

Neighborhood Opposition

ZON-25-06

Received on 08/27/2025

From: Laura Dangelo <lkdschr@gmail.com>

Sent: Wednesday, August 27, 2025 2:21 PM

To: Brinson, Ryan <rbrinson@pinellas.gov>; Cord, Molly <mcord@pinellas.gov>; Reazin, J <jreazin@pinellas.gov>

Subject: Fwd: Notes regarding 620 Country Road 1, Palm Harbor 34683

Re: Property at 620 Country Road 1, Palm Harbor, 34683

Hello Ryan,

Thank you again for your time and information yesterday regarding the property at 620 County Road 1, Palm Harbor 34683.

Attached are two (2) items that we discussed, specifically regarding that property:

1. Picture of the brochure that Anthony Farid showed me
2. Petition requesting clean-up

On August 11, 2025, a man came to my house stating that he represented the developers for the field behind my house. The field's address is 620 Country Road 1, Palm Harbor 34683.

Anecdotal notes from that discussion:

He said he was going door-to-door informing people that there was a previous attempt to develop that land and that the neighbors had misinformed the county about those plans. He said he wanted to correct that misinformation, but did not say what it was. He said he was informing us (neighborhood) that there are new plans to develop the land or that it would otherwise be sold to a farmer who will build a huge farm.

I asked for identification and he said that he was a volunteer for the developers and that he had nothing to indicate he represented them. He showed a brochure and said the plans are to build ten (10) multi-storied houses; and, that without the neighbors' support, the land-owners plan to sell it to an interested farmer who will fill it with farm animals. I asked to photograph the brochure and he approved.

I asked questions about his name and role, and for information about the developers and land-owners. He replied that he was a volunteer for the developers, ACI Construction, and that the land is owned by an LLC. He said he was volunteering for ACI Construction but was not employed by

them. He said his name was Anthony Farid, but that he did not know the name of the LLC or who owns the LLC.

He continued pushing that the farmer will bring-in many, many animals, hundreds of chickens and goats, and it will have very loud noise and terrible odors, and would ruin our neighborhood. He also said that the land is a currently a big dump with lots of crime, tons of drug use, and multitudes of drug needles. I asked if the land owners intended to have it cleaned-up. He repeated that he did not know who owns the land. He wanted to take me to the land and show me its terrible condition and the need for it to be developed.

There were other incidental comments throughout the discussion, and I subsequently asked him to leave.

The conversation compelled me to contact the Pinellas County zoning office.

Respectfully,

Laura K Dangelo



New DEVELOPMENT

Protecting What Matters – Our Families, Our Homes, Our Future.

This small, well-planned community will directly benefit nearby homeowners and the neighborhood at large.

New construction typically increases surrounding property values by 5–15%, especially when homes are built to modern safety and energy standards. Our plan includes 8–10 thoughtfully spaced homes – not high-density apartments – designed to attract families who care about quality, safety, and long-term investment. This development will improve drainage, road access, and overall curb appeal, helping raise the standard of the entire area.



A safer, newer neighborhood invites pride, prevents neglect, and strengthens the local economy – while keeping Palm Harbor's charm and character intact.

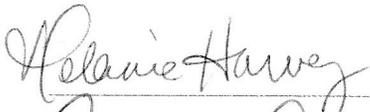
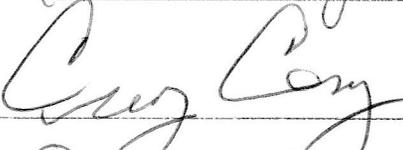
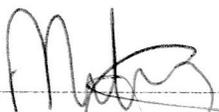


Key Benefits:

- Boost In Property Value
- Low Density Layout
- Improved Safety & Infrastructure
- Neighborhood-Focused Development
- Eliminates Vacant Land Risks
- Enhanced Property Privacy

Request for clean-up of property at
 620 County Road 1
 Palm Harbor, FL 34583
 Unincorporated Pinellas County

The neighbors below request the assistance of the appropriate Pinellas County authorities to mandate the clean-up of the property at 620 County Road 1, Palm Harbor, 34683. The neighbors are concerned for their safety, health, and welfare, and that of their individual residences and the adjacent neighborhoods.

Date	Signature	Name Printed
8/26/2025		LAURA K. DANGELO
8/26/25		Melanie Harvey
8/26/25		Craig Conroy
8/26/25		Victoria L. Collier
8/26/25		Michael Papamichael
8/26/25		Melissa Bradford
8/26/25		SHERRI SKINNER
8-26-25		GREGORY OLSZEWSKI
8/26/25		BARBARA FELDSTEIN
8/26/25		Victoria Fracassi

Neighborhood Opposition

ZON-25-06

Received on 01/06/2026

From: [Laura Dangelo](#)
To: [Zoning, Planning](#); [Laura Dangelo](#)
Subject: Case No. ZON-25-06
Date: Tuesday, January 6, 2026 10:57:16 PM

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Dear Pinellas County Representatives, LPA, and BOCC,

Please accept this correspondence as my opposition to the request for a zoning change of the parcel at 620 CR-1, Palm Harbor FL 34683, as described in case # ZON-25-06.

I own and reside at 1426 Saddle Court (for 27 years), a property directly adjacent to the 620 CR-1 parcel.

Please hear the community concerns and take into consideration how the decision will impact the residents of the surrounding neighborhoods and community.

- The entire 2.56 acre parcel currently is zoned R-A. The current request is to rezone .56 acreage to R-2 on the east end of the total 2.56 parcel.
 - In the DRC meeting, the owner's agent stated a plan to put one (1) residential home on the .56 acreage. Why is this R-2 rezoning request being made since the existing R-A zoning allows for one residential home? The owner's agent was overheard outside of the room telling others, this will be a multi-unit "Key West" style apartments build out. **The concern is that the owner will start with this .56 rezoned R-2 home and then continue to add more buildings as "part of" or "accessory to" the .56 parcel.**
 - Please Note: This property had a rezoning application in 2020 for its entirety and a change to R-5 and the application was withdrawn in 2021 after it failed to garner LPA approval. At that time, it was made clear that the property could only be changed to R-2 with possibly a house at each end and driveways only. There were strong concerns about adding a road, complying with all of the requirements, providing appropriate access for emergencies services, and neighborhood health and safety. Nothing has changed since that time.
- The Saddle Court, Stonehenge, Country Meadows, Wexford Leas and other surrounding neighborhoods have no green space allocated. Could this parcel be allocated to green space? Or, could the owners of the Saddle Ct and Stonehenge homes be given the option to purchase extended plots?
- No development plan is available to us at this time. Currently, the neighborhoods experience excessive, speeding thru traffic. Will this new build add more? For example:
 - If only the east end is rezoned to R-2, will it retain the existing 620 CR-1 address with a long driveway, or will it be accessed via Saddle Court?
 - If accessed via Saddle Court, will it be a driveway?
 - Or will it create a new street and a new intersection, and a new address for the R-2 house?
 - If it is a new street, will it be a Dead-end, Turn-around, or Cul-de-sac?
 - Will there be sidewalks, curbs, and drainage?
 - Will it connect to the remaining R-A portion and loop through to CR-1?
 - Will the remaining R-A portion remain 620 CR-1, resulting in two (2) separate addresses?

- If a new road extends to CR-1, is it right-in, right-out, etc.?
- Or will access to R-2 be either a long driveway to CR-1 or only access via Saddle Court?

Creating a loop or adding a new intersection will greatly impact the established, adjacent neighborhoods. It also prompts many more questions, most importantly:

- Will Emergency Services/Fire Departments have access to the R-A portion (as they do today) for the safety of abutting properties?
- To date, no disclosure is made of the actual owners of the Mabani LLC, the petitioners for this zoning change. By Pinellas Code of Ordinances (Sect 138-55) a “full disclosure of ownership” is required, meaning we are entitled to know who exactly owns/operates the LLC, and any interested party, to ensure future accountability, responsibility.

I sincerely request that you do not support this application until more information is available and time is allotted to consider many other impacts in addition to those stated above:

- The proximity of Coastal Storm Area
- On the Scenic/Non-commercial Corridor
- No Open Space or Recreational areas in these neighborhoods, community
- Storm water drainage
- Protecting wildlife
- Emergency Access
- Other options for the owners to profit from the property

Lastly, the neighbors are concerned greatly about the above raised issues but also because of past and present unethical/bullying practices from the owner and agents representing the owner:

- Many of us were harassed by a person (now known to be the son of the property owners) going door-to-door saying either the owners are putting a farm with multiple animals, compost/manure processing plant, etc., on the entire lot, or if we don't want that to happen, we need to support the development of a group of multi-story homes. He was seeking support for developing multiple homes and showed a brochure for as many as ten (10) houses. Note: We reported this door-to-door bullying to the Development Review Committee (DRC) in September; we were told if it occurs again to call the Sheriff's department immediately, as it is harassment.
- During the previous application period, the neighbors directly facing the parcel were menaced at night by a large monster truck revving and driving at our fences. 911 calls verify this and the distress caused.
- Application Issues:
 - The application for the rezoning is from Mabani LLC, with an annual report signed by a person who was deceased at the time of signature. The application is fraudulent.
 - In the application, the LLC checked “No” in the box asking about owning contiguous property. However, the daughter of the (deceased) owner owns the 1498 Saddle Ct. home that is contiguous to the property, which directly abuts the east-end easement where access may be developed. How does that impact the development, since it is asked in the application?

It does not seem reasonable or acceptable that the current application could go forward until questions and concerns are addressed.

Respectfully,
 Laura Dangelo

Neighborhood Opposition

ZON-25-06

Received on 01/07/2026

From: [Jen Acosta](#)
To: [Zoning, Planning](#)
Cc: [Michael Acosta](#)
Subject: Pinellas County Bldgs and Dev Review Services Dept
Date: Wednesday, January 7, 2026 7:26:07 AM

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Dear Members of the Zoning Board / Planning Commission,

I am writing to formally express my opposition to the proposed zoning change and/or development planned for the property located behind my home at 1493 Stonehenge Way.

I have serious concerns regarding how this proposed zoning will negatively impact my property, neighborhood, and quality of life. Specifically, my concerns include, but are not limited to:

- Loss of privacy due to increased density and/or building height (particularly for townhomes builds)
- Increased noise and traffic, creating safety and congestion issues
- Environmental concerns, including drainage, flooding, tree removal, or wildlife disruption
- Decreased property values resulting from incompatible land use
- Strain on local infrastructure, including roads, utilities, and emergency services

The current zoning has long provided a reasonable buffer between residential properties and higher-density or commercial uses. Altering this zoning sets a precedent that could permanently change the character of our neighborhood and adversely affect existing homeowners who purchased their properties with the expectation that current zoning protections would remain in place.

I respectfully request that the zoning board carefully consider the impact on surrounding residents and deny or reconsider this zoning change. At a minimum, I ask that meaningful mitigation measures be required to protect nearby homeowners, including setbacks, height restrictions, buffering, and traffic impact controls.

Thank you for your time and consideration. I appreciate the opportunity to voice my concerns and request that this letter be entered into the public record. I would also like to be notified of any hearings or decisions related to this matter.

Sincerely,

Jen Acosta

727 254-7719

Sent from my iPhone

From: [Vicki Fracassi](#)
To: [Zoning, Planning](#)
Subject: Formal Objection to Partial Rezoning Request Parcel Number: 12-28-15-37674-000-0011
Date: Wednesday, January 7, 2026 10:44:52 AM

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Dear Members of the Building and Development and Review Services, Planning Commission, and County Staff,

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

From: [Kellie Clark](#)
To: [Zoning, Planning](#)
Subject: 620 CR1
Date: Wednesday, January 7, 2026 11:13:46 AM

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To whom it may concern:

I am writing with concern to new development in this neighborhood. The lot is only 87' wide, and does not accommodate emergency vehicles to apartments that the owner wants to build. Please advise if the lot meets fire code.

Thank you.

From: [Melanie Harvey](#)
To: [Zoning, Planning](#)
Subject: 620 CR 1 Zoning Request
Date: Wednesday, January 7, 2026 12:11:10 PM

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Attn: Pinellas County Building and Development Review Services Department

I own a property at 1414 Saddle Ct, Palm Harbor, FL 34683. I oppose the zoning change request for 620 CR 1, Palm Harbor, FL 34683

My opposition is based on the following:

1. The request is to move from R-A to R-2 zoning to build one residential property. If the intention is to build only one property, no zoning change is required.
2. This owner and agents behave unethically historically and currently during this round of business. The owner's agent was heard outside the conference room telling colleagues this will be a build out of "key west" style apartments. When he went in to see the county representatives, he asked for a single home.
3. The owner's son misrepresented himself door to door in the neighborhoods and threatened and harassed neighbors telling them they needed to sign his paper or a compost farm would be built behind us.
4. I need disclosure as to who actually owns the Manbani LLC making this application. We are entitled to this information by Ordinance.
5. None of the neighborhoods including ours and those surrounding ours have any allocated green space.
6. The application filed is fraudulent, signed by a deceased person.
7. This build (which we are afraid will lead to more build) will impact greatly our neighborhoods.

Please help us, your community, to come to a peaceful, reasonable resolution to this ongoing issue with this owner.

Sincerely,

Melanie Harvey

From: [Sherri Skinner](#)
To: [Zoning, Planning](#)
Subject: Case No. ZON-25-06
Date: Wednesday, January 7, 2026 2:52:44 PM

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Just a couple of concerns to bring to the table for the Jan 14th 2026 ZON-25-06 (Mabani, LLC) LPA meeting:

1. What is your plan because RA can have one house on it now. So, what are you planning? Build your 1 house why change the zoning?
2. What impact will this have on me from storm drainage impacts, and traffic effects?

Also, at this time I am requesting access to virtually attend this meeting.

Sincerely

Sherri Skinner
1438 Saddle Ct
Palm Harbor FL 34683

From: [Anne](#)
To: [Zoning, Planning](#)
Subject: Proposed Zoning Change application for 620 CR-1
Date: Wednesday, January 7, 2026 3:56:44 PM

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Dear Members of the Building and Development and Review Services, Planning Commission, and County Staff,

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 allows for a single house to be built and therefore this request is not necessary.

I respectfully request that this proposal be denied.

Anne Prince
1531 Saddle Ct

From: [Jennifer Miller](#)
To: [Zoning, Planning](#)
Subject: 620 CR1
Date: Wednesday, January 7, 2026 5:33:15 PM

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Dear Members of the Building and Development and Review Services, Planning Commission, and County Staff,

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).

We stand with our neighbors and agree with the concerns about plans for this rezoning project.

Thank you for your time in this matter.

The Miller Family
Saddle Ct.
Palm Harbor

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Neighborhood Opposition

ZON-25-06

Received on 01/11/2026

From: ROBERT WEBER <rweber1002@yahoo.com>
Sent: Sunday, January 11, 2026 1:31 PM
To: Eggers, Dave <deggers@pinellas.gov>
Subject: Community opposes rezoning at 620 CR1, Palm Harbor.

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Hello Dave,

The communities of Country Meadows Wexford Leas and Saddle Court (CR1 between Tampa Rd and Curlew Rd) would like to bring a concern to you regarding the proposed rezoning that will take place on January 14th LPA meeting.

Your constituencies of the communities have meet and are significantly opposed to the rezoning change.

The property at 620 CR 1, Palm Harbor has an application for rezoning in process. The land is currently zoned R-A. The current request is to rezone .56 acreage to R-2 on the east end of the total 2.56 parcel.

Concerns from the community:

*In the past the property owners requested a rezoning to R-3 to build 3 story residences (garage and then two living levels/Key West Style) however, this was opposed by the community and was not approved. The community feels that the land owners' ultimate intensions are not to build just a single-family residence however, find a loop hole or use a variance to build out additional residences (multiple ADU's; etc..). This will ultimately have a negative impact the community property owners.

*Why is this rezoning request being made since the existing R-A zoning allows for one residential home. The concern is that the owner will start with this .56 rezoned R-2 home and then continue to add more buildings as "part of" or "accessory to" the .56 parcel.

*Character of the land owners:

Application Issues:

o The application for the rezoning is from Mabani LLC, with an annual report signed by a person who was deceased at the time of signature. We've tried to bring this to the county and state to be addressed but received no support. The application is fraudulent.

o Additionally, by Pinellas Code of Ordinances a "full disclosure of ownership" is required, meaning we are entitled to know who exactly represents the LLC to ensure future accountability. To date, no disclosure is made of the actual owners or interested parties.

o In the application, the LLC checked "No" in the box asking about owning contiguous property. However, the daughter of the (deceased) owner owns the 1498 Saddle Ct. home that is contiguous to the property, which directly abuts the east-end easement where access may be developed.

Your utmost attention is appreciated with this matter.

Again, thank you from your community and constituencies.

Best Regard,

Robert Weber

Country Meadows Wexford Leas-Board Member.

Neighborhood Opposition

ZON-25-06

Received on 01/13/2026

From: [Rachel Merz](#)
To: [Zoning, Planning](#)
Subject: Case ZON-25-06 Disapproval
Date: Tuesday, January 13, 2026 2:05:18 PM

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To Whom It May Concern,

We, the owners of 1321 Stonehenge Way, would like to formally express our opposition to the proposed zoning change associated with case number ZON-25-06.

The property in question is currently zoned R-A, which according to the Pinellas County Zoning district summary document permits the construction of a single-family detached home on R-A zoned land—an entitlement that is also allowed under the R-2 zoning designation. Given that the land is already zoned to accommodate the development being requested, we fail to understand the need for a zoning change.

Additionally, it has been identified by members of the neighborhood that there are several issues with the application, including discrepancies with contingent properties, signature errors, and a lack of proper disclosure. We request that Pinellas County look into these discrepancies before moving forward with a decision involving this zoning change.

As the property closest to CR-1, we are particularly concerned about the potential implications of the zoning change. If a single-family home is constructed, will a long driveway be added to provide access to CR-1? If so, this could have a negative impact on the health and safety of our family. We have 3 children, 6, 4 and 1, that frequently play in our backyard, and the addition of a roadway behind our home would result in traffic congestion, leading to increased exposure to exhaust fumes. It would also be a safety concern as more cars and people will be driving and walking behind our house. This poses a potential health hazard and safety concern and we seek clarification regarding the specific plans for the property before the zoning change be approved.

Furthermore, we have received reports from neighbors regarding alleged bullying by individuals associated with the property owners. While we have not personally witnessed these incidents, we are concerned about the honesty of the company and concerned about a report of an overheard conversation by a neighbor suggesting plans to develop multi-unit apartments in the future. While we cannot confirm these reports, the uncertainty surrounding the property's future development raises questions about the transparency and honesty of Mabani, LLC's intentions for this property.

In light of these concerns, we believe that the application for rezoning should not be approved until further information is provided, our concerns are adequately addressed, and a greater degree of transparency is demonstrated by the applicants regarding their long-term plans for the property.

Thank you for your attention to this matter. We look forward to a more comprehensive understanding of the proposed development and its potential impacts.

Sincerely,
Michael and Rachel Poole
Owners, 1321 Stonehenge Way

From: [Carol Tennant](#)
To: [Zoning, Planning](#)
Subject: Disapproval of case No. ZON-25-06
Date: Tuesday, January 13, 2026 3:57:08 PM

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January 13, 2026

To Members of the Building & Development Review Services Committee regarding case no. ZON-25-60

We, the owners of 1333 Stonehenge Way, would like to formally express our opposition to the proposed zoning change associated with case number ZON-25-06, which .5 acres of the 2.56 acre parcel located at 620 County Road 1 in Palm Harbor. This 2.56 acre parcel runs directly behind our residence.

This parcel is currently zoned R-A, which according to the Pinellas County Zoning District Summary document permits the construction of a single-family detached home on R-A zoned land. There is no need to rezone given that the current zoning of R-A already allows the development of a single-family residence. The designation of R-2 permits a much denser development of more units and smaller lots which would result in more traffic, more noise in a currently pleasant, quiet residential neighborhood. As a recent homebuyer in this neighborhood, our choice was largely based on the quiet, neighborhood feel of the area.

Higher density development would lead to increased traffic on already busy roads and public safety concerns especially for neighborhood children and older adults. The current infrastructure does not support additional density and ability to maintain a comfortable, safe living area for current residents. This additional development would have a severe negative impact on property values in this area. The parcel in question can not support denser development and retain the comfortable neighborhood feel without overcrowding homes.

Based on the aforementioned points, we firmly disapprove of the proposed zoning change for the .5 acre portion of the 2.56 acre parcel located at 620 County Road 1 in Palm Harbor.. The lack of clear justification for rezoning and concerns about health, safety, and infrastructure all contribute to our strong opposition. We respectfully urge the county to deny the application.

Thank you for reviewing and considering our concerns.

Sincerely,

Roy Neil Tennant

Carol A. Tennant

1333 Stonehenge Way
Palm Harbor, FL. 24683

[Sent from Yahoo Mail for iPad](#)