

## DiNapoli, Francesca

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**From:** O'Donnell, Stacy  
**Sent:** Tuesday, February 10, 2026 11:50 AM  
**To:** Revie, Derelynn H; BCC Agenda Comments  
**Cc:** bccassistants  
**Subject:** Item #33 FW: Formal Objection to Partial Rezoning Request Parcel Number: 12-28-15-37674-000-0011

**Categories:** DOWNLOADED

Derelynn:

Here is citizen contact regarding Item 33.



**Stacy O'Donnell**  
**Executive Aide to Chairman Dave Eggers**  
**Pinellas County Board of County Commissioners**  
315 Court Street, Clearwater, FL 33756  
[sodonnell@pinellas.gov](mailto:sodonnell@pinellas.gov)  
Office (727) 464-3276

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**From:** Vicki Fracassi <[vicki.fracassi@yahoo.com](mailto:vicki.fracassi@yahoo.com)>  
**Sent:** Tuesday, February 10, 2026 9:12 AM  
**To:** Eggers, Dave <[deggers@pinellas.gov](mailto:deggers@pinellas.gov)>  
**Cc:** Zoning, Planning <[zoning@pinellas.gov](mailto:zoning@pinellas.gov)>  
**Subject:** Formal Objection to Partial Rezoning Request Parcel Number: 12-28-15-37674-000-0011

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Dear Mr. Eggers and all County Commissioners, it is unclear if my original letter will be presented during the meeting, so I am resending the letter.

I am writing to formally express my objection to the request to partially rezone approximately 0.56 acres of Parcel Number 12-28-15-37674-000-0011 from Residential Agriculture (R-A) to Residential-2 (R-2).

I want to be clear that my concern is not with the construction of a single-family home. My objection is based on land-use planning principles and the long-term implications of approving a partial rezoning of a single parcel, rather than on opposition to residential use itself.

First, rezoning only a portion of a parcel creates a split-zoned condition, which is generally discouraged in sound land-use planning. Partial rezonings introduce long-term uncertainty, complicate enforcement, and establish a precedent for incremental rezoning of the remaining acreage. Zoning decisions should resolve land-use issues comprehensively, not create future ones.

Second, the rezoning request is unnecessary to achieve the stated use. A single-family residence is already permitted under the existing R-A zoning. Because the proposed use can occur without rezoning, this request appears to be driven by future development potential rather than a present land-use need.

Third, the physical characteristics of the parcel raise concerns about its suitability for R-2 zoning. The property is approximately 87 feet wide at its widest point, which significantly limits the buildable area once setbacks, utilities, stormwater management, and access requirements are applied. R-2 zoning presumes parcels that can reasonably comply with dimensional standards without reliance on multiple variances, and this parcel's geometry makes that unlikely.

Related to this, rezoning the parcel to R-2 increases the probability of future variance requests to address width, setbacks, lot coverage, or drainage constraints. Zoning classifications should be applied only where parcels can meet the code as written, without placing future boards in the position of having to grant repeated exceptions.

I am also concerned about the lack of clarity regarding the remaining portion of the parcel. Rezoning only part of the property creates a strong likelihood of future requests to extend R-2 zoning to the remainder, based on the argument that the parcel has already been partially rezoned. Rezoning decisions should be evaluated based on the ultimate development potential of the entire parcel, not a phased or incremental approach.

Additionally, partial rezoning risks leaving a remainder parcel that is substandard or difficult to develop under any zoning classification, creating unnecessary planning challenges and pressure for future rezonings or variances.

While the applicant may state an intention to construct only one single-family home, zoning approvals run with the land and are not enforceable based on voluntary representations. Rezoning must be evaluated based on what is legally permitted, not on assurances tied to a specific owner or proposal. R-2 zoning allows more intensive residential development than a single-family home, including duplexes, higher-density residential use, and additional accessory structures, all of which could be pursued by a future owner.

Finally, the narrow configuration of the parcel raises legitimate infrastructure and stormwater concerns. Limited width reduces flexibility for stormwater retention, utility placement, and emergency access, and these issues should be fully evaluated under the maximum development allowed by R-2 zoning before any rezoning is approved.

For these reasons, I respectfully request that the County deny the partial rezoning request. At a minimum, any rezoning consideration should address the entire parcel comprehensively and avoid creating a split-zoned condition that invites future incremental rezoning and variance requests.

Thank you for your time and consideration.

Victoria Fracassi

## DiNapoli, Francesca

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**From:** O'Donnell, Stacy  
**Sent:** Monday, February 9, 2026 4:22 PM  
**To:** Revie, Derelynn H; BCC Agenda Comments  
**Cc:** bccassistants  
**Subject:** FW: 32. Case No. LDR-25-03

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Derelynn:

Below is correspondence received related to Item #32 on the February 17, 2026, agenda to be added to the record.

Thank you.



**Stacy O'Donnell**  
**Executive Aide to Chairman Dave Eggers**  
**Pinellas County Board of County Commissioners**  
315 Court Street, Clearwater, FL 33756  
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**From:** Anne Prince <aprince13@gmail.com>  
**Sent:** Monday, February 9, 2026 3:53 PM  
**To:** Scott, Brian <brscott@pinellas.gov>; Latvala, Christopher <clatvala@pinellas.gov>; Scherer, Chris <cscherer@pinellas.gov>; Eggers, Dave <deggers@pinellas.gov>; Peters, Kathleen <kpeters@pinellas.gov>; Robinson-Flowers, Rene <rflowers@pinellas.gov>; Nowicki, Vince <vnowicki@pinellas.gov>  
**Subject:** 32. Case No. LDR-25-03

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DEAR BOARD OF COUNTY COMMISSIONERS:

I am writing to formally express my objection to the request to partially rezone approximately 0.56 acres of Parcel Number 12-28-15-37674-000-0011 from Residential Agriculture (R-A) to Residential-2 (R-2).

My understanding that the current zoning R-A allows for a single house to be built therefore rezoning is not necessary. I am concerned that there will be future requests to rezone the remaining property.

The property owner has not met or offered to meet with neighbors.

I respectfully request that this proposal be denied.

Anne Prince  
1531 Saddle Ct