

## Johnson, Krista

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**From:** Pinellas County Clerk of the Circuit Court and Comptroller  
<noreply@mypinellasclerk.org> on behalf of noreply@mypinellasclerk.org  
**Sent:** Monday, May 23, 2022 2:47 PM  
**To:** BCC Agenda Comments  
**Categories:** SENT TO BOARD REPORTERS

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### Live Form

|                         |  |
|-------------------------|--|
| Topic                   | ZON-21-11  |
| BCC Agenda Date         | 5-24-2022  |
| Your Stand on the Issue | Oppose   |
| Comments                | I oppose the decision to allow 2 additional structures which include ADU and garage. |
| Citizen Name            | laureen jones  |
| Address                 | 1551 BRADY DR<br>DUNEDIN, FL 34698<br>United States                                  |
| Phone                   | 727-4234052  |
| Email                   | bradymomma39@aol.com   |

## Johnson, Krista

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**From:** Pinellas County Clerk of the Circuit Court and Comptroller  
<noreply@mypinellasclerk.org> on behalf of noreply@mypinellasclerk.org  
**Sent:** Monday, May 23, 2022 2:15 PM  
**To:** BCC Agenda Comments  
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### Live Form

Topic Case No. FLU-21-06 (Salamander Innisbrook, LLC)

BCC Agenda Date 5-24-2022

Your Stand on the Issue Oppose

### Comments

Please do not be fooled by the claim of “trading” density parcels as the ones “traded” for the new proposed parcels are swimming pools, clubhouses and parking lots that were not going to be residential. I suggest you tour the Innisbrook property to see the impact this development will have on the reduction of open and natural spaces. Be aware of the impact on Klosterman with the increased traffic. Especially in light of the newly approved subdivisions at Klosterman and Belcher and on Alt. 19 just south of Klosterman which is adjacent to Innisbrook property (Noell family property). A traffic light at Klosterman and the entrance to Innisbrook should be a requirement of the approval of the project (reference the traffic nightmare at Belcher and the entrance to Innisbrook). While there was a lengthy discussion regarding the exit from the townhouse part (right turn only) as to fire trucks exiting, this additional exit will actually help the general traffic flow out of the resort. The buildings and parking lot on the property where the townhouses are proposed in the northeast part only take up a portion of that section of the development. The speakers made it sound like it was the entire part. There is natural land making up about half the space. Again, I suggest a site visit with particular attention to the above points and the visibility of oncoming cars from each direction into and out of the resort on Klosterman. The traffic study presented was commissioned by Innisbrook Salamander and only addresses the impact on the physical roadway not the increased traffic volume.

Citizen Name Cynthia Wellman

|         |   |
|---------|---|
| Address | 36750 US HWY 19 N<br>Palm Harbor, FL 34684<br>United States |
| Phone   | 217-3770922   |
| Email   | cwellman13@gmail.com  |

## Johnson, Krista

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**From:** Pinellas County Clerk of the Circuit Court and Comptroller  
<noreply@mypinellasclerk.org> on behalf of noreply@mypinellasclerk.org  
**Sent:** Monday, May 23, 2022 11:30 AM  
**To:** BCC Agenda Comments  
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### Live Form

Topic File #22-0704A

BCC Agenda Date 5-24-2022

Your Stand on the Issue Oppose

### Comments

At the April 14th Planning Agency meeting, it was voted to approve the zoning change to this property. I was appalled that this recommendation was granted, given that only one member of the board had even been at the prior February meeting and heard opposition comments from multiple concerned neighbors. I understood the reason it was postponed to April was to allow for the application change overlay, and to include very specific plans to address the drainage issues. To my knowledge, Mr. Kipton has not provided any plans to fix this problem. Why this zoning change and allowance of potentially 6 structures seems like a good idea from Pinellas County, is beyond me. My personal residence is not currently affected by flooding with even the smallest of rainstorms, but I do witness what happens in the neighborhood. Before the final house on Nigels was built and dammed up the water, that property allowed all of the runoff to flow through and into the street. Now it just backs up and floods people's homes, yards and surrounding streets. It's just terrible. Allowing all of these new structures, plus well digging, septic tanks, etc. and grading of more land, in my opinion will only exacerbate the problems. Please do not allow this to happen until there are permanent solutions to these issues. Thank you for your time and consideration.

Citizen Name Deborah Davis

Address 1630 Brady Dr  
Dunedin, FL 34698  
United States

Phone 727-798-6089

Email dejdavis@xmission.com



## Johnson, Krista

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**From:** Pinellas County Clerk of the Circuit Court and Comptroller  
<noreply@mypinellasclerk.org> on behalf of noreply@mypinellasclerk.org  
**Sent:** Friday, May 20, 2022 3:05 PM  
**To:** BCC Agenda Comments  
**Categories:** SENT TO BOARD REPORTERS

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### Live Form

Topic ZON-21-11 (22-0704A)  
BCC Agenda Date 5-24-2022  
Your Stand on the Issue Oppose

### Comments

At the April 14, 2022 hearing a deadline of May 10 was given to file objections for this meeting. I met the deadline. On May 17, 2022 minutes from that hearing were published which leads to additional objections. 1. I object to the record of the minutes. Eight objectors spoke providing competent & substantial evidence which was not recorded in the minutes. 2. As per the minutes Mr. Bailey related that the LPA continued the case in January to provide the applicant an opportunity to pursue a conditional overlay to limit number of units and address drainage issues. He then stated that the draining issues would be addressed during the permitting process. That does not meet the condition of the overlay. Attorney Morris also emphasized that the C/O cannot include any commitments associated with stormwater management. The motion for approval of the original application for a zone change died for lack of a second, as reflected in minutes from January 13, hearing. Thus, application is denied. 3. Randy Ayers indicated that the county "has been working with the City of Dunedin to develop a joint solution for the shared water". The applicant related that he has met with the city officials and they have offered NO solutions to the drainage issues surrounding the neighborhood. Zone change equals more water with no solution! Attorney Morris stated that the Board decision must be based on competent & substantial evidence and that Mr. Ayers would qualify as an expert. Non factual, misleading statements, made under oath, do not qualify as competent or substantial evidence, If in fact he was working with the city, state the evidence. 5. The applicant in his rebuttal stated that "the city will assist with the necessary pipes to Brady Road to connect into the drainage system". That statement was misleading, hearsay and is neither competent or substantial. The board did not ask for any proof to back up his statement. No competent or substantial

evidence was presented at either of the LPA hearings. It was very difficult to keep up with the planners and the applicant as the dynamics of the application and the intended usage & number of structures were ever changing & misleading. We already have a bad situation and I ask that you do not vote to make it worse. Please protect our neighborhood and prevent the zone change. .

|              |  |
|--------------|--|
| Citizen Name | Karen Hunter   |
| Address      | 1645 Brady Drive<br>Dunedin, FL 34698<br>United States |
| Phone        | 727-7351955  |
| Email        | sirfrancisbuckley@yahoo.com                            |

## Johnson, Krista

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**From:** Zoning, Planning  
**Sent:** Wednesday, May 11, 2022 8:16 AM  
**To:** BCC Agenda Comments  
**Subject:** Additional Correspondence Received for May 24th BCC (BCC ID #22-0704A)  
**Attachments:** Case No Zon 21-11 1645 Chaplene Court.pdf; R-100 Dimensional Standards.pdf; SKM\_C75922032810250.pdf; RE: Potential Annexation: 1645 Chaplene Ct and PID 24-28-15-00000-220-0800

**Categories:** SENT TO BOARD REPORTERS

Please see the attached additional correspondence for the May 24<sup>th</sup> BCC meeting:

BCC Agenda ID #22-0704A – William J. & Joan Kimpton

Tammy Swinton  
Pinellas County Planning & Zoning  
(727) 464-3583  
[tswinton@pinellascounty.org](mailto:tswinton@pinellascounty.org)

Please visit Pinellas County Access Portal for applying for planning/zoning applications, online property and permit information, records search and many more by visiting: [www.pinellascounty.org/access-portal](http://www.pinellascounty.org/access-portal)

To schedule a Pre-Application Meeting "Pre-App" please complete the form on the link: <http://www.pinellascounty.org/forms/site-plan-preapp.htm>

**PLEASE BE ADVISED DUE TO COUNTY'S RESPONSE TO COVID 19. THERE IS A LONGER RESPONSE TIME TO EMAILS AND CALLS DUE TO LIMITED STAFFING. WE APPRECIATE YOUR PATIENCE.**

(tell us how we are doing!) [www.pinellascounty.org/surveys/plan](http://www.pinellascounty.org/surveys/plan)

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**From:** Kinney, George <GKinney@DunedinFL.Net>  
**Sent:** Tuesday, May 10, 2022 4:29 PM  
**To:** Zoning, Planning <zoning@co.pinellas.fl.us>  
**Cc:** Smith, Donna <DSmith@DunedinFL.Net>; pstanek@dunedinfl.net  
**Subject:** 1645 Chaplene Court

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Good Afternoon,



In anticipation of the pending May 24, 2022 County Commission meeting, please find the attached regarding Case No. ZON 21-11, 1645 Chaplene Court. A hard copy has been placed in the mail.

*Thank you,*

**GEORGE KINNEY, AICP**  
**Director of Community Development**

City of Dunedin

Office: 727.298.3199

Email: [gkinney@DunedinFL.net](mailto:gkinney@DunedinFL.net)

Web: [www.dunedinfl.net](http://www.dunedinfl.net)



PUBLIC RECORDS NOTICE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Pursuant to FLORIDA STATUTE 119.12, public record requests to inspect or copy public records may be made to the city's custodian of public records, City Clerk Rebecca Schlichter, 1415 Pinehurst Road, Suite D, Dunedin, Florida 34698, or email: [rschlichter@dunedinfl.net](mailto:rschlichter@dunedinfl.net), or phone (727) 298-3034 or facsimile (727) 298-3505. Pursuant to Florida Statute 119.12, if you wish to assert that you were denied access to inspect or copy a public record, you must provide a written notice to the city's custodian of records, identifying it as a public records request, at least five business days before filing a civil action. The notice period begins on the day the written notice of the request is received by the custodian of public records, excluding Saturday, Sunday, and legal holidays, and runs until 5 business days have elapsed. The contact information for the city's custodian of public records is posted in the city's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and on the city's website.

## Johnson, Krista

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**From:** Pinellas County Clerk of the Circuit Court and Comptroller  
<noreply@mypinellasclerk.org> on behalf of noreply@mypinellasclerk.org  
**Sent:** Sunday, May 8, 2022 10:05 PM  
**To:** BCC Agenda Comments

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### Live Form

Topic ZON-21-11 (22-0704A)

BCC Agenda Date 5-24-2022

Your Stand on the Issue Oppose

### Comments

RE: Case No. ZON-21-11 File ID 22-0704A 1645 Chaplene Court Board of County Commissioners: I am part of a group of 13 owners that remain concerned that this zoning change and the expected permits will have negative impacts on our properties. The "recommend" vote by the Local Planning Agency without a drainage plan was very disappointing and does not protect neighboring properties. Dunedin City Engineer Bruce Wirth has communicated to County Engineer Randolph Ayers via a January 12th email that ANY changes to the Chaplene property without a proper drainage plan will have negative impacts on neighboring properties. This email stream should be included in the project file, along with our petition that was submitted in April. The most critical issue is ensuring that any new construction does not adversely impact neighboring homes. Increased storm and water runoff from changes to this property is a reality and a major concern. It is the County's responsibility to ensure that any changes approved to this property do not impact other homes and properties. This should happen before anything is approved; not after structures are built and new issues arise. We understand from Randolph Ayers that the Chaplene property is an enclosed basin and that his department will review the lot grading plan to ensure runoff is not blocked or diverted to the detriment of the neighbors. This doesn't provide us with any details or guarantees that current drainage issues won't be further exacerbated. We want to know what the "proper drainage plan" solution is before any changes to zoning or permits are approved. The overlay proposal will result in 2 new structures (and potentially others) on the property guaranteeing negative impacts to neighboring properties that must be proactively addressed. • How will current issues vs. new issues be documented? This seems like a difficult, if not impossible, distinction to document without detailed

review and planning. • What upgrades to sewers and water runoff systems will be made to ensure that any change to this property will not adversely affect any neighboring homes? • What are the controls around any new construction requirements for water runoff and requirements for gutter runoff, etc.? And how will they be monitored? Thank you for your attention to this matter. Penny & Pat Hajduk 1541 Brady Drive Dunedin, FL

|              |  |
|--------------|--|
| Citizen Name | Penny Hajduk   |
| Address      | 1541 Brady Drive<br>Dunedin, FL 34698<br>United States |
| Phone        | 312-590-2090   |
| Email        | phajduk@hotmail.com                                    |

## Johnson, Krista

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**From:** Pinellas County Clerk of the Circuit Court and Comptroller  
<noreply@mypinellasclerk.org> on behalf of noreply@mypinellasclerk.org  
**Sent:** Friday, May 6, 2022 1:13 PM  
**To:** BCC Agenda Comments

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### Live Form

Topic ZON-21-11 (22-0704A)

BCC Agenda Date 5-24-2022

Your Stand on the Issue Oppose

### Comments

My understanding is that a quasi-judicial hearing gathers relative evidence, finds facts & protects individual rights. I object to the zone change for the following reasons: 1. Subject property sits below street level & generally slopes from east to west with an enclosed basin at the west end. Properties adjacent have significant drainage issues due to runoff. This is well documented & multiple objectors spoke at both LPA hearings. 2. Fact: water issues increased after each of the last 3 property developments in the area. LPA January hearing Mr. Bailey indicated that "rezoning would allow to build an additional house on the northeastern part of the property "to lessen" the drainage issues & that building in the southwestern part, could be impossible due to the drainage". In other words there will still be runoff, just a "lesser" amount. That is not counting the ADU & the accessory structure which would be allowed with the zone change. The 2 adjacent properties to the northeast would most likely become the next 2 flood victims with the amount of impervious water added to the property in that area. A rebuild could likely come with an additional ADU & structure, as well. 3. As indicated in the January minutes a motion was made to approve the change but died for lack of a second. Afterward, an additional discussion was allowed regarding the CO option. Attorney Morris emphasized that "while the overlay may specify the number of units, it cannot include any commitments associated with stormwater management". A 90 day extension was given for the applicant to work with engineers & neighbors in an attempt to improve drainage. 4. The minutes from the April LPA hearing have not yet been made available, however, except for the chairman, the other 3 voting members I believe were not present at the January hearing. It appeared that they were uninformed that the condition to approve the zone changed was linked to first improving the

existing water issues and then the overlay might be an option to approve a zone change. Water issues remain the same & so should the denial that died due to lack of a second! (rational for approval was that the water problems would remain, with or without the approval) Again, couldn't get the minutes, tried twice. 5. Fact: April, 2022 when Mr. Kimpton, a real estate attorney, purchased the property it was zoned R-A. The neighboring properties had runoff issues & were taking on water. No proof or evidence was given at either hearing that the original zone attached to the property was a mistake or that the needs & direction of the community had shifted. Neither was there any evidence that the proposed zone change would be in the best interest of the neighborhood. In fact, on the contrary. If property owners were allowed to just pick their preferred zone, there would be no need for the regulation. The Strategic Goal Of Pinellas County is to ensure Public Health & Well Being by providing Planning, Coordination, Prevention & Protective Service to create & enhance a Safe, Secure & Healthy Community. I am counting on you to align your vote with this goal and save our properties and our homes from further damage. Thank you for taking the time to read this & for your service.

|              |   |
|--------------|---|
| Citizen Name | Karen Hunter  |
| Address      | 1645 Brady Drive<br>Dunedin, Florida 34698<br>United States |
| Phone        | 727-735-1955  |
| Email        | Sirfrancisbuckley@yahoo.com                                 |