

William Yedkois
2224 Lawton Dr. Clearwater, Florida
Subject: Zoning Change -Case # Z/LU-20-12

Overview

I have lived at 2224 Lawton Dr for 30 years. My property is adjacent to the SW corner of the proposed infill development. My property is one of the three properties on Lawton Dr that will be directly impacted by the project. At the time I purchased my house, I was drawn to the rural country feel of the neighborhood with large open spaces. I was particularly drawn to my house because my backyard is adjacent to the parcel of land proposed for development. The property has dozens of oak trees and undergrowth that provide a park like setting. Over the years the property has supported numerous species of wildlife including gopher turtles, eagles, and several types of hawks. Up until the applicant purchased the property, several horses also roamed the property. While I recognized the applicant has the right to develop the property as he wishes, I OPPOSE the rezoning request to R-3 for the reasons stated below.

Neighborhood Compatibility – Proposed Density

The neighborhood area, which is bordered by Belcher Road to the West, Winchester Rd to the East, Kersey Road to the North and Lancaster Rd to the South has a remarkably diverse range of housing from large SFR to smaller homes. However, one thing is consistent, all the lots are significantly larger than 6,000 SF minimum required for properties zoned R-3 (Please see Municipality Map). In fact, most if not all homesites are in excess of 14,000 sf and many are considerably larger and most have setbacks well in excess R-3 minimums. The current zoning for the subject parcel is R-R, Rural Residential requiring a minimum lot size of 16,000 sf. In order to ensure that a potential development is compatible with the neighborhood described above, the zoning change should NOT be approved. This would ensure the minimum lot size is similar to the existing neighborhood.

Concern:

The recent trend of developments consisting of homes with large footprints and minimum yard space is concerning to me as owner of an adjacent property. If the proposed development includes these types of homes, the minimum rear setback of 10' would have a SIGNIFICANT negative impact on the quality of life for the owners of adjacent properties. The only development in the general area in the last 15 years was the recent development (2018) of a vacant parcel along the north side of Kersey Rd. The development consists of 7 villas on lots that are approximately 50' wide and 119' deep or 5,950 SF. The development's narrow homes have virtually no yards. Maintaining the current R-R zoning (minimum lot size of 90' X 100') would hopefully provide existing adjacent property owners some sense of open space and continued enjoyment and privacy when in their backyards.

Drainage

My property is adjacent to the SW corner of the subject parcel. A small drainage trough runs along the southern border of the property (fence line) of the subject parcel. This trough continues west to a pond which it drains into. The undeveloped parcel and the backyard of adjacent properties along the fence line share a watershed that flows to the trough and eventually to the pond.

Concern:

Development and/or rezoning the parcel to allow for a denser number of home sites may have a negative impact on the drainage of the backyards. Currently after heavy rains water accumulates several inches deep in my backyard along the fence line (See photo group 1). My concern is the water accumulation will worsen and/or take longer to dissipate.

Traffic

Lawton Drive is considered a private road and as owners we are responsible for its maintenance. Over the past years traffic has picked up considerably as many people who live east of the neighborhood described above, use Winchester road to get access to Lawton Dr in order to avoid the light at the Lancaster/Belcher intersection. In addition, many parents who take/pickup their kids to Belcher Elementary school use Lawton Dr as a backway to the school to avoid traffic backed up at the light. Winchester Road is gravel and less than 12 feet wide. It is essentially an alley used for access to residences backyards (see photos) who live on Dorchester Rd. Any improvements to Winchester Rd will encourage additional traffic on Lawton Dr.

Concern:

Assuming the property is rezoned to R-3, there is the potential build up to eight homes. Also, assuming each one of those houses have two cars, there is the potential for 16 cars entering/exiting Winchester road several times a day, and many of them will use Lawton Dr. For a road that is only 18 feet wide and barely wide enough for two vehicles to pass each other, that would put a tremendous burden on Lawton drive residents.

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Hi Glenn,

Attached are some photos that I would like to reference to in my discussion points.

Thank you for your time,

Bill Yedkois
2224 Lawton Dr.

2204 Lawton looking east down property line



west down property line / SW corner of parcel



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Intersection with hawton looking south



Parcel with trees marked for cutting



North Winchester / parcel on left



Intersection with hawton

2

YedKas - 2204 hawton Dr

Looking East From Lanton Dr towards Winchester



Looking North on Winchester towards development



Lanton/Winchester Intersection

Winchester Looking North

(3)

Yedkovs - 2224 Lanton Dr.