

Feb 24, 2025

Attention: \_\_\_\_\_

On or about December 4, 2024, I mailed about 175 letters to neighbors around 2281 Kersey Road and 1736 Winchester Road. I received 9 responses. Thank you to everyone who took the time to respond. It was extremely helpful. Please see attached a number of new "Draft Concept Plans", based on:

- Recent suggestions/comments by the neighbors.
- New information during the DRC meeting this month.
- Comments and discussions during the LPA and BOCC meetings in 2021.

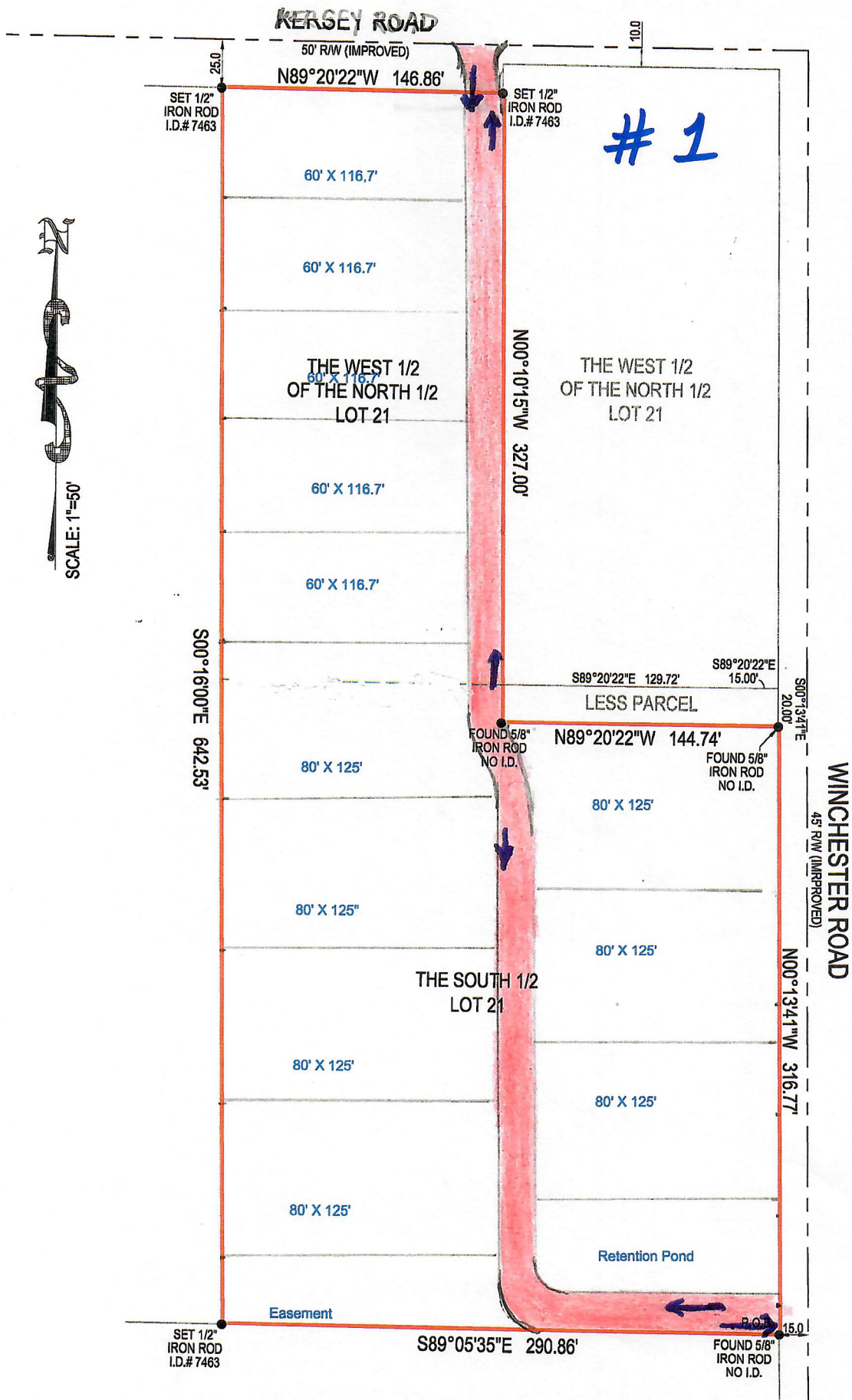
Briefly:

1. The main entrance remains on Kersey Road in every concept plan.
2. Egress/Ingress options vary in different concept plans. There were suggestions to build a **cul-de-sac**, thereby removing all the egresses/ingress via Winchester Road. This is still being attempted. I have employed WEY ENGINEERING LLC to conduct a traffic study to determine the impact of additional vehicle trips from 12 new homes.
3. The orientation of new homes also varies from plan to plan.
4. As previously stated, sanitary/sewer pipes should travel via Kersey Road. Similarly, the water service should be connected to the supply line on Kersey Road. This will eliminate some neighbors' concerns about the impact on water pressure.
5. Location of retention pond varies. The final size of the retention will be determined during the civil engineering process. Buffers and Lot sizes may need to be adjusted accordingly.
6. My goal is to provide all possible options to the architect and the engineer, who will be developing final site plans for this project.

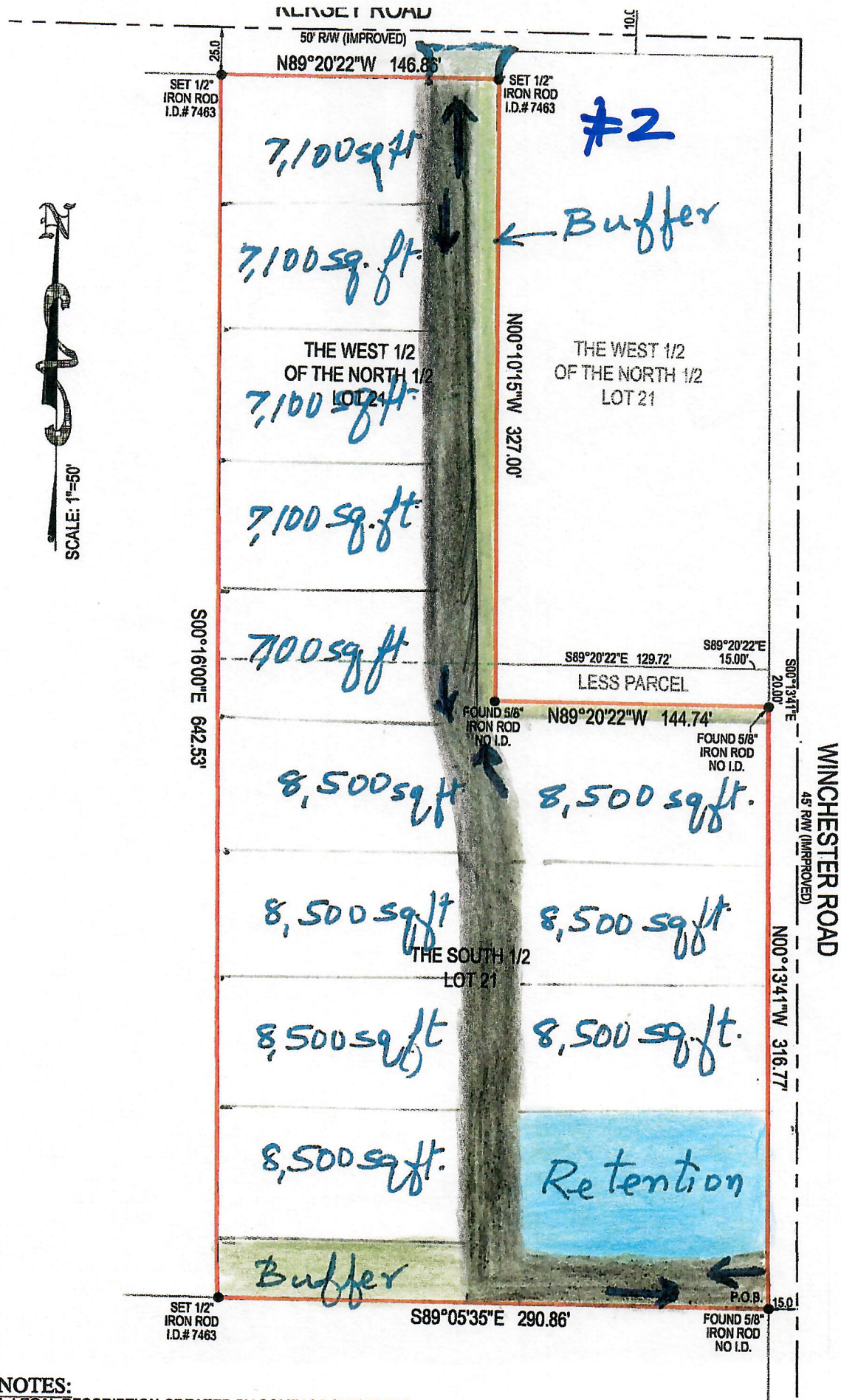
Once again, your feedback is encouraged and greatly appreciated. A self-addressed envelope is included. Please respond by Feb 28, 2025.

Thank You in advance

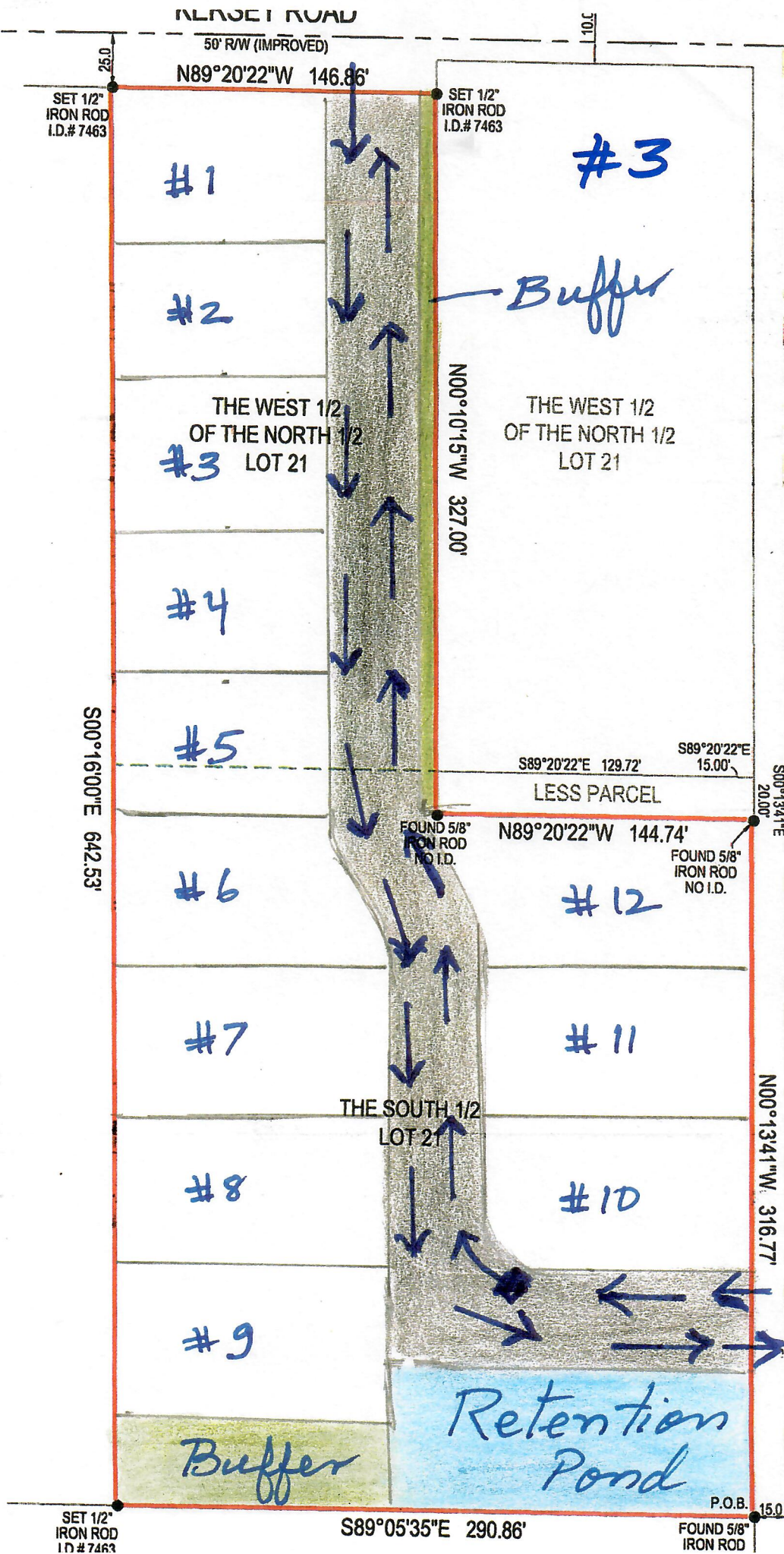
  
Dushyant Gulati











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ALBERT ROAD

50' RW (IMPROVED)

N89°20'22"W 146.86'

SET 1/2"  
IRON ROD  
I.D.# 7463

SET 1/2"  
IRON ROD  
I.D.# 7463

#1

#4

#2

→ Buffer

THE WEST 1/2  
OF THE NORTH 1/2  
LOT 21

THE WEST 1/2  
OF THE NORTH 1/2  
LOT 21

#3

N00°10'15"W 327.00'

#4

#5

S89°20'22"E 129.72'

S89°20'22"E 15.00'

LESS PARCEL

S00°16'00"E 642.53'

#6

FOUND 5/8"  
IRON ROD  
NO I.D.

N89°20'22"W 144.74'

FOUND 5/8"  
IRON ROD  
NO I.D.

#7

Retention  
Pond

THE SOUTH 1/2  
LOT 21

#8

#12

#9

#10

#11

SET 1/2"  
IRON ROD

S89°05'35"E 290.86'

P.O.B.

FOUND 5/8"  
IRON ROD



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WINCHESTER ROAD

45' RW (IMPROVED)

N00°13'41"W 316.77'



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WINCHESTER ROAD

45' RW (IMPROVED)

N00°13'41"W 316.77'

P.O.B.

FOUND 5/8" IRON ROD I.D.# 7463

S89°05'35"E 290.86'

SET 1/2" IRON ROD I.D.# 7463

Retention Pond

#9

#10

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#12

N89°20'22"W 144.74'

FOUND 5/8" IRON ROD NO I.D.

LESS PARCEL

S89°20'22"E 129.72'

S89°20'22"E 15.00'

S00°13'41"E 20.00'

FOUND 5/8" IRON ROD NO I.D.

THE SOUTH 1/2 LOT 21

#8

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THE WEST 1/2 OF THE NORTH 1/2 LOT 21

#2

#1

#5

THE WEST 1/2 OF THE NORTH 1/2 LOT 21

N00°10'15"W 327.00'

Buffer

WINCHESTER ROAD

50' RW (IMPROVED)

N89°20'22"W 146.86'

SET 1/2" IRON ROD I.D.# 7463

SET 1/2" IRON ROD I.D.# 7463

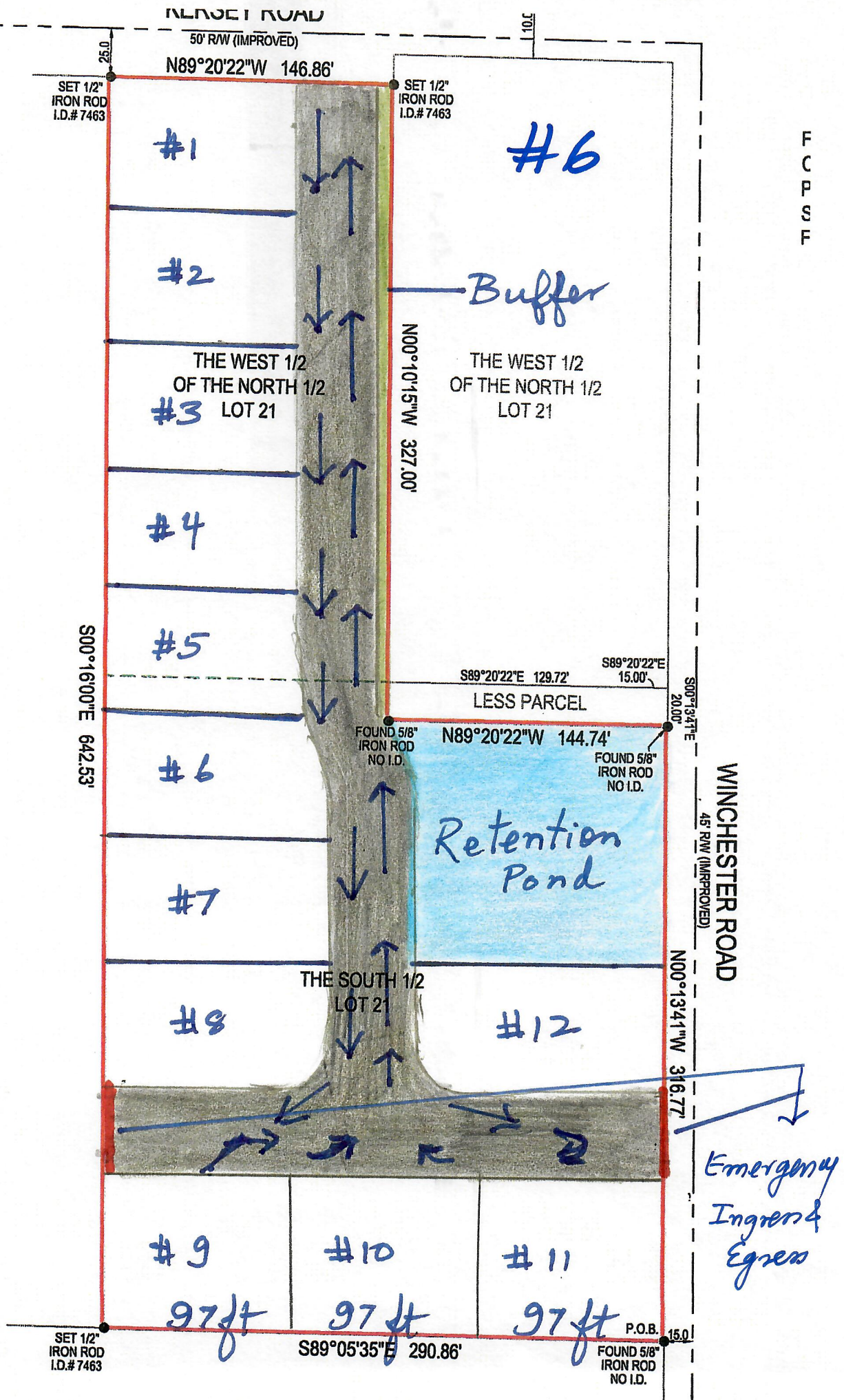
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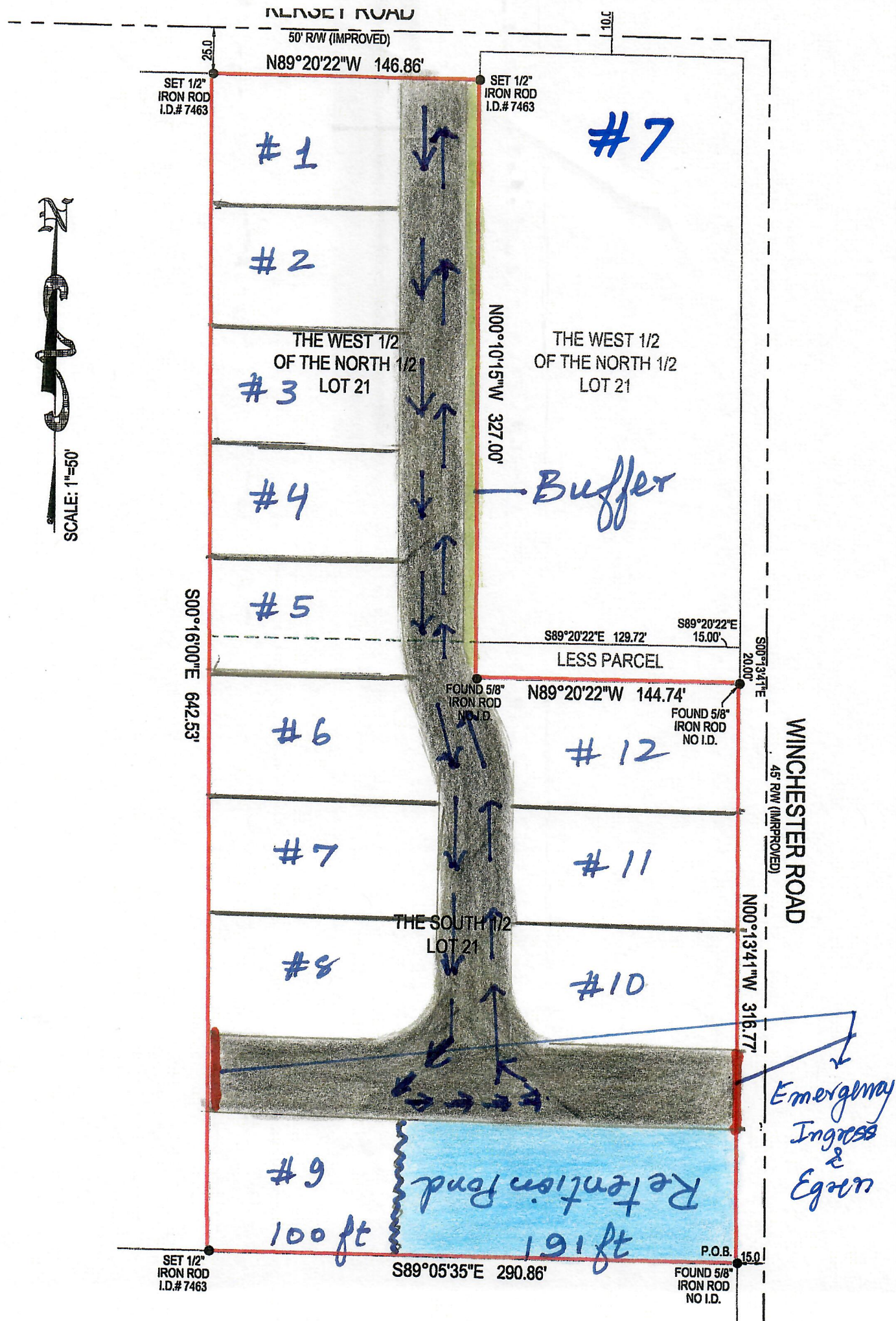




SCALE: 1"=50'









Mr Gulati -

You've done a lot of work!

If the engineer is unable to configure  
a concept that incorporates a cal-de-see,  
we feel this plan would serve the integrity of  
the entire neighborhood the best.

Thank you,

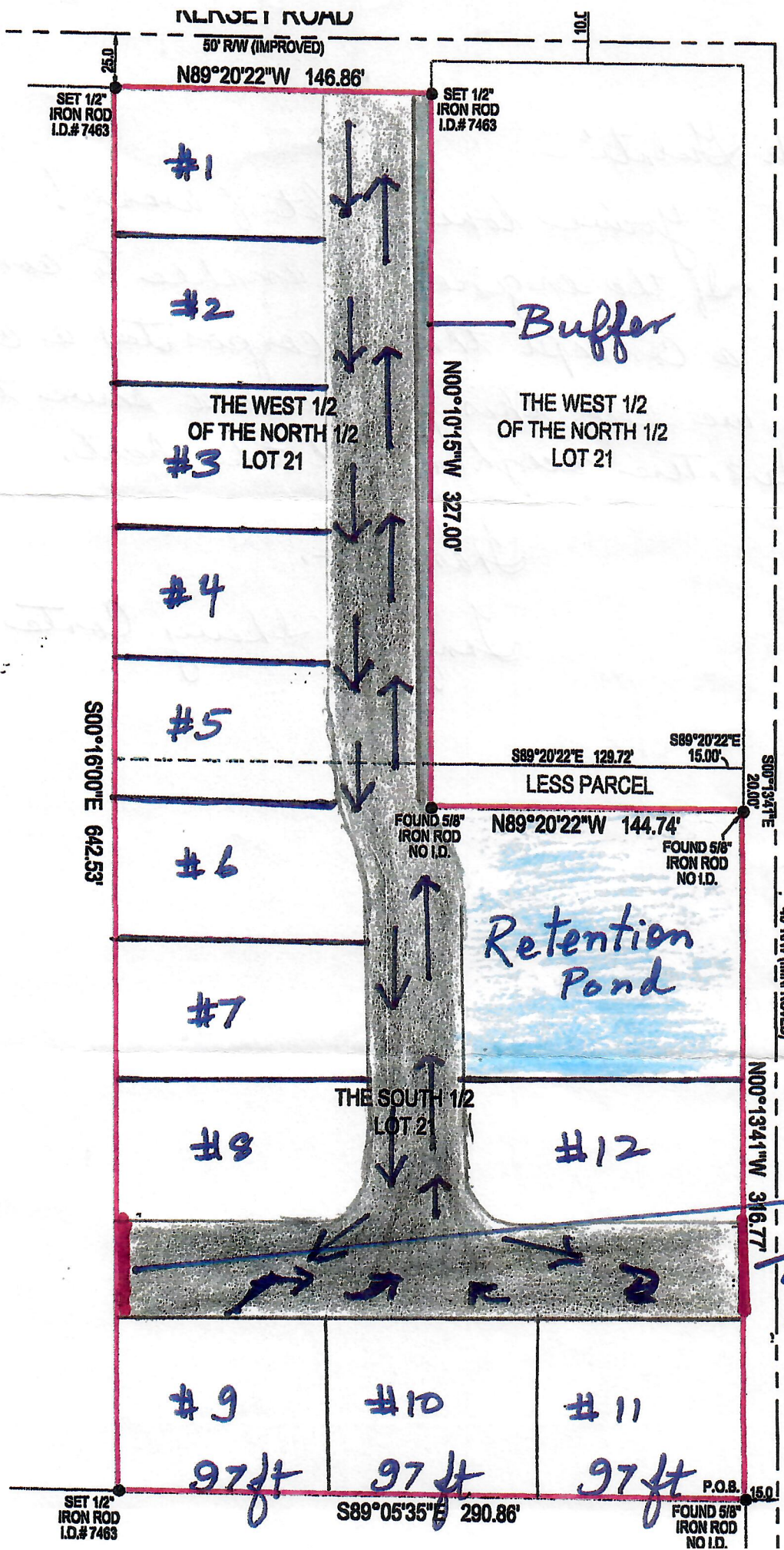
Tony and Sherry Conte

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Mr. and Mrs. Tony Conte  
2233 Lawton Dr.  
Clearwater, FL 33764-6533



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WINCHESTER ROAD  
45' RW (IMPROVED)

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To Dushyant Gulati

I am responding to your letter regarding the " Draft Concept Plans". I live on Kersey Road and therefore my concerns are related to my street/neighborhood. My daughter and son-in-law will be living in 2270 Kersey in June of 2025. The following responses represent their view as well.

- Our main concern is traffic. How long do you estimate this process to take place?
- Water — If all sewer pipes travel to Kersey Road, how will this affect our water service?
- Also, should we be concerned with flooding issues?
- Will there be a sign at the entrance to this development?
- Retention Pond — if this pond is on the other side, ( near Lancaster ) will this help us?
- Kersey Road is taking ALL the traffic and water issues — Is there anything you will do for us?
- One thought we had that might be beneficial to our neighborhood ( the villas ). Is there a possibility that this new neighborhood could join us in our HOA? This would allow us to have more money to provide for lawn maintenance, sprinkler system, or any repairs.

We do believe new construction will add to the value of our neighborhood. Thank you for the information you are providing. There are only 6 homes on Kersey and we have not been as vocal. However, we desire to enhance and upgrade our neighborhood and we understand the need for future development.

Sincerely,  
Margaret Bryant  
Julie and Gregg Nicholson