

August 23, 2022

Pinellas County Housing & Community Development
Zoning Section
Development Review Services Department
440 Court Street, 4th Floor
Clearwater, FL 33756

Emailed to Zoning@Pinellascounty.org
cc Rbrianson@Pinellascounty.org

RE: Case No. FLU-22-05- 2231 Blanchard Court, unincorporated Pinellas County
MJH Properties Inc, Applicant, Gulf Coast Consulting, Inc.

PROPOSAL: To change the Current Land Use designation FROM Residential Urban TO Residential
Low Medium (RLM).

I, Marilyn Weeks, interested party and resident of 230 23rd Ave SW, Largo (unincorporated PC), FL
33778 do hereby OPPOSE the requested change in Land Use Designation for the following reasons:

FACTS:

The current RU (residential use) for the approximate 2.37 acres is set at 7.5 units per acre.

The proposed RLM (residential low medium) for the same 2.37 acres is 10 units per acre.

Effectively, the current 12 dwelling units would double; increasing to the proposed 24 units
thereby increasing both habitation and vehicular traffic,

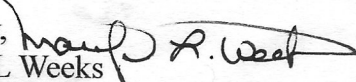
REASONS FOR OPPOSITION:

1. The current hard and critical infrastructure ie; water, sewer, gas, road is more than 55 years old and was never meant for more then the approximate 17 single family homes. Since that time approximately 3 sets of duplexes have been added and then the additional 12 units on Blanchard Court on top of that were added. You can't keep adding to a 55 year old hard infrasctructure without having potential issue of low water pressure, sewer issues, and potential collapse.

2. 23rd Ave SW is not a County Road and is maintained by the residents, not the County. The road was initially a dirt road and the residents paid through property tax assessment to have it paved in Jan/Feb of 1978. With the increased traffic through the last 44 years the road has seen significant degradation from increased use. Adding even more vehicular traffic will substantially add to the degradation leading to additional property assessments at some point.
3. 23rd Ave SW (a dead end street) intersects with Seminole Blvd., a principal arterial road and 1 block North of Ulmerton Rd, a principal arterial road. With the already existing Dunkin (Doughnut), traffic already gets backed up due to that traffic emptying onto 23rd Ave SW and residents are having both ingress and egress backed up. By adding additional vehicular traffic to this already overloaded street is ludicrous.
4. Current single family residences are having issues now (and have been) with vehicles speeding down the street, whether they live here in the complex or think that it is a through street (even though it is posted). The posted speed limit is 25 MPH. They don't slow down for anything or anyone, even when told to do so. There are no speed bumps to slow traffic. Adding more vehicular traffic would only exacerbate the problem.
5. There are no sidewalks, thus all people must use the street to walk on daily. We have kids walking to school or catching the bus, people walking to work, walking their dogs and people walking/running for exercise. Adding more vehicular traffic to this mix is a complete safety hazard.
6. The small 2.37 acres in discussion here is a small pocket located in an area off the end of 23rd Ave SW (a dead end street) and one must drive down the entire street to reach Blanchard Court, thereby creating not only safety and health hazards, but that of potential hard and critical infrastructure issues as mentioned above.

To succinctly put my opposition to this proposal, it is totally inappropriate with the scale and character of the small dead end neighborhood of 23rd Ave. SW, Largo, FL 33778.

I would attend the LPA meeting, however I will be out of state. I, however, would like to be kept apprised of staff's recommendation and future information on this case.

Sincerely, 
Marilyn L Weeks
230 23rd Ave SW
Largo, FL 33778
attachments

I, WE, CURRENT HOMEOWNERS OF HOMES LOCATED ON 23RD AVE SW, LARGO, FL 33778 DO HEREBY OPPOSE THE APPROVAL OF CASE NO. FLU-22-05 FOR THE SAME REASONS AS LISTED IN THE ATTACHED LETTER FROM MARILYN WEEKS:

Tanya Babe
231 23RD Ave SW, Largo, FL
Name and Address

[Signature]
229 23RD Ave SW Largo FL
Name and Address

Linda Ryan
229 23rd Ave SW Largo FL
Name and Address

Patricia + Rudy Bailey
228 23rd Ave SW Largo, FL
Name and Address

[Signature]
Rudy Bailey 228 23rd Ave SW Largo FL
Name and Address

[Signature] CHRIS HELMS
186 23RD AVE SW, LARGO 33778
Name and Address

Caroline + Dennis Gabrielle Helms
186 23rd Ave SW Largo, FL 33778
Name and Address

[Signature] Mrs. Kennel
120 23rd Ave SW Largo FL 33778
Name and Address

[Signature]
121 23rd Ave SW Largo 33778
Name and Address

Maime Bailey 33778
121 23rd AVE SW
Name and Address

Jackie Free
77 23RD Ave SW Largo FL
Name and Address

Aves Free
77 23RD Ave SW Largo FL
Name and Address

[Signature] Mike Flannery
164 23rd Ave SW, Largo FL.
Name and Address

[Signature]
164 23rd Ave SW Largo FL
Name and Address

[Signature]
142 23rd Ave SW Largo FL
Name and Address

[Signature] Yuta Jay
165 23rd Ave SW, Largo FL
Name and Address

[Signature] Steph King
165 23RD AVE S.W
Name and Address LARGO FL

Dale Henegar
241 - 23rd Ave SW #A
Name and Address Largo FL

Hamid Shoraka
235 23RD AVE S.W.
Name and Address
LARGO FL. 33778

Name and Address

I, WE, CURRENT HOMEOWNERS OF HOMES LOCATED ON 23RD AVE SW, LARGO, FL 33778 DO HEREBY OPPOSE THE APPROVAL OF CASE NO. FLU-22-05 FOR THE SAME REASONS AS LISTED IN THE ATTACHED LETTER FROM MARILYN WEEKS:

Melinda Hamsher
355 23rd Ave SW Largo FL
Name and Address

Brian Hamsher
370 23rd Ave SW
Name and Address

Kath M. Buckler
187-23 Ave S.W. Largo
Name and Address FL 33778

DR. Hakala
187 23rd Ave SW Largo FL 33778
Name and Address

Name and Address

Name and Address

Name and Address

Name and Address

Name and Address

Name and Address

Name and Address

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Name and Address



Housing & Community Development

**Re: Case No FLU-22-05
M J H Properties, Inc., Applicant
Robert Pergolizzi, AICP, PTP, Representative
Gulf Coast Consulting, Inc.**

Dear Property Owner:

August 17, 2022

THIS IS AN IMPORTANT NOTICE ABOUT UPCOMING PUBLIC HEARINGS REGARDING THE USE OF LAND. It is being provided to you since you are either the owner or representative of the owner of the subject property, OR you own land in the vicinity of the subject property.

PLEASE REVIEW THIS INFORMATION CAREFULLY! If you have any questions regarding this important matter, please call our office at (727) 464-5047, email or visit us at the address listed below. Written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Boards for their consideration in support of, or in opposition, must be submitted at least one week (7 days) in advance of the advertised hearing and may be directed to the Pinellas County Housing & Community Development Zoning Section located in the Development Review Services Department, 440 Court Street, 4th FL, Clearwater, FL 33756, or email us at zoning@pinellascounty.org.

The property consists of approximately 2.37 acres located at 2231 Blanchard Court in unincorporated Largo.

The purpose of these hearings will be to consider a request for a change of Land Use from Residential Urban to Residential Low Medium.

What this proposal means to you: If approved, this proposal would increase the maximum number of residential units allowed on the subject property.

A public hearing will be held by the Local Planning Agency on **Wednesday, September 7, 2022, at 9:00 A.M.** in the County Commission Assembly Room, 315 Court Street, 5th Floor, Clearwater, FL.

The Board of County Commissioners will then hold a public hearing on **October 25, 2022, at 6:00 P.M.** in the County Commission Assembly Room, 315 Court Street, 5th Floor, Clearwater, FL. You are invited to attend these hearings and to express your views on this matter. Documentation that an applicant, proponent or opponent wishes to be provided to the Board of County Commissioners for their consideration in support of, or in opposition, should be submitted at least one week (7 days) in advance of the advertised hearing. Hard copy written comments must be submitted on 8½ × 11-inch paper.

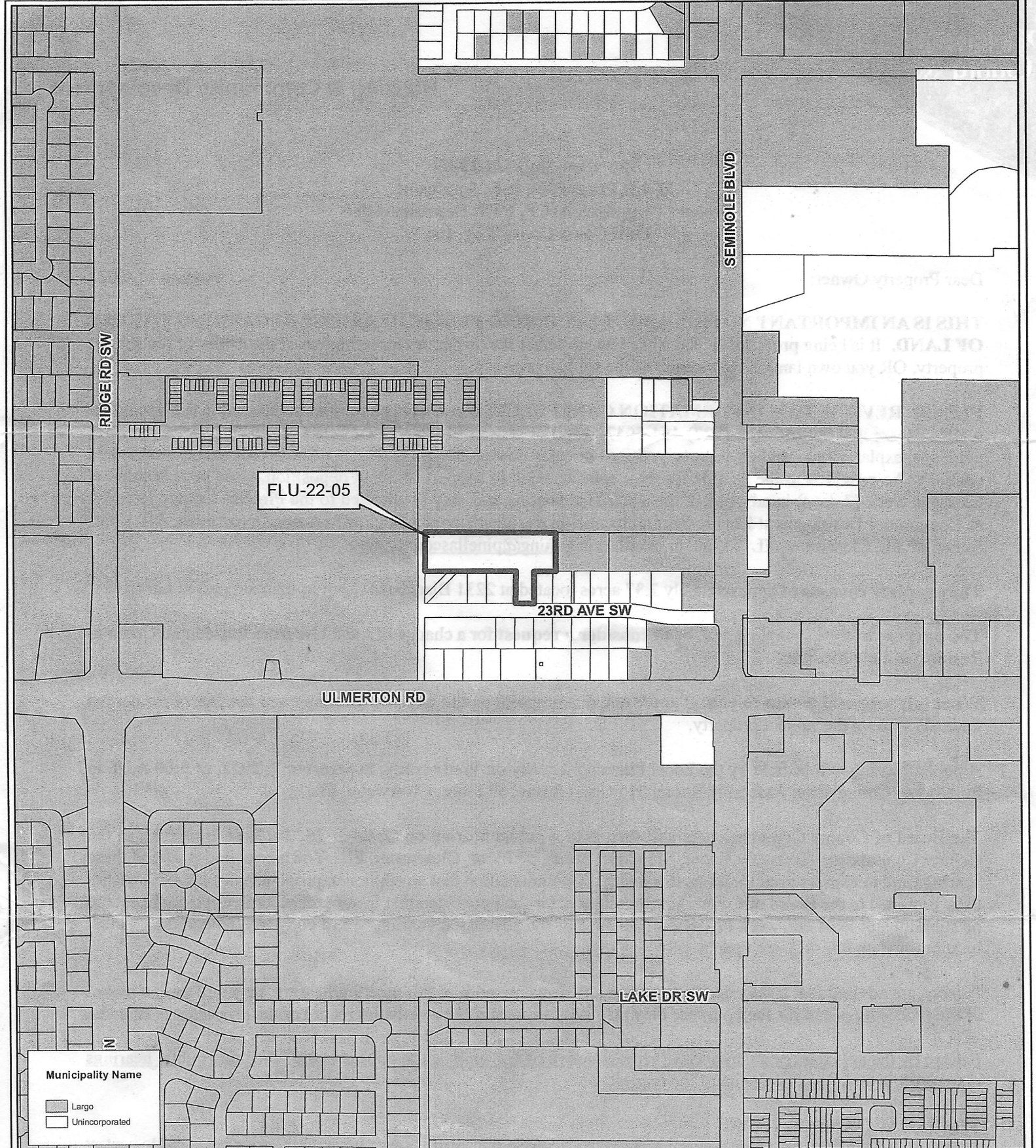
Persons are advised that if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings and for such purpose they may need to ensure that a verbatim record of the proceedings is made.

Failure by the applicant or an authorized representative of the applicant to appear at the scheduled public hearings may result in an automatic denial of the request.

SPECIAL ACCOMMODATIONS

Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing such requests to accommodations@pinellascounty.org at least three (3) business days in advance of the need for reasonable accommodation. You may also call (727) 464-4882.

Sincerely,
ZONING DIVISION
PINELLAS COUNTY HOUSING AND COMMUNITY DEVELOPMENT



FLU-22-05

Municipal Map

Land Use

From: Residential Urban

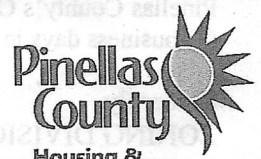
To: Residential Low Medium

03/30/15/00000/340/0310

Prepared by: Housing & Community Development Department



Date: 7/19/2022



Housing & Community Development

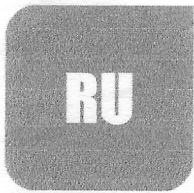
1 inch = 0.1 miles

FUTURE LAND USE

Category Descriptions & Rules

PLAN PLANNING

PINELLAS COUNTY COMPREHENSIVE PLAN FUTURE LAND USE DESCRIPTIONS & RULES.....	CATEGORY	III
RESIDENTIAL RURAL [RR].....		2
RESIDENTIAL ESTATE [RE].....		3
RESIDENTIAL SUBURBAN [RS].....		4
RESIDENTIAL LOW [RL].....		5
* RESIDENTIAL URBAN [RU].....		6
* RESIDENTIAL LOW MEDIUM [RLM].....		7
RESIDENTIAL MEDIUM [RM].....		8
RESIDENTIAL HIGH [RH].....		9
ACTIVITY CENTER - NEIGHBORHOOD [AC-N].....		10
ACTIVITY CENTER - COMMUNITY [AC-C].....		10
ACTIVITY CENTER - MAJOR [AC-M].....		10
MIXED USE CORRIDOR - PRIMARY [MUC-P].....		12
MIXED USE CORRIDOR - SECONDARY [MUC-S].....		12
MIXED USE CORRIDOR - SUPPORTING [MUC-SU].....		12
PLANNED REDEVELOPMENT DISTRICT [PRD].....		14
RESIDENTIAL/OFFICE LIMITED [R/OL].....		15
RESIDENTIAL/OFFICE GENERAL [R/OG].....		16
RESIDENTIAL/OFFICE/RETAIL [R/O/R].....		17
RESORT FACILITIES OVERLAY - PERMANENT [RFO-P].....		18
RESORT FACILITIES OVERLAY - TEMPORARY [RFO-T].....		19
COMMERCIAL NEIGHBORHOOD [CN].....		20
COMMERCIAL RECREATION [CR].....		21
COMMERCIAL GENERAL [CG].....		22
EMPLOYMENT [E].....		23
INDUSTRIAL GENERAL [IG].....		24



Current

Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in an urban low-density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas.

Use Characteristics

Those uses appropriate to and consistent with this category include:

Primary Uses – Residential

Secondary Uses – Residential Equivalent; *Institutional; *Office; *Personal Service/Office Support; *Retail Commercial; Live/Work; *Transportation/Utility; *Ancillary Nonresidential; Recreation/Open Space

Locational Characteristics

This category is generally appropriate to locations between major employment centers and community and regional shopping centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas.

Standards

Shall include the following:

Residential Use – Shall not exceed seven and one-half (7.5) dwelling units per acre.

Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 7.5 dwelling units per acre.

Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.

Non-residential uses permitted within Live/Work units will be limited to retail sales and service, office, and/or educational purposes.

*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.



Proposed

Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a low to moderately intensive residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

Use Characteristics

Those uses appropriate to and consistent with this category include:

Primary Uses – Residential

Secondary Uses – Residential Equivalent; *Institutional; *Office; *Personal Service/Office Support; *Retail Commercial; Live/Work; *Transportation/Utility; *Ancillary Nonresidential; Recreation/Open Space

Locational Characteristics

This category is generally appropriate in areas served by a complete range of urban services with particular emphasis on the availability of transit service and recreation/open space facilities; in areas where use and development characteristics are low medium residential in nature; in areas serving as a transition between low-density and high-density residential areas; and in areas in close proximity to major employment centers, community and regional shopping centers, and arterial and collector highway facilities.

Standards

Shall include the following:

Residential Use – Shall not exceed ten (10) dwelling units per acre.

Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 dwelling units per acre.

Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75.

Non-residential uses permitted within Live/Work units will be limited to retail sales and service, office, and/or educational purposes.

*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

FUNCTIONAL CLASSIFICATION PINELLAS COUNTY

