

Z-31-11-15

**From:** David Parsons [dparsons@tampabay.rr.com]  
**Sent:** Wednesday, October 28, 2015 4:33 PM  
**To:** Zoning  
**Subject:** [BULK] SUMMERDALE DRIVE RE-ZONING  
**Attachments:** Scan0009.pdf

**Importance:** Low

Dear Sir or Madam,

I have lived in Hammock Pine condominiums since March 1992. During the last year, all four villages of Hammock Pine have had to pay special assessments for shoring up and repairing the storm sewer system on our property which also gets run off from Summerdale Drive properties. There are 280 units in Hammock Pine, and none of us should have to pay a dime for continued repairs to the system when properties on Summerdale also use this system and don't have to pay a cent for any repairs or maintenance. This is unfair and an atrocity. This should have never been allowed.

Our main association for all of Hammock Pine is called HPPO, and Resource Property Management handles all our general management, etc. Each village has its own HOA and management company, but we are all part of HPPO. In a recent meeting of HPPO, open to all residents of Hammock Pine, the discussion of the drainage situation was addressed. Engineers said we would continue to have to pay for repairs to the overall system in spite of all the properties who use it and pay nothing. We all agree that allowing anymore development on Summerdale Drive without addressing this drainage situation is essential. We do not want to bear the brunt of paying even more assessments because of unbridled developments on Summerdale Drive. There isn't a person in here who hasn't had it with special assessments for repairs. I live in a small unit, and pay the lowest assessments. I paid over \$660 last year for repairs, and now more repairs are needed and I have to fork over another \$225. This trend will continue and only get worse if more development is permitted on Summerdale without those parties being made to help pay for maintenance of the drainage system.

I strongly oppose any further rezoning until this issue is resolved. You will be hearing from more of us in Hammock Pine if you haven't already. We should not have to bear these expenses.

Enclosed attachment is notice of meeting for our part of the assessment, which was approved, and is due on December 1.

Please take this matter into serious consideration.

Sincerely,

David F. Parsons  
1511 Hammock Pine Blvd  
Clearwater, FL 33761



CITADEL PROPERTY  
MANAGEMENT GROUP, INC.

**HAMMOCK PINE VILLAGE III ASSOCIATION, INC.**

**NOTICE OF SPECIAL ASSESSMENT MEETING**

NOTICE IS HEREBY GIVEN that a Board of Directors Meeting will be held on Tuesday October 6, 2015 at 6:30 p.m. This special assessment is being levied by Hammock Pines Property Owners Association (HPPO) against all villages within Hammock Pines. The meeting will be held at the Hammock Pine Pool, Clearwater, FL 33761.

The agenda is as follows:

1. Roll Call
2. Proof of Notice of Meeting or Waiver of Notice
3. Approval of special assessment
4. Adjournment

The purpose of the meeting will be specifically for the formal recording of the vote for the approval of a special assessment totaling \$31,250.00 levied to Hammock Pine Village III for repairs to infrastructure pertaining to the sewer system of the Hammock Pine Villages.

A notice will be sent to all owners after the special assessment has been approved and will include instructions for submitting payments.

The breakdown of the individual amounts to be approved per unit is noted below in this notice.

Total amount for the assessment is as follows:

Unit A - \$382.81	Unit C - \$262.19
Unit B - \$358.44	Unit D - \$225.31

Should you have any questions, please contact Citadel Property Management Group, Inc.

Board of Director Hammock Pine Village III  
Citadel Property Management Group, Inc.

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**From:** Zoning  
**Subject:** FW: SUMMERDALE DRIVE RE-ZONING

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**From:** Norma Fox [<mailto:nfox@fscadvisor.com>]  
**Sent:** Monday, November 09, 2015 1:19 PM  
**To:** Zoning  
**Subject:** SUMMERDALE DRIVE RE-ZONING

To All Commissioners:

RE: Case # Z-31-11-15

I am a property owner in Hammock Pine Condominiums since 1996. There are four (4) Villages in the complex, totaling two hundred eighty (280) units.

We have been assessed twice to shore up and repair to the storm sewer system on our property, which also is subject to run off from Summerdale Drive properties. Those property owners did not and have not been required to pay toward any repairs or maintenance, which demonstrates favoritism, and results in an atrocity.

Any further development of Summerdale Drive MUST be ceased, the overpopulation, destruction of wildlife habitat and loss of GREEN LAND has to be the primary concern.

I strongly oppose any further re-zoning, the area is OVERDEVELOPED AND UNDER SERVICED.

**Norma A. Fox**  
Assistant  
Cathy A. Wagner, CFP  
Phone 727-789-3691  
Fax 727-786-5162

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11/02/2015

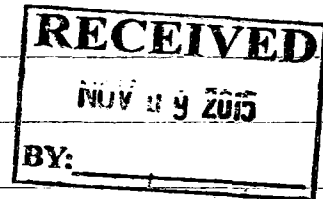
Pinellas County Planning Dept.

Zoning Division

Development Review Services Dept.

440 Court St., 4<sup>th</sup> Fl.

Clearwater, FL 33756



Re: Case No. Z-31-11-15

To: Zoning Division Board

My husband and I do not approve of a zoning request/change!

We live at 2402 Hammock Pine Blvd., Clearwater, FL 33761. We feel that this zoning change will only cause additional <sup>traffic</sup> problems and sewer expenses for our Hammock Pine Condo residence. Additional traffic will impact on our gated community and our sewer system that is at capacity volume presently! Also, <sup>illegally</sup> using our gate to get to 19 has been a problem, breaking the gate, traffic and additional expenses.

The county has failed to help us!  
The county should mandate septic systems, independent of the sewer lines and not impact on our Hammock Pine Community!

We bought at Hammock Pines because  
of the surrounding estate and tree views,

Please DO NOT approve a zoning change!

Thank you.

Sincerely,

Theresa A. Jacob  
Herman E. Jacob, Jr.

