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2019 OCT 28 PM 1:03

BOARD OF COUNTY
COMMISSIONERS
PINELLAS COUNTY FLORIDA

From: Loy, Norman
Sent: Friday, October 25, 2019 3:18 PM
To: Bachteler, James J
Subject: FW: LU/DMP-18-10-19

Hi Jim:

Please add to the count for the appropriate agenda item in the future.

Norm

Norman D. Loy

Manager, Board Records Department
Office of Ken Burke, Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
315 Court St., 5th Floor, Clearwater, FL 33756
(727) 464-3463 | Fax (727) 464-4716
nloy@pinellascounty.org | www.mypinellasclerk.org

From: Creech, Whitney
Sent: Friday, October 25, 2019 3:04 PM
To: Bailey, Glenn <gbailey@co.pinellas.fl.us>; Loy, Norman <nloy@co.pinellas.fl.us>
Subject: FW: LU/DMP-18-10-19

Below is a message received on the subject Land Use case. I believe this case is set to be heard by BCC at November 12 meeting.

Thank you.

Whitney Creech
Comm. Gerard's Office – District 2
727.464.3360
wcreech@pinellascounty.org

Due to Florida's broad public records laws most written communications with government employees are considered public records. Therefore, this e-mail communication and any attachments may be subject to public disclosure.

From: Jane Kenyon <rojak1@earthlink.net>
Sent: Friday, October 25, 2019 2:56 PM
To: Seel, Karen <kseel@co.pinellas.fl.us>; Gerard, Pat <pgerard@co.pinellas.fl.us>
Subject: Fw: LU/DMP-18-10-19

We are owners of a homestead on Eagles Nest Dr. in the Alderman Rural Residential Community Overlay for 37 years. We were part of the Alderman community that helped to bring this overlay about because of the property

at Alderman and Belcher. The change in zoning for that property was agreed to at that time and we believed that it was fair and would be upheld by

the Pinellas County Commissioners. Therefore we strongly oppose the zoning change being requested in LU/DMP-18-10-19.

Jane and Roger Kenyon

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From: Swinton, Tammy M
Sent: Monday, October 28, 2019 1:00 PM
To: Bachteler, James J
Cc: Smitke, Arlene L; Young, Bernie C
Subject: FW: LU/DMP-18-10-19 SW corner Belcher and Alderman Roads (Taylor Morrison of Florida)
Attachments: Pinellas LPA 06232006.PDF

2019 OCT 28 PM 1:02

BOARD OF COUNTY
COMMISSIONERS
PINELLAS COUNTY, FLORIDA

James,

Attached is correspondence to add to Nov 12th BCC Item #19-1900A (Taylor Morrison of Florida, Inc.)

From: Zoning <zoning@co.pinellas.fl.us>
Sent: Monday, October 28, 2019 8:14 AM
To: Bailey, Glenn <gbailey@co.pinellas.fl.us>; Swinton, Tammy M <tswinton@co.pinellas.fl.us>
Subject: FW: LU/DMP-18-10-19 SW corner Belcher and Alderman Roads (Taylor Morrison of Florida)

From: rfernan5@tampabay.rr.com <rfernan5@tampabay.rr.com>
Sent: Saturday, October 26, 2019 3:47 PM
To: pgerared@pinellascounty.org; Justice, Charlie <cjustice@co.pinellas.fl.us>; ksell@pinellascounty.org; Peters, Kathleen <kpeters@co.pinellas.fl.us>; Long, Janet C <JanetCLong@co.pinellas.fl.us>; Eggers, Dave <deggers@co.pinellas.fl.us>; Welch, Kenneth <kwelch@co.pinellas.fl.us>
Cc: Darden.Rice@stpete.org; Ckennedy@irb.com; David.Albritton@myclearwater.com; Brandi.Gabbard@stpete.org; sbradbury@pinellaspark.com; ssofer@Bellairbluffs-fl.com; Bujalski, Julie <bjujalski@dunedinfl.net>; ttarapani@ctsfl.us; msmith@largo.com; Zoning <zoning@co.pinellas.fl.us>
Subject: LU/DMP-18-10-19 SW corner Belcher and Alderman Roads (Taylor Morrison of Florida)

Commissioners and members of the Pinellas Planning Council;

We are opposed to the application cited above that would allow 30 single family homes to be built on the parcel where 24 single family homes are currently allowed.

On October 10, 2019, the County Local Planning Agency (LPA) recommended denial of the application to build 30 homes on the above parcel that currently allows 24 homes. After hearing details of the applicant's plan and receiving public comment, the LPA Chair asked for a motion to approve and none was offered. After a dramatic pause, a motion to deny the application was made, quickly seconded, and passed by a vote of 5-1. The LPA board member who made the motion to deny noted that the increase to 30 homes is not appropriate for that parcel. We strongly concur with that assessment and believe the Board of County Commissioners should follow the LPA recommendation to deny this land use change application.

The history of this vacant 9.45 acre parcel offers justification for our opposition to the land use change and supports the LPA recommendation to deny.

In 2006, when the property was re-zoned from .5 units per acre (1 house per 2 acres) to the current 2.5 units per acre allowing 24 houses to be built, the County Development Review Services office prepared a report dated June 23, 2006,

regarding expected Infrastructure Impact for 24 homes. The following bullet points are listed in the County's June 23, 2006, report which is attached.

- Increase potable water impacts by approx. 5,134 gallons per day (gpd)
- Increase wastewater impacts by approx. 3,619 gpd
- Increase in solid waste disposal impacts by approx. 32 tons per year
- Increase traffic by 198 trips per day

With the current application, the number of homes to be built on the parcel would be increased by 25% (24 to 30 homes.) The above impacts for the allowed 24 homes would likely be increased by the same 25% measure.

Under Additional Conditions section of the County's June 23, 2006, report the following was noted:

- "Numerous mature trees are located on the subject property which should be preserved to the maximum extent possible through the site review process."

Given the applicant's plan and visual representation offered at the LPA hearing, building 30 homes on 50 foot wide lots with 5 ft. side setbacks and 10 ft. between homes will mean that the parcel will be cleared. Those numerous mature trees; and the habitat they provide wildlife, will be lost. This plan clearly does not preserve those trees to the maximum extent possible.

Under the Future Land Use Element of the June 23, 2006, report the following was noted as Finding 2:

- "The Residential Suburban land use designation will be compatible with the low residential densities in the area"

The current land use of the parcel is now Residential Suburban (2.5 units per acre) with Transportation/Utility Overlay for the overhead power lines which complies with the June 23, 2006, report.

It is pertinent to note that the June 23, 2006, report references an earlier attempt to re-zone the parcel to RPD-5 which was denied by the BCC acting as the Countywide Planning Authority.

- "The Board denied the proposed amendment based on the incompatibility of the proposed density with the surrounding residential land uses."

The applicant is now requesting a land use change to Residential Low RPD-5 from Residential Suburban land use that would allow the 25% increase in the number of homes to be built on the parcel. This is contrary to Finding 2 noted above and the Board's earlier denial based on a determination that RPD-5 is incompatible with the surrounding residential land uses.

Immediately to the south of the 9.45 acre parcel are single family homes in the West Lake Village subdivision with abutting lots ranging in width from 80 ft. to 129 ft. MOL

Immediately to the west are single family homes in the Alderman Rural Residential Overlay with abutting lots ranging in width from 200 ft. to 280 ft. MOL, zoned .5 units per acre

To the north across Alderman Road are single family homes in the Alderman Rural Residential Overlay zoned .5 units per acre. 1 home per 2 acres minimum

To the east across Belcher Road are single family homes in the Orange Point/Beacon Groves subdivision with 75 ft. wide lots

The proposal to build 30 single family homes on 50 ft. lots is clearly incompatible with the surrounding residential land uses. Although the property is 9.45 acres in size, a significant portion of the acreage constitutes the Duke Energy powerline right of way significantly reducing the buildable portion of the parcel and increasing the actual/realized density of the project.

There is no compelling reason to allow the requested change in land use for this parcel; the October 10, 2019, LPA recommendation to deny should be followed; and the application should be denied.

Thank you,
Russell and Rebecca Fernandes
3277 Rolling Woods Drive
Palm Harbor, FL 34683

727-786-7626 home
727-254-1845 cell

**BOARD OF COUNTY
COMMISSIONERS**

Kenneth T. Welch - Chairman
Ronnie E. Duncan - Vice Chairman
Calvin D. Harris
Susan Latvala
John Morrison
Karen Williams Seel
Robert B. Stewart



June 23, 2006

Dear interested party:

Re: Notice of filing Examiner's/Local Planning Agency report on application for a Z/LU-2-5-06 change.

You are hereby notified that a public hearing on the following application was heard by the Zoning Examiner/Local Planning Agency on:

Z/LU-2-5-06
Robert and Beth Ann Carroll & Louis and Jean Kwait

The findings of fact and staff recommendation, as submitted by the Examiner are attached. This recommendation DOES NOT constitute final disposition of this application. The recommendation, as outlined, will be reviewed and considered by the Board of County Commissioners at another public hearing beginning at 6:30 PM on Tuesday, July 25, 2006, in the County Commission Assembly Room, 5th Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida. As the applicant, you or your representative must be in attendance at this public hearing or the Board may deny the request based on a lack of evidence.

Please contact our office at 464-3888 if you need further assistance.

Sincerely,

The Pinellas County Department
of Development Review Services

Z06-000015

PLEASE ADDRESS REPLY TO:
310 Court Street
Clearwater, Florida 33756
Phone: (727) 464-3888
FAX: (727) 464-3981
TDD: (727) 464-4431
drs@pinellas.fl.us
Website: www.pinellascounty.org/DRS



**PINELLAS COUNTY
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION REPORT
Case No. Z/LU-2-5-06
(LPA No. 28-5-06)**

APPLICANT'S NAME: Robert & Beth Ann Carroll and Louis & Jean Kwall

REPRESENTED BY: Timothy A. Johnson, Jr. Esquire

REQUEST FOR: Zone change from: A-E, Agricultural Estate Residential
to: RPD-2.5, Residential Planned Development,
2.5 units per acre

Land Use change from: Residential Rural and a Transportation/Utility overlay
to: Residential Suburban
and a development agreement.

BCC HEARING DATE: July 25, 2006

RECOMMENDATION: **APPROVAL** **DATE:** June 19, 2006

THE EXAMINER/LPA RECOMMENDS **APPROVAL** BASED UPON THE FINDINGS IN THIS REPORT, AND RECOMMENDS THAT THE BOARD TRANSMIT THE CASE TO THE PINELLAS PLANNING COUNCIL FOR REVIEW AND SUBSEQUENT ACTION BY THE COUNTYWIDE PLANNING AUTHORITY (CPA).

GENERAL LOCATION:

Approximately 9.4 acres located on the southwest corner of Alderman Road and Belcher Road. (Parcel ID# 36-27-15-89334-000-0330) A legal description is available in the file upon request.

PERSONS APPEARING AT THE EXAMINER'S/LPA HEARING AND CORRESPONDENCE RECEIVED AS OF THE DATE OF THIS REPORT:

Eight (8) people appeared in opposition. Two (2) letters received in opposition. Petition received with 97 signatures in opposition.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Rural Transportation/Utility	A-E	Vacant, Electric Transmission Lines
Adjacent Properties:			
North	Residential Rural Transportation/Utility	A-E	Vacant, Electric Transmission Lines
East	Residential Low	R-3	Single-Family Subdivision
South	Residential Low	RPD-5	Single-Family Subdivision
West	Residential Rural	A-E	Single-Family Dwellings

ZONING AND LAND USE CONSIDERATIONS:

Background

The applicant is requesting an amendment to the Pinellas County Future Land Use Map (FLUM) from *Residential Rural* and *Transportation/Utility to Residential Suburban* and *Transportation/Utility Overlay* and to the Zoning Atlas from A-E, *Agricultural Estate Residential* to RPD-2.5, *Residential Planned Development*, 2.5 units per acre, with a development agreement. The proposed development agreement would permit construction of twenty-four single family homes on the site. The site lies in an area with a variety of residential densities. To the north and west of the site are single family homes on lots of at least two acres in size. To the south and east of the site are single family neighborhoods designated as *Residential Low* on the Future Land Use Map, but are actually developed at less than five units per acre. The site also lies in an area that was identified on the Future Land Use Map a number of years ago by the County Commission as an area for very low density residential development.

Amendment History and Community Impacts

In 1987, the Board reviewed a request for rezoning (Z-3734) from A-E to R-R on a parcel of about 2 acres lying approximately 1000 feet to the west of the site, on the south side of Alderman Road. That request was denied based on the opposition from neighbors along Pine Hill Road who were concerned about encroachment of smaller lots into the large lot (2 acre+) character of the surrounding neighborhoods to the south and east. Subsequent to the denial of that request, the Board placed the *Residential Rural* Future Land Use Map designation on that property, as well as the area to the south and east, including the property that is the subject of the current request. The purpose of that action was to identify the area south of Alderman Road, east and north of Westlake Village, and west of Belcher Road (which was not constructed in 1987) as an area of very low density, in keeping with the surroundings, and the wishes of the neighborhood. A large area to the north between Alderman Road and the Innisbrook Resort was already designated as *Residential Rural*, and was developed with large parcels of land and retains a rural character.

In October 2005, the Board reviewed a request for a rezoning from A-E to RPD-5 and a land use change from *Residential Rural* to *Residential Low* (Z/LU-11-10-05) on the current subject property. This request for 5 units per acre was approved by the Board subject to the adoption of a comparable amendment to the Countywide Future Land Use Plan Map. In February 2006, the Board, acting as the Countywide Planning Authority, denied the proposed Countywide Map amendment, and as a consequence, the amendment to the Future Land Use Map was also denied. The Board denied the proposed amendment based on the incompatibility of the proposed density with the surrounding residential land uses. Again, the neighbors were concerned about the introduction of a higher density into the large lot (2 acre+), rural character of the neighborhood and the precedent it would have established for other similar requests for higher density in their community.

Consequently, in order to attempt to address the concerns of the Board and the neighbors, the applicant is now proposing to amend the property to a density of 2.5 units per acre, which will serve as a transition from intersection of two County arterial roadways and the higher residential densities across Belcher Road and south of the subject site to the lower density associated with the adjacent *Residential Rural* properties. The locational characteristics of the *Residential Suburban* Future Land Use designation, as described in the *Future Land Use Map Category Descriptions and Rules*, indicate that "this category is generally appropriate in areas where use and development characteristics are suburban residential in nature; in areas serving as a transition between more rural and more urban residential areas. . ."

To address the concerns of the Alderman Residential Rural Community that is located on both sides of Alderman Road north and west of the subject site, the Board has directed County Staff to proceed with establishing a Community Overlay for this community on the Future Land Use Map along with a policy that would be included in the Comprehensive Plan. The policy would limit density in the Alderman Residential Rural Community to no more than 0.5 units per acre. This policy would recognize the community's existing density with the intent of preserving the area's rural character from the intrusions of incompatible higher densities and land uses.

Infrastructure Impacts

The property is located within the Pinellas County Water Demand Planning Area and the Dunn Wastewater Treatment Facility Service Area. Amending the property to *Residential Suburban* would increase potable water impacts by approximately 5,134 gallons per day (gpd) and wastewater impacts by approximately 3,619 gpd, respectively. Solid waste disposal impacts could increase by approximately 32 tons per year with the approval of this amendment. In regard to impacts on the transportation system, the amendment to *Residential Suburban* land use would increase traffic by approximately 198 trips per day.

Development Agreement

The applicant is proposing to include a development agreement with the amendment. The purpose of the agreement will be to require development to be consistent with the concept plan, as submitted, and will restrict the development to single family homes, no greater than 45 feet in height.

Additional Considerations

The site is not located within a hurricane evacuation zone, nor is it located within the 100-year floodplain.

Numerous mature trees are located on the subject property which should be preserved to the maximum extent possible through the site plan review process.

The site is located along both the Alderman Road and Belcher Road scenic/noncommercial corridors where low density residential development is preferred.

BASED ON THE ABOVE INFORMATION THE FOLLOWING FINDINGS ARE SUBMITTED REGARDING THE APPLICANT'S REQUEST:

Finding 1: The amendments, as proposed, are **CONSISTENT** with the following principles, goals, objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE ELEMENT:

Objective 1.1 Development intensities shall be compatible with environmental features and with surrounding land uses, both developed and undeveloped.

Policy 1.1.3 Plan designations shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.7.2 Low density residential development (0-5 units per acre) shall be the preferred land use along designated scenic/noncommercial corridors with the intent of keeping residential densities as low as possible within that range.

Finding 2: The *Residential Suburban* land use designation will be compatible with the low residential densities in the area.

Finding 3: The proposed Community Overlay for the Alderman Rural Residential Community and supporting policy limits the ability of this proposed amendment from establishing a precedent for higher densities in this rural residential community.

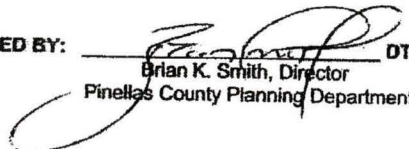
STATEMENT OF RIGHT-OF-WAY AND DRAINAGE

Adequate right-of-way exists for Belcher Road and Alderman Road. Surface Water Engineering has no objections.

SPECIAL NOTE REGARDING COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management requirements.

APPROVED BY:


Brian K. Smith, Director
Pinellas County Planning Department

DTD: 06-19-2006

Attachment (Maps)

From: Swinton, Tammy M
Sent: Tuesday, October 29, 2019 9:35 AM
To: Bachteler, James J
Cc: Smitke, Arlene L; Young, Bernie C
Subject: FW: Correspondence for BCC Item #19-1900A (Case no. LU/DMP-18-10-19)

Importance: Low

From: Suzanne White <string1759@gmail.com>
Sent: Tuesday, October 29, 2019 8:38 AM
To: Justice, Charlie <cjustice@co.pinellas.fl.us>; Eggers, Dave <deggers@co.pinellas.fl.us>; Long, Janet C <JanetCLong@co.pinellas.fl.us>; Peters, Kathleen <kpeters@co.pinellas.fl.us>; Seel, Karen <kseel@co.pinellas.fl.us>; Welch, Kenneth <kwelch@co.pinellas.fl.us>; Gerard, Pat <pgerard@co.pinellas.fl.us>; Zoning <zoning@co.pinellas.fl.us>
Subject: [BULK] Case no. LU/DMP-18-10-19
Importance: Low

As residents close to the property in question, we implore you to deny the variance request (on top of an already granted variance from 2006). When will it end? Will it be a high rise commercial complex? While this may sound absurd, please remind yourselves of what it started as (1 house per 2 acres) and what it is now (2.5 units per acre) – a 500% increase! And now they want “just a little more”? Enough already. Stop this “zone creeping” and lock it down to what has already been granted, once and for all. If they require greater density, suggest they go elsewhere.

Thank you for your time,

Rick and Suzanne White

[1980 Bee Pond Road](#)

[Palm Harbor, FL 34683](#)

[727/460-8555](#)

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From: Swinton, Tammy M
Sent: Tuesday, October 29, 2019 10:18 AM
To: Bachteler, James J
Cc: Smitke, Arlene L; Young, Bernie C
Subject: Correspondence received for BCC Items 19-1900A & 19-1902A
Attachments: FW: Land use change request LU/DMP-18-10-19 SW corner Belcher and Alderman Roads; FW: Zoning Case no. LU/DMP-18-10-19; FW: LU/DMP-18-10-19 SW corner Belcher and Alderman Roads {Taylor Morrison of Florida); FW: Case No. Z/LU-21-10-19

BCC ID #19-1900A – LU/DMP-18-10-19
BCC ID #19-19-1902A – Z/LU-21-10-19

Tammy Swinton
Pinellas County Planning Dept
Phone (727) 464-3583
tswinton@pinellascounty.org

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www.pinellascounty.org/surveys/plan

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Subject: FW: Land use change request LU/DMP-18-10-19 SW corner Belcher and Alderman Roads

From: Greenleaf, Kim <kgreenleaf@co.pinellas.fl.us>
Sent: Tuesday, October 29, 2019 9:59 AM
To: Bailey, Glenn <gbailey@co.pinellas.fl.us>
Subject: Land use change request LU/DMP-18-10-19 SW corner Belcher and Alderman Roads

For the record....

Kimberly H. Greenleaf

Executive Aide to Commissioner Dave Eggers
Pinellas Board of County Commissioners, District 4
315 Court Street, Clearwater, FL 33756
727-464-3276 office
727-464-3022 fax
kgreenleaf@pinellascounty.org
www.pinellascounty.org

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From: form_engine@fs30.formsite.com <form_engine@fs30.formsite.com>
Sent: Sunday, October 27, 2019 4:50 PM
To: Eggers, Dave <deggers@co.pinellas.fl.us>
Subject: Online Customer Service Contact Us Form Result #16637483

This information is a result of a Pinellas County Online Customer Service form submission from the Pinellas County web site.

Direction of inquiry Commissioner Janet C. Long - District 1
Commissioner Pat Gerard - District 2 (2019 Vice Chair)
Commissioner Charlie Justice - District 3
Commissioner Dave Eggers - District 4
Commissioner Karen Williams Seel - District 5 (2019 Chair)
Commissioner Kathleen Peters - District 6
Commissioner Kenneth T. Welch - District 7
County Administrator

Subject Land use change request LU/DMP-18-10-19 SW corner Belcher and Alderman Roads

Message October 27, 2019

Re: Land use change request LU/DMP-18-10-19 SW corner Belcher and Alderman Roads

Dear Pinellas County Commissioners,

I am a resident of the Alderman Road Overlay District. I would like to submit to you my opposition to the land use change request for the SW corner of Belcher and Alderman Roads.

As you know we came before you in 2006 to oppose the possible rezoning to allow multiple townhomes on this property. We didn't completely reach our objective although they lowered the amount of buildings allowed on the property. This led to the discussion on how to best protect the homes along Alderman Road that were on very large properties.

I come to you once again to oppose an increase to the density of homes that can be built on this property. Even if you do not agree with our position that this property is part of the Alderman Overlay; however, we as residents see it as such. It connects to the properties on Pine Hill Road who will have to deal with the amount of homes proposed.

I drive by this property multiple times a day and just recently noticed that there are power lines not on two sides but on three sides of the property. That means the usable portion of the property for homes is even less. Wildlife will be displaced as well. Even if you do not approve the increase, this will be the case. It greatly upsets me to think of the Endangered Gopher Tortoises who will have to be relocated. That is if they even pay attention to that. Others in the neighborhood have not followed the rules when building.

I have lived in my home since 1981 so I consider myself one of the first settlers here. I believe the first came in approximately 1977. I would really love to keep my little corner of Pinellas County as it is now.

I am sure that soon we will be coming here again when Innisbrook wants to build on the property that is at the end of Rolling Woods Drive (which is my street). Please consider the residents who already live in the area and not the builders who will profit or how many more property tax dollars this will bring in when deciding whether to increase the density. Thank you for your consideration in this matter.

Sincerely,
Jan Gordon
3075 Rolling Woods Drive
Palm Harbor, FL
727-744-4678
Jgordon491@aol.com

Your Name	Jan Gordon
Your Street Address	3075 Rolling Woods Dr
City/Unincorporated County	Palm Harbor
ZIP Code	34683
Your Phone Number	727-744-4678
Your Email Address	jgordon491@aol.com

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This email was sent to deggers@pinellascounty.org as a result of a form being completed.
[Click here](#) to report unwanted email.

Subject:

FW: Zoning Case no. LU/DMP-18-10-19

-----Original Message-----

From: Greenleaf, Kim <kgreenleaf@co.pinellas.fl.us>
Sent: Tuesday, October 29, 2019 10:01 AM
To: Bailey, Glenn <gbailey@co.pinellas.fl.us>
Subject: FW: Zoning Case no. LU/DMP-18-10-19

For the record....

Kimberly H. Greenleaf

Executive Aide to Commissioner Dave Eggers Pinellas Board of County Commissioners, District 4
315 Court Street, Clearwater, FL 33756

727-464-3276 office

727-464-3022 fax

kgreenleaf@pinellascounty.org

<https://gcc01.safelinks.protection.outlook.com/?url=www.pinellascounty.org&data=02%7C01%7Ctswinton%40co.pinellas.fl.us%7Cd31962b7036c48b7eed208d75c787b09%7Cc32ee18fa4c746ffaf408ed605642745%7C0%7C0%7C637079544832230210&sdata=X%2B5hUSMjdEp32Vs%2BXijbVVSktv6GFjUaGUr57b9tD%2BU%3D&reserved=0>

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-----Original Message-----

From: Lydia Moody <moody.lr@gmail.com>
Sent: Saturday, October 26, 2019 4:42 PM
To: JanetCLong@pinllascounty.org; Eggers, Dave <deggers@co.pinellas.fl.us>; Welch, Kenneth <kwelch@co.pinellas.fl.us>
Subject: Zoning

To the Pinellas County Board of Commissioners.

On October 10, 2019 the County Local Planning Agency (LPA) recommended denial of the application to build 30 homes on a parcel that currently allows 24 homes.

The property is located on the south west corner of Belcher Road and Alderman.

This increase in density would adversely affect not only the neighbors in the area, but also Sutherland Elementary School and all citizens traveling that corridor.

We respectfully ask that you deny the increase in density.

Ralph and Lydia Moody
3199 Rolling Woods Dr.
Palm Harbor, Fl. 34683

Sent from my iPad

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2019 OCT 29 AM 10:31
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PINELLAS COUNTY FLORIDA

Subject:

FW: LU/DMP-18-10-19 SW corner Belcher and Alderman Roads (Taylor Morrison of Florida)

From: spot@tampabay.rr.com <spot@tampabay.rr.com>

Sent: Monday, October 28, 2019 9:20 PM

To: pgerared@pinellascounty.org; cjustice@pinellascounty.org; ksell@pinellascounty.org; kpeters@pinellascounty.org; JanetCLong@pinellascounty.org; deggers@pinellascounty.org; Welch, Kenneth <kwelch@co.pinellas.fl.us>

Cc: Greenleaf, Kim <kgreenleaf@co.pinellas.fl.us>

Subject: LU/DMP-18-10-19 SW corner Belcher and Alderman Roads (Taylor Morrison of Florida)

Greetings Commissioners,

We hope this letter finds you well.

I am writing to make sure you know that most of our neighbors in the Community are opposed to the application cited above; that would allow 30 single family homes to be built on the parcel where 24 single family homes are currently allowed.

On October 10, 2019, the County Local Planning Agency (LPA) recommended denial of the application to build 30 homes on the above parcel that currently allows 24 homes. After hearing details of the applicant's plan and receiving public comment, the LPA Chair asked for a motion to approve and none was offered. After a dramatic pause, a motion to deny the application was made, quickly seconded, and passed by a vote of 5-1. The LPA board member who made the motion to deny noted that **the increase to 30 homes is not appropriate for that parcel. We strongly concur with that assessment and believe the Board of County Commissioners should follow the LPA recommendation to deny this land use change application.**

The proposal to build 30 single family homes on 50 ft. lots is clearly incompatible with the surrounding residential land uses. **Although the property is 9.45 acres in size, a significant portion of the acreage constitutes the Duke Energy power line "right of way", significantly reducing the buildable portion of the parcel and increasing the actual/realized density of the project. (By about 25%).**

In 2006, the Alderman Rural Residential Overlay was created. Originally, the owners of the same vacant parcel had requested 55 town homes to be built on the property. The majority of our neighbors rallied together to oppose it. The owners/Developers were denied, and a compromise was made, both on the part of the Alderman Overlay Residents, and the owners of the lot, themselves. **The Alderman Overlay Community allows one home per two acres. The Board of County Commissioners (2006) -ruled that the vacant parcel (which adjoins the Alderman Overlay Community) -could not build more than 24 homes on the site. EVERYONE involved was in agreement with that ruling at that time.**

To achieve in creating the Overlay (In 2005) - A considerable amount of money was spent on lawyers, research and legal fees. We (The residents of the Overlay) were assured that 24 homes would be the maximum allowed. So, why - 13 years later – do we find ourselves fighting the same kind of legal battle, over again, when we thought we were all in agreement and the threat of some serious increased density was behind us?

Our Community prides itself in being one of the last Green Space Communities in Pinellas County "worthy of PRESERVATION". The developer's proposal includes building a six foot wall around the property, tearing out

every mature tree, and since they are proposing 5 foot lot lines with a mere 10 feet in between homes...per their admission.... there will be no room to even replant any decent sized trees in place of the ones they are removing! Those numerous mature trees and the habitat they provide all kinds of wildlife –(Gopher Tortoises, Eagles, Rabbits) will be lost. The plan does not intend to preserve those trees to the maximum extent possible, which was depicted to be important back in 2006, during the site review process.

There is no compelling reason to allow the requested change in land use for this parcel; the October 10, 2019, LPA recommendation to deny should be followed by The Board Of Commissioners.

We thank you kindly for your attention and direction in this matter.

Sincerely,

Andi Brown
2875 Pine Hill Rd.
Palm Harbor, Fl. 34683

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