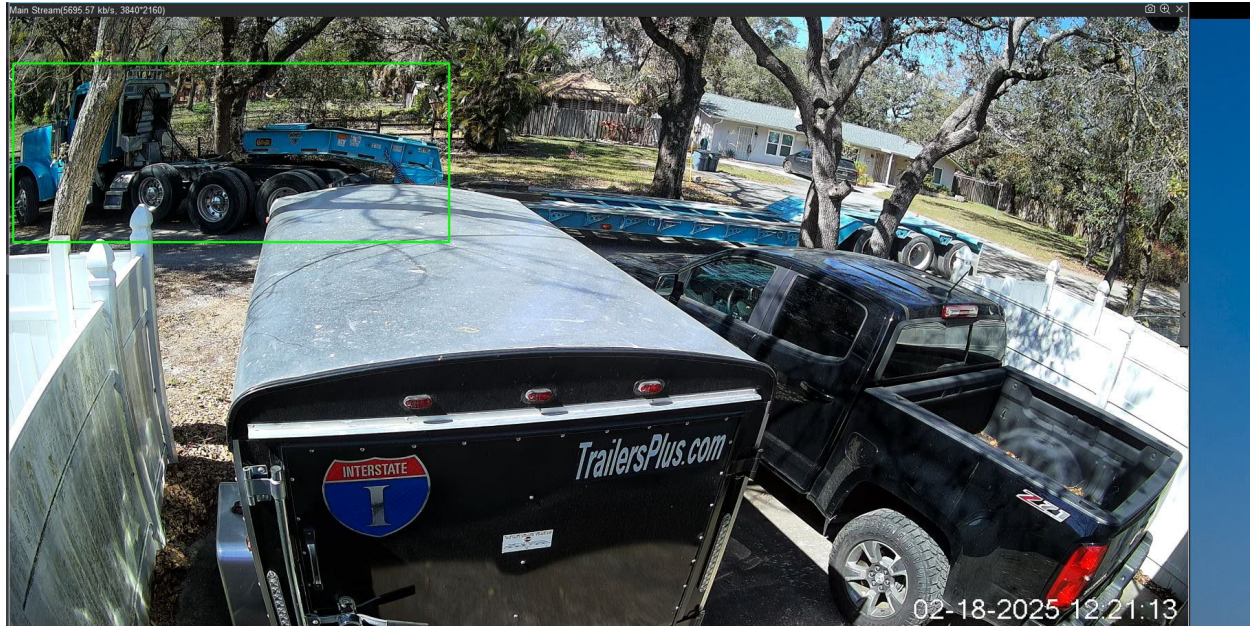
Furthermore, with the addition of more houses in close proximity, I am concerned about the potential complaints from new neighbors regarding my existing security setup. I have a spotlight installed over my driveway for security purposes, and I do not want to be forced to alter or remove it due to complaints from future residents. My property and safety should not be compromised as a result of this proposed expansion.

I urge the Development and Zoning Services Board to reject this proposal, as it poses environmental risks, compromises prior agreements, disrupts the community, and may impose unnecessary changes on existing homeowners. I request that my concern be official recorded and considered in any upcoming hearings or discussions regarding this matter.

Thank you for your time and attention to this issue. I look forward to your response and hope that the interests of the community will be prioritized in your decision-making.

Sincerely,

Keith and Kim Farrington



**From:** Keith Magruder <[keithmagr@gmail.com](mailto:keithmagr@gmail.com)>

**Sent:** Wednesday, February 26, 2025 11:08 AM

**To:** Heiss, Robert <[rheiss@pinellas.gov](mailto:rheiss@pinellas.gov)>; Ruggiero, Renee <[rruggiero@pinellas.gov](mailto:rruggiero@pinellas.gov)>; Cord, Molly <[mcord@pinellas.gov](mailto:mcord@pinellas.gov)>

**Subject:** Case No. FLU-24-03 & ZON -24-05

Hello, I am writing in concern of the above referenced development and re-zoning of an area in my neighborhood. I have lived in this neighborhood since 1992, I am located on Lawton Dr which ruins to the south of the aforementioned project. One of my main concerns is the flooding which WILL happen based on this development. Our street/neighborhood has not experienced flooding since we have lived here even in 2007 when approximately 15" of rain fell in a 6-7 hour period but during Hurricane Milton many yards were flooded when the lake went out of its banks due to improper drainage which has developed over the years. Our neighbors to the south on Lancaster Dr have complained to Largo or Pinellas Co concerning the drainage and it falls on deaf ears or each entity says it's the other's responsibility. The system of small lakes in this neighborhood drains into Allens creek via a large drain pipe located behind Belcher Elementary school, obviously the drain pipe is not working correctly. With the additional homes proposed to be built this flooding problem will only increase dramatically based on the current drainage situation.

Another concern is traffic, Lawton Dr is a private road and the homeowners are responsible for the upkeep of the road. The traffic on our road has increased dramatically due to traffic from the elementary school cutting the light at Belcher and Lancaster. Also numerous Largo garbage trucks use it to cut through to get to the neighborhood to our east. MOST of the garbage trucks and school traffic travel at a high rate of speed for some reason to access a pothole filled alley called Winchester Road. All the heavy traffic and trucks are destroying our street much less the construction traffic from this development. We have been told to put speed bumps/humps to reduce this but then the homeowners have to suffer just to access our homes which doesn't seem fair to us. Lawton Dr is used on a daily basis by children and adults either walking or riding their bikes. Also numerous birds and wildlife live in our area suffer the consequences of the heavy traffic even before any construction begins.

As members of the county commission I request a favor from you, please just take the time to drive through our neighborhood. One council member did a few years ago and stated "this neighborhood is unique and I don't believe there is another neighborhood like it in Pinellas Co." I think you will see for yourself the same thing and understand why we are concerned with 12 homes being built that are totally out of concept/character with the rest of the surrounding homes and will destroy the drainage and increase the flooding and traffic situation we currently suffer with. As for the traffic only 1 proposal by the developer offers a cul-de-sac with access only on Kersey Road the others show access via Winchester Road which will increase the traffic on Lawton Dr by default. Those options are not acceptable to the homeowners on Lawton Dr. Also, with Winchester Rd being nothing but a named alley, how does the developer expect to maintain 2-way traffic on such a small alley? Kids use the alley to walk to and from school, how safe will it be for them?

I have lived in Pinellas Co most of my life and I've seen what was once a paradise become a concrete jungle and traffic packed abomination of what once was. When we moved to this neighborhood it was nice to sit outside in the evenings and listen to birds and wildlife but now even in the house, all night long we listen to traffic and sirens. It is shameful what has happened to Pinellas Co and this development will be just another reason to leave this area and look for another place to live the remainder of our days.

Thank you for your time.

Keith Magruder

2229 Lawton Dr

Clearwater, FL 33764

**Admire, Marie**

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**From:** frank dibari <frankdibari@gmail.com>  
**Sent:** Thursday, March 6, 2025 9:24 AM  
**To:** Zoning, Planning

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Greetings,

I am writing about case no. FLU-24-03 and ZON-24-05 public hearing for March 12. I would like to voice my concerns about this project at the meeting if possible. Do I need to pre-register to do that? Any help or information would be appreciated!

Thank you,  
Frank DiBari

## Cord, Molly

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**From:** Kayla Harrell <kharrell@Largo.com>  
**Sent:** Tuesday, August 6, 2024 9:36 AM  
**To:** Cord, Molly  
**Subject:** Re: 2281 Kersey Road / Possible Annexation

### This Message Is From an External Sender

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Good morning Molly,

The property does not need to annex into the City to connect to municipal sewer. They just need to apply for the sewer connection through [Largo.com/LCAP](https://Largo.com/LCAP). The link is in my signature. I confirmed with engineering that a municipal sewer connection is present at this location.

Let me know if you need anything else.



**Kayla Harrell**  
Planning Division Technician  
City of Largo  
[kharrell@largo.com](mailto:kharrell@largo.com)  
(727) 587-6749 ext. 7312

### Largo Civic Access Portal (LCAP) is Now Live!

This innovative, all-in-one solution streamlines the planning, permitting, inspection and licensing process for homeowners, businesses, as well as the real estate development, remodeling, and construction community. To learn more about the platform and how to set up an account, visit [Largo.com/LCAP](https://Largo.com/LCAP).

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**From:** Cord, Molly <mcord@pinellas.gov>  
**Sent:** Tuesday, August 6, 2024 9:21 AM  
**To:** Kayla Harrell <kharrell@Largo.com>  
**Subject:** 2281 Kersey Road / Possible Annexation

You don't often get email from mcord@pinellas.gov. [Learn why this is important](#)

**ATTENTION:** This email came from an external source. Do not click on links or open attachments that you were not expecting even if you know this sender.

Good morning Kayla,

We received a rezoning and future land use map amendment application for 2281 Kersey Road in unincorporated Largo. I believe the intention (if successfully rezoned and FLUM amended) is to split the subject parcel to create a 5-lot single-family subdivision. I am not seeing any available PC sewer networks out there but I have a feeling municipal sewer is present. Would the applicant be required to annex into Largo if they connect to the available municipal sewer?

Thanks!

**Molly Cord, CFM**

**Principal Planner**

Building & Development Review Services

Pinellas County Government

440 Court Street, 4th Floor

Clearwater, FL 33756

[mcord@pinellas.gov](mailto:mcord@pinellas.gov)

Office (727) 464-8259



All government correspondence is subjected to public records law.

Please visit Pinellas County Access Portal for applying for planning/zoning applications, online property and permit information, records search and many more by visiting: <https://aca-prod.accela.com/PINELLAS/Default.aspx>

To schedule a Pre-Application Meeting "Pre-App" please complete the form on the link: <https://pinellas.gov/services/request-a-site-plan-pre-application-meeting/>

Effective December 5, 2022, new permit applications and new site plan submissions must be made online through the Pinellas County Access Portal. More info is available [here](#)

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