

Re: Case No. Z / LU – 20 – 12

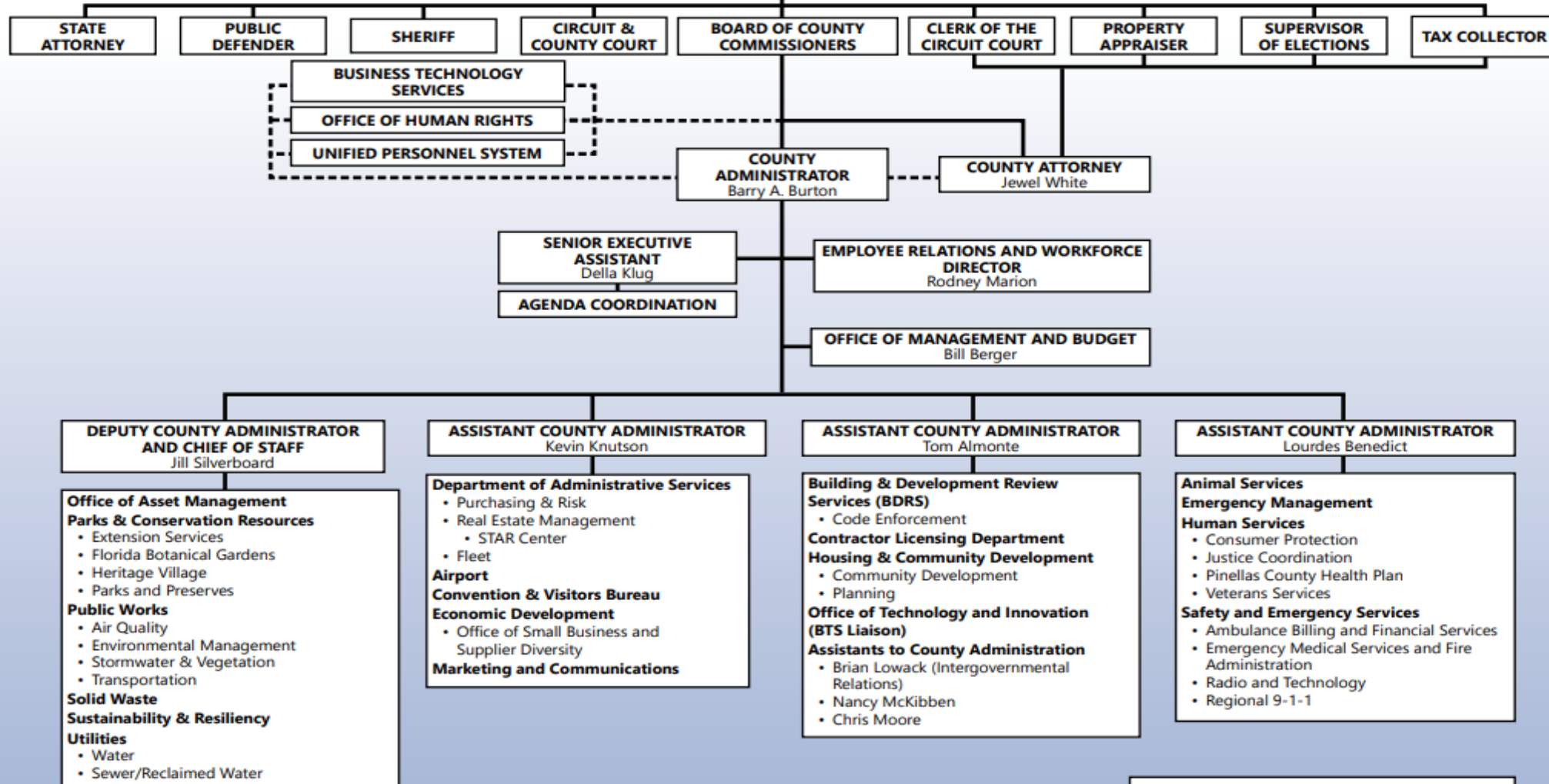
All evidence presented in this record, including all statements of fact, documents, maps, photographs, charts, policies, objectives, case summaries, reports, applications, quotes, correspondence and so forth, noted in this presentation are public record.

All evidence presented in this record was provided by or selected for this presentation, by the Pinellas County Planning Department; The Pinellas County Government web site (pinellascounty.org); The Pinellas County Board of County Commissioner's Office; Pinellas County Administration Department; Pinellas County Property Appraiser's Office; egis-pinellascounty.org.



Government Organizational Chart

CITIZENS



LEGEND
 ——— DIRECT AUTHORITY
 - - - - - COORDINATION RESPONSIBILITY

This Org Chart is not meant to be flippant or disrespectful. Understood that the BOCC are responsible for the well being of the entire county and not just the 200 or so families that will be adversely affected if this case is approved. You are all outstanding citizens who have dedicated your lives to public service. It is an honor to be before you tonight. I am confident that after presenting our case you will make the correct decision.

RE: Org Chart - The leader of Pinellas County Govt. are not Developers, Real Estate professional, contractors or "Citizens" with resources.

We ARE NOT trying to deny any property owner / citizen their inherent and legal right to properly develop their purchased land. We all know that at one time this whole area was once nothing but pastureland and citrus groves. We all know that, over time, developers and citizens requested from past Board of County Commission the right to properly develop, and were granted the right to properly develop, in order to build all of our beautiful homes. We request that the BOCC remain as consistent as past Commissions in their assessment and in upholding the current laws and to *continue to recognize that the successful neighborhoods are central to the quality of life on Pinellas County and that infill development should be compatible with and support the integrity and viability of existing residential neighborhoods in the area. * (Pinellas County Comprehensive Plan / goals / policy/objectives /1.2 OBJECTIVE / 1.2.3 POLICY)

Re: Case No. Z/LU-20-12 - PROPERTY OWNER REQUESTS ZONING CHANGE FROM 'R-R' TO 'R-3' & LAND USE CHANGE FROM 'RESIDENTIAL SUBURBAN' TO 'RESIDENTIAL LOW'. I AM A PROPERTY OWNER IN THE VICINITY WHO WILL BE ADVERSELY AFFECTED BY THE PROPOSED ZONING AND LAND USE CHANGE, THEREFORE - I OPPOSE THE REQUESTED ZONING CHANGE FROM 'R-R' TO 'R-3' & I OPPOSE THE REQUESTED LAND USE CHANGE FROM 'RESIDENTIAL SUBURBAN' TO 'RESIDENTIAL LOW'.

FIRST NAME	LAST NAME	ADDRESS	PHONE#	SIGNATURE
Lee	TOKAS	2221 LAWTON DR	727-411-8915	[Signature]
Keith	MAGUIRE	2224 LAWTON DR	727-531-6168	[Signature]
Colleen	McCabe	2224 LAWTON DR	727-531-6168	[Signature]
Michael	Jurek	2232 LAWTON DR	727-487-4967	[Signature]
Jessica	Jurek	2232 LAWTON DR	727-487-4967	[Signature]
Bill	Yedkov	2224 LAWTON DR	727-403-4220	[Signature]
Barbara	NAUMYNSKI	2217 LAWTON DR	727-458-6364	[Signature]
SARAH	CROON	212 LAWRENCE DR	727-535-6128	[Signature]
WILLIAM	CROON	2112 LAWRENCE DR	727-535-6128	[Signature]
DAVID J	REDMON	2216 LAWTON DR	727-501-3462	[Signature]
KELVIN	REDMON	2216 LAWTON DR	727-501-3462	[Signature]
George	Truham	2211 LAWTON DR	727-394-8992	[Signature]
Maura	Ingram	2211 LAWTON DR	727-410-5550	[Signature]
Bill	Salver	2210 LAWTON DR	727-457-9588	[Signature]
TAS	WARD	2205 LAWTON DR	727-536-8452	[Signature]
Margaret	WARD	2205 LAWTON DR	727-536-8452	[Signature]
Jeff	WORTH	2204 LAWTON DR	727-871-7332	[Signature]
Margaret	WORTH	2204 LAWTON DR	727-241-7449	[Signature]
Victoria	Bostwick	2221 LAWTON DR	727-441-4491	[Signature]
Mark	Davis	2220 LAWTON DR	727-513-8335	[Signature]
Leticia	Mathieu	2220 LAWTON DR	727-315-8315	[Signature]
LEONARD	DiSAUZA	2225 LAWTON DR	727-533-9370	[Signature]
JAMIE	O'NEILL-DiSAUZA	2225 LAWTON DR	727-533-9370	[Signature]
Anthony	Contra	2233 LAWTON DR	727-631-6310	[Signature]
Sherryl	Tracy	2233 LAWTON DR	727-734-2222	[Signature]

Re: Case No. Z/LU-20-12 - PROPERTY OWNER REQUESTS ZONING CHANGE FROM 'R-R' TO 'R-3' & LAND USE CHANGE FROM 'RESIDENTIAL SUBURBAN' TO 'RESIDENTIAL LOW'. I AM A PROPERTY OWNER IN THE VICINITY WHO WILL BE ADVERSELY AFFECTED BY THE PROPOSED ZONING AND LAND USE CHANGE, THEREFORE - I OPPOSE THE REQUESTED ZONING CHANGE FROM 'R-R' TO 'R-3' & I OPPOSE THE REQUESTED LAND USE CHANGE FROM 'RESIDENTIAL SUBURBAN' TO 'RESIDENTIAL LOW'.

FIRST NAME	LAST NAME	ADDRESS	PHONE#	SIGNATURE
Luana	MASON	1811 Juanita Ct	727-480-7315	[Signature]
Kirk	MASON	1811 Juanita Court	727-639-1606	[Signature]
General	WAVEN	1851 JUANITA	727-814-9080	[Signature]
Bob	Blomberg	1850 JUANITA CT	727-420-5882	[Signature]
Lee	Blomberg	1850 JUANITA CT	727-420-7111	[Signature]
Mark	Sokolovitz	1927 JUANITA CT	727-685-4720	[Signature]
Holisa	Sokolovitz	1927 JUANITA CT	727-685-6770	[Signature]
Jim	Madden	1802 Juanita Ct	727-544-4120	[Signature]
Jay	Madden	1802 Juanita Ct	727-543-7405	[Signature]
Caroline	Leitz	2011 LANCASTER	727-321-7197	[Signature]
Mira	Tyler	2232 LAWTON DR	727-381-4120	[Signature]
Heba	Tyler	2272 LAWTON DR	727-518-6055	[Signature]
Erin	McWiddy	2214 LAWTON DR	727-599-7311	[Signature]
Randy	Higley	2214 LAWTON DR	727-599-7311	[Signature]
Karen	Reyes	1765 S. BELKOR RD	727-629-4210	[Signature]
Roy	August	2218 LAWTON DR	727-224-2330	[Signature]
David	Avon	2234 Alice Lane	727-740-8333	[Signature]
Lori	Callahan	2312 Pembrook Rd	727-459-9099	[Signature]
KEITH	FAMILLETON	1718 DORCHESTER	727-542-3174	[Signature]
KIM	FAMILLETON	1718 DORCHESTER	727-542-3174	[Signature]
Elizabeth	Pardeur	1749 DORCHESTER	727-416-6453	[Signature]
Lynda	Thompson	1743 ALHAMBRA RD	[Signature]	
Wyn	Thompson	1792 ALHAMBRA RD	[Signature]	
Cyndi	Thompson	1778 ALHAMBRA RD	[Signature]	

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FIRST NAME	LAST NAME	ADDRESS	PHONE#	SIGNATURE
Karrie	Meeks	1712 WINCHESTER	727-543-2078	[Signature]
Jason	Meeks	1712 WINCHESTER	727-543-2078	[Signature]
STEFAN	CLAFFAY	1701 WINCHESTER	727-301-2200	[Signature]
MARCO	HILSON	1701 WINCHESTER	727-301-2200	[Signature]
Cliff	Hornung	22301 ROMANCE	727-263-6534	[Signature]
CLARA	MULLER	1720 DORCHESTER	727-591-7013	[Signature]
Bill	Muller	1720 DORCHESTER	727-591-7013	[Signature]
Beth	Yeatman	1734 DORCHESTER	727-386-4422	[Signature]
Shirley	Yeatman	1734 DORCHESTER	727-365-4365	[Signature]
ROSE	Koimar	1751 DORCHESTER	727-841-5766	[Signature]
John	Ricci	1762 DORCHESTER	727-1874-5229	[Signature]
GERALD	ZUBELSKI	1768 DORCHESTER	760-271-0777	[Signature]
KEVIN	MARLETT	1792 DORCHESTER	[Signature]	
WILLIAM	ALSMAN	2300 LANCASTER	727-531-7118	[Signature]
MICHAEL	DIXONS	2300 LANCASTER	727-531-7410	[Signature]
Tom	Brooks	1743 DORCHESTER	727-542-0087	[Signature]
Monica	Brooks	1743 DORCHESTER	727-657-4547	[Signature]
Katharina	Hofgenschuh	1725 DORCHESTER	535-5295	[Signature]
Umona	Brooks	1743 DORCHESTER	727-677-6177	[Signature]
GREG	TITA	1721 DORCHESTER	422-0031	[Signature]
Edward	Baird	1744 DORCHESTER	727-542-7333	[Signature]
Hindy	Baird	1744 DORCHESTER	727-546-0510	[Signature]
Paul	McGlathery	1722 Doncaster	727-515-3115	[Signature]

Re: Case No. Z/LU-20-12 - PROPERTY OWNER REQUESTS ZONING CHANGE FROM 'R-R' TO 'R-3' & LAND USE CHANGE FROM 'RESIDENTIAL SUBURBAN' TO 'RESIDENTIAL LOW'. I AM A PROPERTY OWNER IN THE VICINITY WHO WILL BE ADVERSELY AFFECTED BY THE PROPOSED ZONING AND LAND USE CHANGE, THEREFORE - I OPPOSE THE REQUESTED ZONING CHANGE FROM 'R-R' TO 'R-3' & I OPPOSE THE REQUESTED LAND USE CHANGE FROM 'RESIDENTIAL SUBURBAN' TO 'RESIDENTIAL LOW'.

FIRST NAME	LAST NAME	ADDRESS	PHONE#	SIGNATURE
JUSTIN	CYRUS	1791 ALBEMARLE RD	727-432-2079	[Signature]
EVELINA	CYRUS	1791 ALBEMARLE RD	727-432-2079	[Signature]
Garrett	Riley	2392 CUBA CT	727-531-1177	[Signature]
Devote	Riley	"	"	[Signature]
Sam	Walton	1761 DONCASTER RD	727-458-3681	[Signature]
Ed	Hakkila	1750 DONCASTER	727-667-6545	[Signature]
Salle	Bell	1730 DONCASTER RD	727-455-5410	[Signature]
DEAR	SALAMANCA	7373 PEMBEROK DR	727-300-7735	[Signature]
Janet	MUSCOLINA	1707 DONCASTER RD	727-403-2228	[Signature]
JOHN	MUSCOLINA	1707 DONCASTER RD	727-403-2221	[Signature]
Wolfgang	Wunsch	2237 LAWTON DR	727-421-4758	[Signature]
JANET	CARMEN	2336 PEMBEROK DR	727-231-9264	[Signature]
BARRY	CARMEN	2336 PEMBEROK DR	727-812-2968	[Signature]
JAMES	PINES	2315 PEMBEROK DR	727-238-9330	[Signature]
MICHAEL	MORRIS	2342 PEMBEROK DR	727-409-4550	[Signature]
Larry	LASHIGRUBK	2347 PEMBEROK DR	614-1-7271	[Signature]
INA	SERRA	2330 PEMBEROK	727-231-1100	[Signature]
Raydon	ROSELMAN	1710 DONCASTER	612-911-5786	[Signature]
Philip	KYPES	2316 LANCASTER	813-246-1520	[Signature]
MARLENE	KYPES	2316 LANCASTER	813-246-1520	[Signature]

Today you will hear many citizen's concerns about diminished quality of life and safety issues. Valid concerns about increased traffic, noise, water, air, light pollution, crime and environmental issues. Their concerns are not due to denying the right to properly build on undeveloped land. Their concerns are in the context of this case - which is requesting to build **DOUBLE** the amount of already approved dwellings. **This case is about LOT sizes not home sizes,** as he wants to plat **10 LOTS** where he is already approved to plat **five LOTS**. If this case is approved it would set a precedent that would defy the past 50 years of consistent BOCC assessments regarding compatible **LOT sizes for continued** infill development of all of this area's undeveloped neighborhoods in order to keep each area's neighborhood integrity and viability.

NIMBY



This is not a NIMBY issue where typically zero development is the issue. 100% of citizens who responded to this case **OPPOSE** the requested land use change. People purposely move to this area for the tranquility and LOT sizes.

**INTENSITY OF
DENSITY
COMPATIBILITY
PRECEDENT**

- 1.2.3. Policy: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.
- 1.2.4. Policy: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.
- 1.2.5. Policy: The Board shall implement land development regulations that are compatible with the density, intensity, and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.
- 1.1. Objective: Pinellas County shall, on a case by case basis, evaluate the use of sector planning and the use of more localized sector plans that can be responsive to the circumstances and issues affecting the various unincorporated communities throughout the County.

For each FLUM category, the compatible zoning districts in the Pinellas County Land Development Code are identified. For a specific parcel of land, however, an additional zoning district may be determined by the Pinellas County Local Planning Agency (LPA) to be compatible with a particular FLUM category based on findings of the LPA for that particular situation. Such findings would not have general applications throughout the unincorporated areas of Pinellas County and would be determined on a case-by-case basis.

FLUM is one of the means to ensure that development is compatible with adjacent land uses, the natural environment, and support services and facilities. The FLUM is also used to protect natural resources, restrict the proliferation of strip commercial development, control densities in the coastal storm area, promote economic development, encourage redevelopment efforts in



BELCHER RD

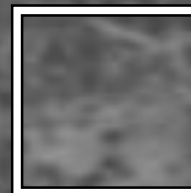
1951

This aerial photo is to demonstrate the, at one time, totally undeveloped area related to Case No. Z/LU - 20-12. The square represents the approximate location of the property requested for zoning and land use change.

BELCHER RD



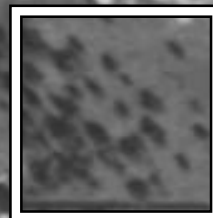
1957



This next available aerial photo was six years later. Note that the very first residential development (in the entire area) was Lawton Dr. (center with 20 lots/homes). Note the large lot sizes. There was also beginning of a development directly east with the streets perpendicular to Lawton and parallel to Belcher Rd. These lots would be smaller/higher density lots. The square represents the exact location of the property requested for zoning and land use change.

1965

BELCHER RD

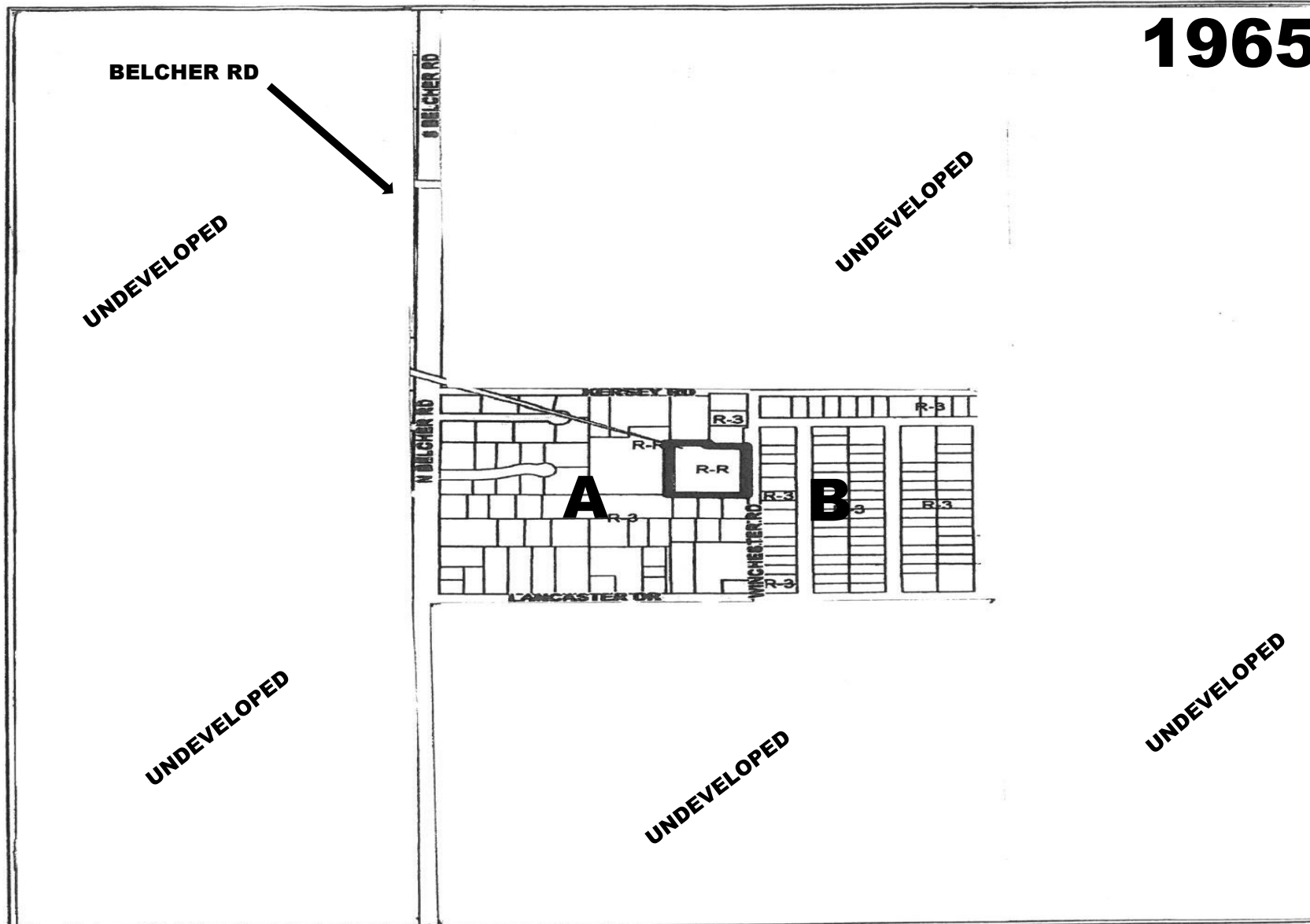


The next available aerial photo was eight years later. Note minimal residential development had just occurred within the large lot as well smaller lot neighborhoods. Within the next five - ten years infill in the two neighborhoods had been significantly completed. The square represents the exact location of the property requested for zoning and land use change.

In 1955, due to rampant and uncontrolled growth, primarily in South Pinellas, the Pinellas BOCC first adopted zoning regulations, Bldg. permit procedures and land use planning as means to manage growth..

In 1965, **BEFORE** there was any significant residential development North of East Bay Rd; South of Nursery Rd; East of Keene Rd and West of US 19, (four square miles) there existed only two basic, prototype residential lot density models. Both were located in the almost exact center of the 4 sq. miles and also the exact center of the area containing the undeveloped lot in question, related to Case No Z/LU-20-12. Both were platted subdivisions. Both models were in/of stark contrast.

MODEL A represented low lot density with LOTS from 12,000 sq ft to over 20,000 sq ft. **MODEL B** represented high lot density with LOTS 6,000 sq. ft.



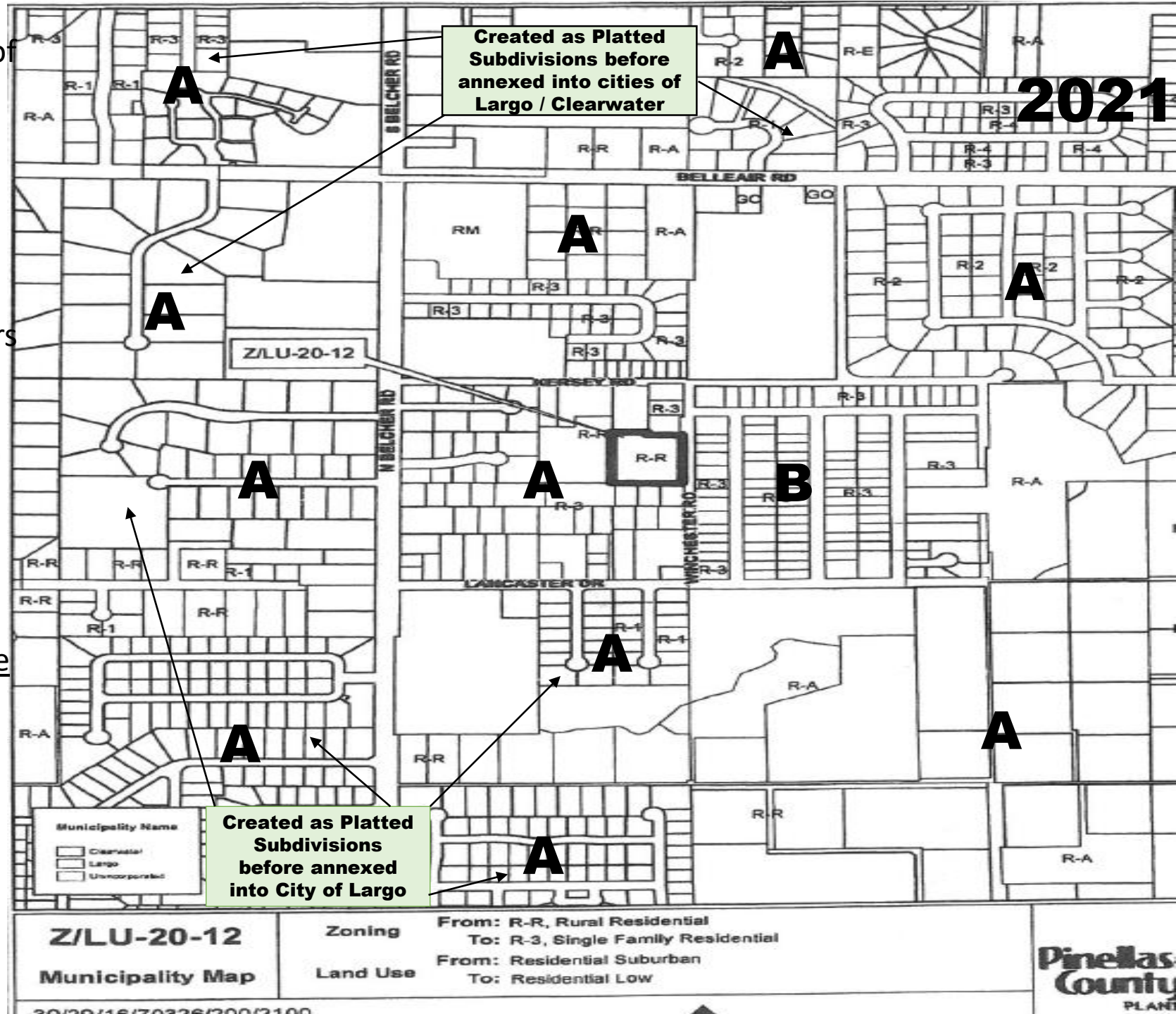
Z/LU-20-12 Municipality Map	Zoning	From: R-R, Rural Residential To: R-3, Single Family Residential
	Land Use	From: Residential Suburban To: Residential Low
30/29/16/70326/200/2100		
Prepared by: Pinellas County Planning Department		



This map provides empirical evidence (lot density) documenting consistent application of property development assessments over the past **50-60** years.

This map notes that nearly every past, consecutive, diverse and community minded Pinellas County Board of County Commissioners, Planning & Zoning, Developers as well as citizens, nearly without exception, **CONSISTENTLY** requested and were approved to develop LOTS that were in excess of 12,000 sq. ft. with a majority of LOTS in excess of 16,000 sq. ft. (the current allowed LOT size for this case). The citizens request that this last infill be developed in the same consistent manner and should continue to be compatible with 90% of the existing, developed lots.

NOTE: this map is accurate dimensionally but not to perfect scale. A few LOTS that do not have an **A** indication may appear relative in size to the **B** lots but all those lots are, in fact larger and range in size from - 7,500, 8,500, 10k or 12k sq. ft.



Created as Platted Subdivisions before annexed into cities of Largo / Clearwater

Created as Platted Subdivisions before annexed into City of Largo

Z/LU-20-12
Municipality Map

Zoning
From: R-R, Rural Residential
To: R-3, Single Family Residential

Land Use
From: Residential Suburban
To: Residential Low

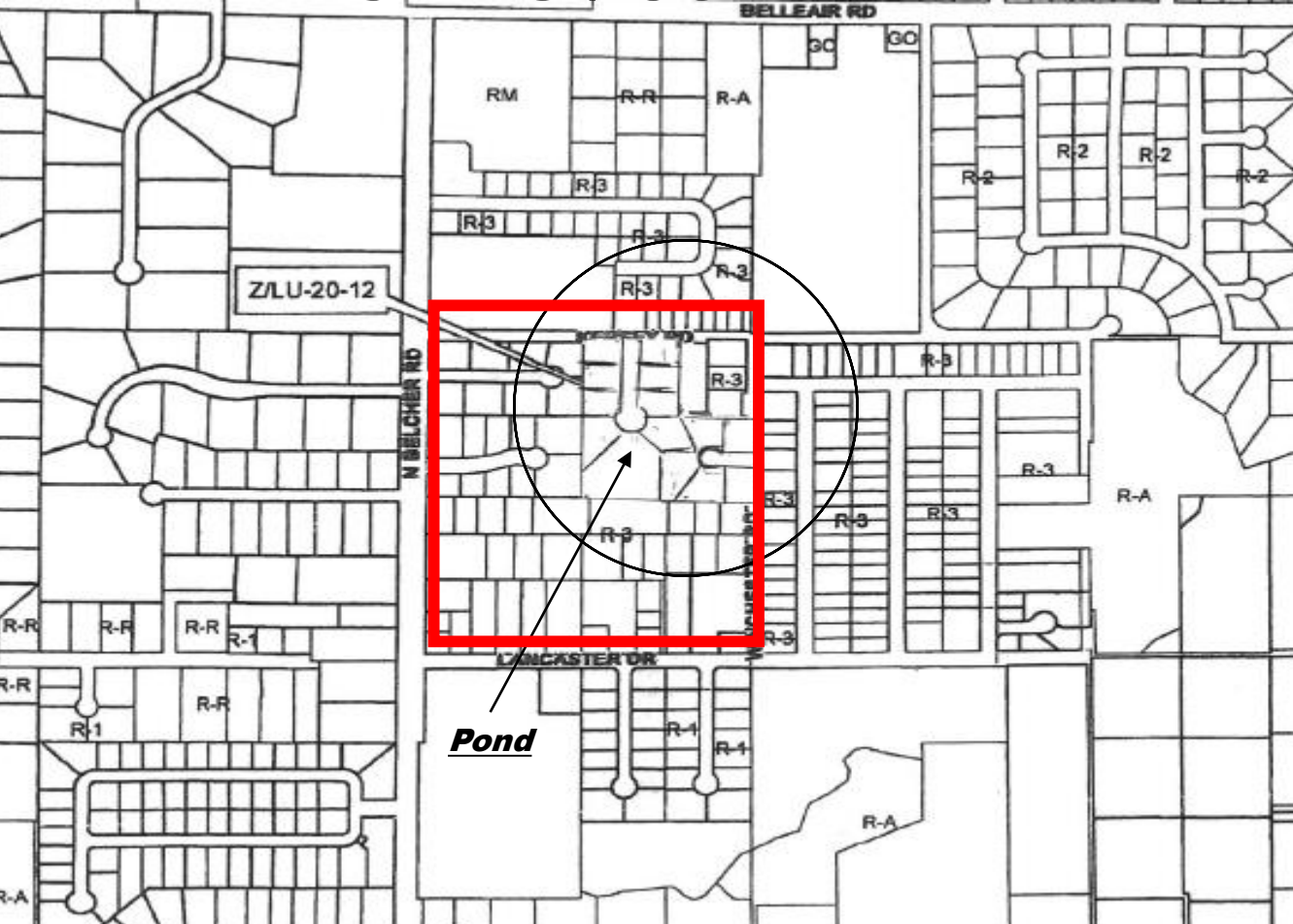
Pinellas County
PLANNING

The neighborhood's overriding concern is the precedent that would be established if this case is approved to increase the existing allowed development of five lots to the requested allowed development of ten lots. There is a larger/adjacent lot that is currently allowed development of 8-10 lots. It will be for sale at anytime and ***the precedent will have been set for another case*** to change zoning and land use to accommodate 17 lots! Zoning could be changed from R-R to R-3 as long as the "land use" is NOT changed from 'Residential – Suburban' to 'Residential – Low' and still allow the eventual development of 13-15 homes versus 26-28 homes.

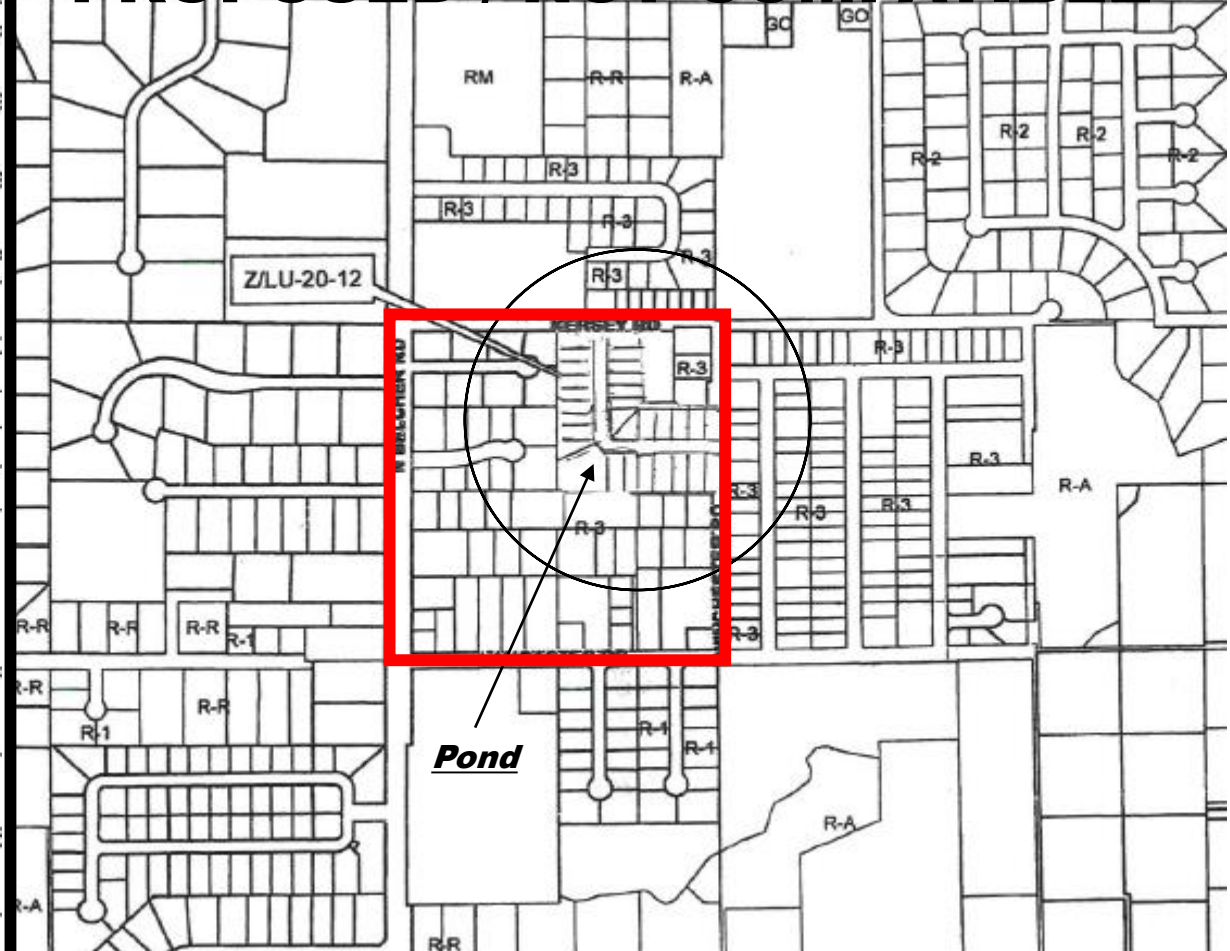
*****Increased density West of Winchester Rd. (large lot neighborhood) = Decrease in property values = sub-standard roads*****

Below is a proposed rendering of what the two models would eventually approximate in lots size and density and compatibility.

EXISTING / COMPATIBLE



PROPOSED / NOT COMPATIBLE



Belcher Elementary School (two blocks from lot) is approaching full capacity. There are currently 111 more students living in the Belcher school zone (793) than the allotted school capacity (682) Some obviously attend private or charter/home school. Currently under construction or completed within the past six- 12 months are nearly 1,000 homes / condos / townhouses / apartments, located around Bellaire Road and US 19. Including 'The Towns of Belleair Grove', 'VUE at Bellaire', 'ALTA Clearwater', etc. These units are assigned to Belcher Elementary School. A traffic study of Bellaire Rd. is needed. All area residents note recent traffic congestion uncommon to the area. Approving the high density 'Land Use' change request, in this lot currently allocated to build low density housing (compatible to the existing area) will potentially impact on the student population and present additional pressure to the school.

Creek Under The Son is an equine therapy center located on Doncaster Road, three blocks from the lot. The LOT in this case is where the property owner is requesting to approve a build out of DOUBLE the already allowed lots. **Creek Under the Son** is where therapeutic riding therapy is used to help **disabled children and individuals including veterans**, to improve their lives. In addition to other programs, the program uses the alley (Winchester Road) as part of their equine therapy. Additional vehicle traffic (over the currently zoned amount) will potentially and adversely disturb the horses / carriages as they peacefully ride.



← Winchester Road



The next set of slides represent many misstatements, mis-information and omission of pertinent facts and truths throughout Property Owner's application. Many of these misstatements, mis-information and omission of pertinent facts and truths emerged in subsequent government agency(ies) review and analysis documentation. Whether purposeful or through errors in judgement, the neighborhood property owners agree that these errors, misstatements and/or omissions of facts and truth influenced and persuaded the Development Review Committee (DCR), Pinellas County Planning and Zoning Department as well as the Local Planning Agency (LPA) in their decision to approve the Zoning and land use change requests. 100% of the neighborhood property owners consider the merits of this case to be not only incompatible to the continued viability and integrity of the surrounding area but also inherently flawed in its concept, composition and administration.

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the



Signature of Owner, Trustee, or
Officer or Registered Agent of
Corporation

Misstatements and misinformation throughout Property Owner's application:

Exhibit 2

Application for a Zoning and Land Use Change

Question # 13: I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.

RESPONSE

On the East side of Winchester Road, there are 15 detached single-family homes. The Zoning Code for all 15 parcels is R-3 and the Land Use code is RL (Attachment 2). These 15 homes have a frontage on Dorchester Road. **These residents do not use Winchester Road for access.**

Highlighted response noted above is FALSE as there are at least five residences on Dorchester Rd that regularly use Winchester Road for access to the rear of their property (two shown, below left). Property owner does not mention that four residences on west side of Winchester Road regularly use for access to front/side of their property (two shown, below right).

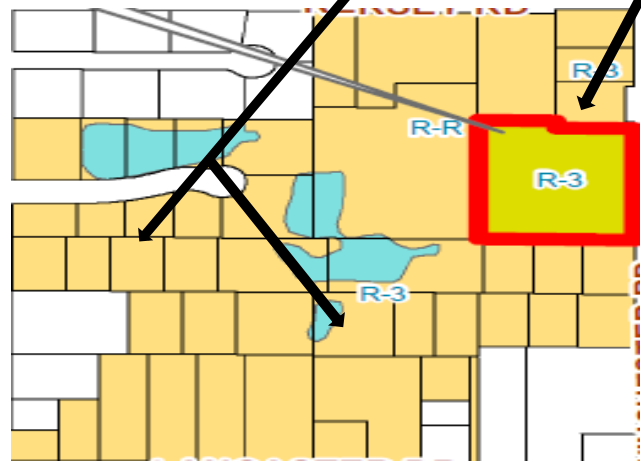


Misstatements and misinformation throughout

Property Owner's application:

Applicant conveniently/purposefully only addresses the "Zoning" change request from R-R to R-3 in order to be "consistent" with surrounding areas. The inference is that All surrounding area is also Residential Low (RL). **It is not.**

Note that applicant does not mention that super majority of **Surrounding neighborhood has "Land Use" designation of "Residential Suburban"**.



Zoning change from R-R to R-3 would be consistent with zoning for surrounding area. Neighborhood approves zoning change. Neighborhood requests keeping the "Land Use" as Residential Suburban which would allow the five LOTS already approved.

If you need further help please contact the Pinellas County Planning Department at (727) 464-8200.

Zoning

171 Zoning Code R-3

Land Use

Land Use Code RL

Attachment 2 page 1

2299 R-3	1708 R-3	1712 R-3														
2281	1736															
2224	2228	2232 ← R-3														
2225	2229	2233 ← R-3	2237													
1718	1720	1728	1734	1738	1744	1750	1762	1768								
1721	1722	1725	1728	1730	1731	1734	1738	1743	1744	1749	1750	1751	1756	1761	1762	1768

Misstatements and misinformation throughout Property Owner's application CONT'D:

The entire community between Kersey and Lancaster Roads is low-density residential.

Highlighted response noted above is FALSE. Per staff report Residential – Suburban is the current Land Use Designation. Over 95% of all LOTS between Kersey Rd. and Lancaster Rd are minimum 14,000 sq. ft., with many lots over 27,000 sq. ft. and even more LOTS over 16,000 sq. ft. Property owner is comparing the term 'low-density residential' to the current designation of 6,000 sq. ft. LOTS. If new LOTS are platted at 6,000 sq. ft. they would not be compatible nor support the viability and integrity of the existing neighborhoods between Kersey and Lancaster roads.

Rationale: Going back – 50 or more years, the land between Kersey and Lancaster Roads was presumably rural – suited for agricultural use, that was consistent with its rural and ex-urban qualities. Now, the "1736 Winchester land parcel" is the only undeveloped site. That is why it

Highlighted response noted above is MISINFORMATION. As prior slides demonstrated, 90% of the approximately 32 acres of the land between Kersey and Lancaster has been completely developed by 2010 with most of the LOTS developed in the 1960's through 2000. Most of the Lots, for decades, were consistently platted as residential LOTS in excess of 14,000 sq. ft. Not platted as 6,000 sq. ft. LOTS as proposed.

Misstatements and misinformation throughout Property Owner's application CONT'D:

Today, my property is no longer suited for its current zoning. My request to amend the zoning to R-3 and land use to RL – fully aligns with surrounding land uses. I am proposing to develop no more than five (5) detached dwelling units per acre. Each permitted dwelling shall not exceed an equivalent of 3 bedrooms.

Highlighted responses noted above is FALSE. His LOT is already, currently and lawfully suited to develop 4-5 stately homes with LOTS that will be compatible to ensure the vitality and integrity of the surrounding neighborhood. His current alignment with surrounding land uses will be compatible with Over 95% of all LOTS between Kersey Rd. and Lancaster Rd that are minimum 14,000 sq. ft., with many lots over 27,000 sq. ft. and even more LOTS over 16,000 sq. ft. If new LOTS are platted at 6,000 sq. ft. they would not be compatible nor align and support the viability and integrity of the existing neighborhoods between Kersey and Lancaster roads.

Winchester Road is equipped to handle the corresponding traffic without any impact on the local traffic. There is a traffic signal at the corner of Lancaster Road and Belcher Road for safe exit.

Highlighted response noted above is MISINFORMATION. Statement is conjecture. No traffic studies have been performed on any of the four residential roads closest to property. Lawton Rd will be adversely affected the most and it is a private road. Lawton already affected by elementary school traffic speed to evade drop off/ pick up lines on Lancaster Rd. Lancaster Rd had to put signs to control the excess traffic.



Misstatements and misinformation throughout Property Owner's application/LPA hearing CONT'D:

Inferred in his application as well as stated before the LPA hearing, the property owner claimed alley (Winchester Rd.) was dangerous and contained abandoned vehicles and his development would improve / safer. Although he did not label the two vehicles as abandoned in the alley, the inclusion of these pictures is misleading and infers his statements are true. The two vehicles shown are not in the alley and both have valid registrations (per owner). The real alley condition is pictured below.



*****This case is about LOT size(s), not about amount of homes or home size(s). Property owner's application for zoning & land use change includes a "Response" section that is 1.5 pages. The property owner lists the words "home" or "homes" 15 times. He listed the word lot (size) one time. This could be considered to have a tactic effect to persuade or mislead what the actual results would be should the case be approved for changing existing laws.**

There are many more instances of misinformation that apparently persuaded the LPA Board to approve the rezoning and land use change requested. Some of these mistakes made it on to the LPA Staff Report (BELOW-STAFF REPORT EXCEPTS).

trips on the surrounding roads. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways. The nearest level of service (LOS) regulated

Statement is conjecture. No traffic studies have been performed on any of the four residential roads closest to property. Lawton Rd will be adversely affected the most and it is a private road. Lancaster/Winchester Roads also...

b.) The applicant stated that he sent letters seeking feedback to 45 surrounding property owners regarding his proposal and received one response.

Highlighted response noted above is MISINFORMATION. This statement, and as presented at LPA hearing infers that a lack of response could be considered as tactic approval of the change requested. Also, could be inferred that lack of response show neighborhood apathy (not caring about requested changes to zoning/land use laws). In fact all neighbors who received the letter purposefully decide to NOT RESPOND.

Staff is of the opinion that the proposed RL land use category and R-3 zoning district are appropriate based on the subject property's adjacency to existing areas with the same designations, anticipated

Statement above is FALSE to statement below. It states "proposed RL & R-3 are appropriate with existing areas with same designations".

Statement below is FALSE to statement above. It states "zoned RS & RR" are surrounding land use designations.

properties to the northeast, south and east across Winchester Road are all zoned R-3. The parcels to the northwest and west are zoned R-R. The surrounding land use designations are RS to the north, south and west and RL to the east. Many of the lots to the east are 60 feet wide, which is consistent

- **Property owner purchased lot for \$225k in 2019. Adjacent lot, half the size, and one block north sold for over three times that amount two years earlier. The fair market value of the parcel estimated at nearly \$1m at the time of purchase. Property owner estimated to receive a PROFIT significantly in excess of normal transaction.**
- **As noted in property owner application; *‘perceived increase in adding new parcels to the County to ‘boost’ the local economic tax revenue’* could be, an actual potential LOSS of revenue stream for the county. By providing upgraded residential plats, the city of Largo, is it has in all surrounding (once unincorporated plats), will probably annex the area for its future revenue stream.**
- **Contrary to conclusion in the Staff Report there are many concerns related to infrastructure impact of the higher density proposal. Current stormwater conditions result in flooding at several areas including, but not limited to, East end of Kersey Rd; east end of Pembroke Dr.; east end of Lancaster Dr. Note these areas all drain into Allen creek watershed/preserve. Sewer lines and pump stations in this area have also required repairs in the past year.**

The two pictures below represent the current aesthetic of 90% of all existing LOTS/homes of the adjacent neighborhood. It also represents every other neighborhood within a one mile radius of the infill Lot that is requesting zoning and land use changes to current law. Note the large LOTS ranging from 12,000 to over 25,000 sq. ft. Note the yard space and limited vehicle spacing / parking requirements.

The picture below represents the type of LOT sizing/spacing that allowing rezoning and land use changes for 6,000 sq. ft LOTS would result. Basically no yard space and vehicle spacing / parking intrusion.

