

Whisennant, Denise A

From: Marge Doty <mdoty776@gmail.com>
Sent: Monday, July 02, 2018 7:42 AM
To: Zoning
Subject: Re: Case No Z/LU-17-07-18

Hello,

I am one of the property owners on Southern Oak Circle and also the treasurer of our Board. Our development of 27 homes lies north of the property to which Mr. Berati is requesting a land use change. Prior to the County Commissioners' meeting that was to occur on April 24th we sent in over 20 petitions objecting to this zoning change. Mr. Berati retracted his proposal the day before this meeting. Now we have received paperwork that there is to be another meeting of the Local Planning Agency on July 12th. Mr. Berati has made some modifications to his original proposal but these do not affect our neighborhood and we are still adamantly opposed to the zoning change.

Our question- will any of the previously submitted petitions be considered or do we need to resubmit? If we do need to resubmit, what is the deadline for submission prior to the July 12th meeting?

Thank you very much for your assistance,
Marjorie Doty
2525 Southern Oaks Circle
727.688-8821

Whisennant, Denise A

From: roberta hosken <rj96hosken@gmail.com>
Sent: Monday, July 02, 2018 2:04 PM
To: Herring, Darlina; Zoning
Subject: Case NO Z/LU-17-07-2018, Berati @ Applicant, Ronald Morgan, Representative

Roberta Hosken
Clearwater,
Zip Code
33764
7275320075

rj96hosken@gmail.com

Comments:
RE:CASE NO. Z/LU-17-07-18
Berati 2, LLC, Applicant,
Ronald Morgan, Representative

Pinellas County Planning Department

To Whom It May Concern:

The residential neighborhood known as, Allen's Creek Property Owners Association, is adjacent to the subject rezoning and is OPPOSED to this change. The record indicates the group requesting the change was involved in the clear cutting of old growth oaks and pines on Thanksgiving weekend 2016. Clearly this group is not friendly to residential neighborhoods or County Codes.

Also, the proposed change will enable "Commercial Creep", a trend in Pinellas County that chips away at the boundaries of current Low/Medium Density Residential neighborhoods. In our case the buffers along our boundaries to the east and south could be lost and would become part of the bigger problem the county now is trying to halt in its Comprehensive Plan to stop Commercial Creep.

Please know that we strongly OPPOSE proposed change.

Roberta Hosken, as President
Allen's Creek Property Owners Association
1835 Alicia Way
Clearwater, Florida 33764

Whisennant, Denise A

From: Kannon Feshbach <kannon@feshbach.com>
Sent: Monday, July 02, 2018 3:22 PM
To: Zoning; Herring, Darlina
Subject: RE: Case # ZLU-17-07-18 Applicant: Berati 2, LLC

Local Planning Agency and
Pinellas County Board of County Commissioners
315 Court Street, Sixth Floor
Clearwater, FL 33756

RE: Case # ZLU-17-07-18

Applicant: Berati 2, LLC

Dear Local Planning Agency and County Commission,

We are writing this letter and will also attend the meeting on this July 12th. We are VERY opposed to the changes the developer is requesting. They have already shown their disregard for our neighborhood. Kent Place is a very special community and we value the rustic and private quality of the area and do not want that to change.

Thank you for taking the time to read the below:

Once again our neighborhood is being encroached upon by requests for General Business Land Use from Low-Medium density by a proposed development inconsistent with the Pinellas County guidelines. The whole concept was to prevent Commercial Creep within areas of established residential use. There is no conceptual or pragmatic reason to exceed the commercial uses west of the 19 corridor beyond the existing yacht broker or like-properties. The applicants are proposing nearly the same change as in their previous application.

Our family lives in the immediate area affected by the above requested rezoning/land use change and we are VERY OPPOSED to the change requested by the Berati 2, LLC, Applicants. We feel the request continues to be contrary to the County Comp Plan. The present owners should have known this prior to their recent purchase of the property. The Local Planning Agency agreed and denied recommending the original request to the Board of County Commissioners. The request would effectively destroy the residential single-family uses of the surrounding developed neighborhoods.

The owners of the property have shown a disregard for permits and permitted uses. They have destroyed habitat. They have opened the area to unnecessary noise, light, and air pollution from U.S. 19. They seem to have no sense of community. There is no reason to think they will change their scorched-earth policies requiring the County to police the activities on a recurring schedule. Their dozers cleared the land and bulldozed the County codes governing that action.

Double the distance from US 19 to the west, or approximately 785 ft., the uses allowing storage, parking, warehouses, plus necessary lot paving would dramatically reduce our tranquility, use and property values, resulting from those allowable uses within CG zoning will destroy the residential tranquility on three sides of the property.

We respectfully request that the Commission protect the adjacent neighborhoods' zoning, long term use and be vigilant of Commercial Creep and deny the requested zoning/land use change.

Please note that we are **very opposed** to the above requests for zoning and land use change
Kannon and Kurt Feshbach
2321 Kent Place

Whisennant, Denise A

From: John Larkin <jlark8@aol.com>
Sent: Monday, July 02, 2018 5:02 PM
To: Zoning; Herring, Darlina
Subject: RE: Case # ZLU-17-07-18 Applicant: Berati 2, LLC, Ronald Morgan, Representative

RE: Case # ZLU-17-07-18
Applicant: Berati 2, LLC

Dear Local Planning Agency and County Commission,

Once again our neighborhood is being encroached upon by requests for General Business Land Use from Low-Medium density by a proposed development inconsistent with the Pinellas County guidelines. The whole concept was to prevent Commercial Creep within areas of established residential use. There is no conceptual or pragmatic reason to exceed the commercial uses west of the 19 corridor beyond the existing yacht broker or like-properties. The applicants are proposing nearly the same change as in their previous application.

Our family lives in the immediate area affected by the above requested rezoning/land use change and we are VERY OPPOSED to the change requested by the Berati 2, LLC, Applicants. We feel the request continues to be contrary to the County Comp Plan. The present owners should have known this prior to their recent purchase of the property. The Local Planning Agency agreed and denied recommending the original request to the Board of County Commissioners. The request would effectively destroy the residential single-family uses of the surrounding developed neighborhoods.

The owners of the property have shown a disregard for permits and permitted uses. They have destroyed habitat. They have opened the area to unnecessary noise, light, and air pollution from U.S. 19. They seem to have no sense of community. There is no reason to think they will change their scorched-earth policies requiring the County to police the activities on a recurring schedule. Their dozers cleared the land and bulldozed the County codes governing that action.

Double the distance from US 19 to the west, or approximately 785 ft., the uses allowing storage, parking, warehouses, plus necessary lot paving would dramatically reduce our tranquility, use and property values, resulting from those allowable uses within CG zoning will destroy the residential tranquility on three sides of the property.

We respectfully request that the Commission protect the adjacent neighborhoods' zoning, long term use and be vigilant of Commercial Creep and deny the requested zoning/land use change.

Please note that we are **very opposed** to the above requests for zoning and land use change.

Thank-You,
John P Larkin
1951 Peters Place
Clearwater, FL 33764
813-390-3992

Local Planning Agency and
Pinellas County Board of County Commissioners
315 Court Street, Sixth Floor
Clearwater, FL 33756

RE: Case # ZLU-17-07-18
Applicant: Berati 2, LLC

Dear Local Planning Agency and County Commission,

Once again our neighborhood is being encroached upon by requests for General Business Land Use from Low-Medium density by a proposed development inconsistent with the Pinellas County guidelines. The application request goes against the whole concept of preventing Commercial Creep within areas of established residential use. There is no conceptual or hardship reason to extend the distance approximately 785' of commercial uses west of the 19 corridor or beyond the existing westerly line of the new yacht broker facility. The applicants are proposing nearly the same land use change as their previous application.

Our family lives in the immediate area affected by the above requested rezoning/land use change and we are VERY OPPOSED to the change requested by the Berati 2, LLC, applicants. We feel the request continues to be contrary to the County Comp Plan. The present owners should have known this prior to their recent purchase of the property. The Local Planning Agency agreed and denied recommending the request to the Board of County Commissioners. The request would effectively destroy the residential single family uses of the surrounding residentially developed neighborhoods.

The owners of the property have shown a disregard for permits and permitted uses. They have destroyed habitat. They have opened the area to unnecessary noise, light and air pollution from U.S. 19. They seem to have no sense of community. There is no reason to think they will change their scorched earth policies requiring the County to police the activities on a recurring schedule. Their dozers cleared the land and bulldozed the County codes re clearing.

Doubling the depth of commercial land use to the west of the 19 corridor, or approximately 785 ft., to uses allowing storage, parking, warehouses, plus necessary lot paving would dramatically reduce our tranquility, use and values resulting from those allowable uses within CG zoning will destroy the residential tranquility on three sides of the property. We respectfully request that the Commission protect the adjacent neighborhood's zoning, long term use and be vigilant of Commercial Creep and deny the requested zoning/land use change.

Please note that we are **very opposed** to the above requests for zoning and land use change .

JASON & PINGSHU LESCHER
2434 KENT RD
CLEARWATER, 33762

Local Planning Agency and
Pinellas County Board of County Commissioners
315 Court Street, Sixth Floor
Clearwater, FL 33756

RE: Case # ZLU-17-07-18
Applicant: Berati 2, LLC

Dear Local Planning Agency and County Commission,

Once again our neighborhood is being encroached upon by requests for General Business Land Use from Low-Medium density by a proposed development inconsistent with the Pinellas County guidelines. The whole concept was to prevent Commercial Creep within areas of established residential use. There is no conceptual or pragmatic reason to exceed the commercial uses west of the 19 corridor beyond the existing yacht broker or like-properties. The applicants are proposing nearly the same change as in their previous application.

Our family lives in the immediate area affected by the above requested rezoning/land use change and we are VERY OPPOSED to the change requested by the Berati 2, LLC, Applicants. We feel the request continues to be contrary to the County Comp Plan. The present owners should have known this prior to their recent purchase of the property. The Local Planning Agency agreed and denied recommending the original request to the Board of County Commissioners. The request would effectively destroy the residential single-family uses of the surrounding developed neighborhoods.

The owners of the property have shown a disregard for permits and permitted uses. They have destroyed habitat. They have opened the area to unnecessary noise, light, and air pollution from U.S. 19.

They seem to have no sense of community. There is no reason to think they will change their scorched-earth policies requiring the County to police the activities on a recurring schedule. Their dozers cleared the land and bulldozed the County codes governing that action.

Double the distance from US 19 to the west, or approximately 785 ft., the uses allowing storage, parking, warehouses, plus necessary lot paving would dramatically reduce our tranquility, use and property values, resulting from those allowable uses within CG zoning will destroy the residential tranquility on three sides of the property.

We respectfully request that the Commission protect the adjacent neighborhoods' zoning, long term use and be vigilant of Commercial Creep and deny the requested zoning/land use change.

Please note that we are **very opposed** to the above requests for zoning and land use change

Robyn Melamed
1820 Acorn Hammock Ln
Clearwater, FL 33764



Whisennant, Denise A

From: Brian Lovellette <asombrian@gmail.com>
Sent: Tuesday, July 03, 2018 3:09 PM
To: Zoning
Subject: Case No Z/LU-17-07-18
Attachments: 2018-04 Signed County Commissioner Letter in Opposition.pdf

Local Planning Agency and
Pinellas County Board of County Commissioners
315 Court Street, Sixth Floor
Clearwater, FL 33756

RE: Case # ZLU-17-07-18
Applicant: Berati 2, LLC

Dear Local Planning Agency and County Commission:

We are very opposed to this developer's requested land use change from Residential Low Medium to General Business, which is inconsistent with the Pinellas County guidelines. The whole concept was to prevent Commercial Creep within areas of established residential use. There is no need to extend the commercial uses west of the US 19 corridor beyond the existing yacht broker or like-properties, other than the economic interests of the owners, who should have known the land use for this property was Residential Low Medium prior to their recent purchase of it. The applicants are proposing nearly the same change as in their previous application, which was recommended for denial at the March 8, 2018 Local Planning Agency meeting. The applicant then pulled the application so that it would not get denied at the County Commission meeting.

This new application has been conveniently made when many of us are not available to attend the meeting to raise our objections. Attached is our original letter of opposition signed by 41 Donovan's Park residents.

Doubling the distance from US 19 to the west, or approximately 785 ft., to allow the uses of storage, parking, warehouses, plus necessary lot paving, would dramatically reduce the tranquility and property values of the residential areas on three sides of the property.

We respectfully request that the Commission protect the adjacent neighborhoods, be vigilant of Commercial Creep and deny the requested zoning/land use change.

Brian P Lovellette
Vicki Vranian
16940 US 19 N, Lot 132
Clearwater, FL 33764

April 12, 2018

Pinellas County Board of County Commissioners
315 Court Street, Fifth Floor
Clearwater, FL 33756

RE: Case # ZLU-01-01-18
Applicant: Berati 2, LLC
Representative: Ronald Morgan

Janet C. Long (JanetCLong@pinellascounty.org), Pat Gerard (pgerard@pinellascounty.org), Charlie Justice (cjustice@pinellascounty.org), Dave Eggers (deggers@pinellascounty.org), Karen Williams Seel (kseel@pinellascounty.org), John Morroni (jmorroni@pinellascounty.org), Kenneth T. Welch (kwelch@pinellascounty.org)

Dear County Commissioners:

The below signed residents of Donovan's Park live in the immediate area affected by the above requested rezoning/land use change and we are VERY OPPOSED to the change requested by the Berati 2, LLC, Applicants. We feel the request is contrary to the County Comp Plan. It provides no transition from low density residential and CG/Commercial uses. The present owners should have known this prior to their recent purchase of the property. The local Planning Agency agreed and voted to deny recommending the request to the Board of County Commissioners. The request would effectively destroy the residential single-family uses of the surrounding neighborhoods zoned R-6 or AE.

The owners of the property have shown a disregard for permits and permitted uses. They have destroyed habitat. They have opened the area to unnecessary noise, light and air pollution from U.S. 19. They seem to have no sense of community. There is no reason to think they will change their scorched Earth policies requiring the County to police the activities on a recurring schedule. Their heavy equipment cleared and bulldozed the land despite County codes governing any land changes in violation of their permit and for which they were fined a minimal amount.

The uses allowing storage, parking, warehouses, plus necessary lot paving would dramatically reduce our tranquility, use and values resulting from those allowable uses within CG zoning.

We respectfully request that the Commission protect the adjacent neighborhoods' zoning, long term use and be vigilant of Commercial Creep and deny the requested zoning/land use change as recommended by your planning agency.

The applicant's actions prior to this request clearly demonstrate their disregard for county codes regarding permitting, land clearing, providing a site plan, and respecting their neighbors. All these actions are contrary to long-standing county codes and the County Comprehensive Plan, which protects neighborhoods. These are the reasons we are VERY OPPOSED to their request for zoning and land-use change and urge you not to approve it.

Brian P Lovellette	Tina Durfee 435
Vicki Van	Tommye J. England 329
Lot 132	Jimmie O. Bryant 329
Ken & Spelk	Norm & Wilbur 139
lot 146	Debbie Prunge 323
Ken & Pat Lanore 120	Betty Smith 316
	Patti Venable 315

Richard Smith 316

Tanna M. 415

Robert Feliciano 607

Gayle Feliciano 607

Walter 415

Danna Bartholomew Lat 331

~~Gayle~~
~~Gayle~~

~~Robert~~ 143

~~133~~

Valy Gardner 133

Ralph Swisher 130

Billie Snowden 130

William Nevin 602

Conrad Janhan 211

Grace MacLitt 209

Quetta Hittig 430

Sharon Hart 224

Laurel 608

Kirby Masdem #310

Marjorie Balder #305

Shirley Lott #313

Rich Bolduc #305

Stan Muller 311

~~325~~ Sunday 312

~~337~~

Wendy Gay 234

327 Gary Elliott 234

Tom Ellis 239

Joan Ellis 239

Local Planning Agency and
Pinellas County Board of County Commissioners
315 Court Street, Sixth Floor
Clearwater, FL 33756

RE: Case # ZLU-17-07-18 / Applicant: Berati 2, LLC

Dear Local Planning Agency and County Commission,

Once again our neighborhood is being encroached upon by requests for General Business Land Use from Low-Medium density by a proposed development inconsistent with the Pinellas County guidelines. The whole concept was to prevent Commercial Creep within areas of established residential use. There is no conceptual or pragmatic reason to exceed the commercial uses west of the 19 corridor beyond the existing yacht broker or like-properties. The applicants are proposing nearly the same change as in their previous application.

Our family lives in the immediate area affected by the above requested rezoning/land use change and we are VERY OPPOSED to the change requested by the Berati 2, LLC, Applicants. We feel the request continues to be contrary to the County Comp Plan. The present owners should have known this prior to their recent purchase of the property. The Local Planning Agency agreed and denied recommending the original request to the Board of County Commissioners. The request would effectively destroy the residential single-family uses of the surrounding developed neighborhoods.

The owners of the property have shown a disregard for permits and permitted uses. They have destroyed habitat. They have opened the area to unnecessary noise, light, and air pollution from U.S. 19. They seem to have no sense of community. There is no reason to think they will change their scorched-earth policies requiring the County to police the activities on a recurring schedule. Their dozers cleared the land and bulldozed the County codes governing that action.

Double the distance from US 19 to the west, or approximately 785 ft., the uses allowing storage, parking, warehouses, plus necessary lot paving would dramatically reduce our tranquility, use and property values, resulting from those allowable uses within CG zoning will destroy the residential tranquility on three sides of the property.

We respectfully request that the Commission protect the adjacent neighborhoods' zoning, long term use and be vigilant of Commercial Creep and deny the requested zoning/land use change.

Please note that we are **very opposed** to the above requests for zoning and land use change.

Karen S. Trefz
1840 Alicia Way, Clearwater, FL 33764

Whisennant, Denise A

From: Diane Paquette <55sorbonne@gmail.com>
Sent: Wednesday, July 04, 2018 10:41 AM
To: Zoning
Cc: asombrian@gmail.com
Subject: Rezoning

Case # ZLU-17-07-18
Applicant: Berati 2, LLC

Dear local planning agency
and county commission.

We love our Park and neighborhoods and hope that never change.
So, we are saying **NO** to any changes in the using of the land.

Thank you

Diane Paquette
Gaétane Léveillé
16940 US 19N, Lot 131
Clearwater, Fl. 33764

Envoyé de mon iPad

Whisennant, Denise A

From: Peggy C <peggybeth@gmail.com>
Sent: Wednesday, July 04, 2018 9:26 AM
To: Zoning
Subject: Case No Z/LU-17-07-18

Local Planning Agency and
Pinellas County Board of County Commissioners
315 Court Street, Sixth Floor
Clearwater, FL 33756

RE: Case # ZLU-17-07-18
Applicant: Berati 2, LLC

Dear Local Planning Agency and County Commission,

Once again our neighborhoods are being encroached upon by requests for General Business Land Use from Low-Medium density by a proposed development inconsistent with the Pinellas County guidelines. The whole concept was to prevent Commercial Creep within areas of established residential use. There is no conceptual or pragmatic reason to exceed the commercial uses west of the 19 corridor beyond the existing yacht broker or like-properties. The applicants are proposing nearly the same change as in their previous application.

Our property is the western boundary of the above requested re-zoning/land use change and we are VERY OPPOSED to the change requested by the Berati 2, LLC, Applicants. We feel the request continues to be contrary to the County Comp Plan. The present owners should have known this prior to their recent purchase of the property. The Local Planning Agency agreed and denied recommending the original request to the Board of County Commissioners. The request would effectively destroy the residential single-family uses of the surrounding developed neighborhoods.

The owners of the property have shown a disregard for permits and permitted uses. They have destroyed habitat. They have opened the area to unnecessary noise, light, and air pollution from U.S. 19. They seem to have no sense of community. There is no reason to think they will change their scorched-earth policies requiring the County to police the activities on a recurring schedule. Their dozers cleared the land and bulldozed the County codes governing that action.

Double the distance from US 19 to the west, or approximately 785 ft., the uses allowing storage, parking, warehouses, plus necessary lot paving would dramatically reduce our tranquility, use and property values, resulting from those allowable uses within CG zoning will destroy the residential tranquility on three sides of the property.

We respectfully request that the Commission protect the adjacent neighborhoods' zoning, follow the County plan for long term use and be vigilant of Commercial Creep and deny the requested zoning/land use change.

Please note that we are **very opposed** to the above requests for zoning and land use change.

Margaret and Ayman Cheikelard
1843 Peters Place
Clearwater, FL 33764

Whisennant, Denise A

From: Roye McDonald <royebmcdonald@gmail.com>
Sent: Wednesday, July 04, 2018 8:45 AM
To: Zoning
Subject: No.Z/LU17-07-18

Iam against applicant, Berati2LLC, trying, to change zoning, from residential, to a commercial status, our,family has owned, property there since 1964, the park is the best it has ever looked, all new owners, mostly, that really care, & have put in alot of time, money,sweat&tears, into this resident owned park, please vote against, this change, sincerely, Roye Mcdonald, lot 337..

Whisennant, Denise A

Z/LU-17-07-18

From: Joan Ellis <jellis4344@gmail.com>
Sent: Tuesday, July 03, 2018 8:08 PM
To: Zoning
Subject: Zone change

As residents of Donovans Park we are against any zone changes. With all the construction going on in our immediate area, it feels as though we are being squeezed out.

Whisennant, Denise A

From: Mc Donald, John <John.McDonald@camoves.com>
Sent: Wednesday, July 04, 2018 10:07 AM
To: Zoning

We look at our park as a private little community, we have been impacted over the years with several issues such as the (jail) at goodwill. We are elderly, worked our whole life to be able to retire to our little place. NO more commercial so they can make money at our expense,. Sincerely, John Mc Donald, Lot 330,337

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Whisennant, Denise A

From: Carol Gay <cg_retire@yahoo.ca>
Sent: Thursday, July 05, 2018 6:38 PM
To: Zoning
Subject: zoning Case # ZLU-17-07-18

Local Planning Agency and
Pinellas County Board of County Commissioners
315 Court Street, Sixth Floor
Clearwater, FL 33756

RE: Case # ZLU-17-07-18
Applicant: Berati 2, LLC

Dear Local Planning Agency and County Commission:

I as a resident of Donovan's Park Cooperative, I am opposed to the development of this property from Residential Low Medium to General Business, which is inconsistent with the Pinellas County guidelines. The whole concept was to prevent Commercial usage within areas of established residential properties. If this is changed to commercial use to me that invites crime into the area. Last winter there were break-ins at the yacht club as well as the Harberson's RV, if this area is allowed to have storage then that is an invitation for crime. It is off the main road out of sight how long will it be for break-ins to occur in our properties. There is also homeless people taking up residence to the back of this property, leaving liquor bottles and other garbage. The owners new this was Residential Low Medium when they purchased the property. The applicants are proposing basically the same change as in their previous application, which was recommended for denial at the March 8, 2018 Local Planning Agency meeting then the applicant pulled the application so that it would not get denied at the County Commission meeting. It is obvious that the new application is being submitted when we the residence of Donovan's are not there to attend the proceedings. There is also the strong possibility that our property will be valued lower. We are a residential community as are the other properties around us, ask if you would like storage in the middle of your residential area.

We respectfully request that the Commission denies the request.

Carol Gay
Donovan's Park Coperative Inc.
16940 US19 N lot 234
Clearwater Fl
33764

Whisennant, Denise A

From: Robert MacNutt <ramacnutt@yahoo.com>
Sent: Friday, July 06, 2018 11:37 AM
To: Zoning
Subject: Case No. Z/LU-17-07-18, Berati 2, LLC, Applicant, Ronald Morgan, Representative

To: Pinellas County Planning Dept., Zoning Division:

I am a resident of Donovan Park, 16940 US Hwy., 19 North, Clearwater, Florida 33764 which backs up to "C-2" on the map listed in this case. Donovan is an over 55 years of age community, we keep our park well maintained and it is a quiet residential area.

It was disappointing to read that this application has come up again, especially during the summer months when so many of us are not residing in the park.

I am against using this small piece of land right behind some of our homes, for commercial vehicles being driven in and out all day long.

Also, having covered storage for boats and vehicles. We see this kind of usage as we drive along the service roads of route 19. We can know that it would not be conducive to this small piece of land regardless of how well it is maintained.

It seems to be that this small, less than 3 acres of land would be better served for the community as open space for people and small animal and bird life to enjoy.

Thank you for your consideration of the Donovan Residential Community to wanting to have commercial usage for this piece of land.

Elaine H. MacNutt, Lot 209

16940 US Highway 19 North
Clearwater, Florida

Summer Residence:
123 Beechwood Road
Holden, Massachusetts 01520
508 -829-6888

Whisennant, Denise A

From: beryl stephens <mattandberyl@icloud.com>
Sent: Friday, July 06, 2018 2:58 PM
To: Zoning
Cc: Brian Lovellette
Subject: Case # Z/LU-17-07-18

To the Local Planning Agency and County Commission:

I would like to go on record as being very opposed to the proposal to change the land use of the property abutting Donovan's Park to Commercial General from Residential Low Medium. I would hope that your members would uphold the Pinellas County guidelines which are meant to prevent this insidious commercial creep. This change would detrimentally affect the lives of our residents on 1st Street with all the noise and all the other attendant problems created by this commercial enterprise and should not be taken lightly.

Yours truly,
Beryl Stephens
Donovan's Park, Lot 232
Clearwater, FL. 33764

Whisennant, Denise A

From: Jack Spille <jspille31@gmail.com>
Sent: Friday, July 06, 2018 5:38 PM
To: Zoning
Subject: Case#ZLU-17-07-18

Local Planning Agency and Pinellas County Board of County Commissioners
315 Court Street, Sixth Floor
Clearwater, Florida 33756

Dear Local Planning Agency and County Commissioners,

My name is Reinert (Jack) Spille and residing in Donnovans Park Lot 146 directly across from the ditch on the west end of 1st street. The same partial of land that was rejected back on March 8th of this year.

I am requesting that the zone quest be denied. This is and should always be zoned as residential. I think you should take into consideration that any activity that has taken place has usually been when most residents of this park are not available. This is basically the same request that was denied on March 8th of this year.

I am very much opposed at this request and firmly believe this complete parcel of land remains residential.

Respectfully submitted,

Reinert Spille
16940 US 19 North Lot 146
Donovans Park
Clearwater, FL 33764

Whisennant, Denise A

From: Bonnie Edgington <bonnieedgington@aol.com>
Sent: Tuesday, July 10, 2018 7:22 PM
To: Zoning
Subject: Use of the Abutting Residential Lot next to my Trailer in Donovan's Park

Local Planning Agency and
Pinellas County Board of County Commissioners
315 Court Street, Sixth Floor
Clearwater, FL 33756

RE: Case # ZLU-17-07-18
Applicant: Berati 2, LLC

Dear Local Planning Agency and County Commission:

We are very opposed to this developer's requested land use change from Residential Low Medium to General Business, which is inconsistent with the Pinellas County guidelines. The whole concept was to prevent Commercial Creep within areas of established residential use. There is no need to extend the commercial uses west of the US 19 corridor beyond the existing yacht broker or like-properties, other than the economic interests of the owners, who should have known the land use for this property was Residential Low Medium prior to their recent purchase of it. The applicants are proposing nearly the same change as in their previous application, which was recommended for denial at the March 8, 2018 Local Planning Agency meeting. The applicant then pulled the application so that it would not get denied at the County Commission meeting.

This new application has been conveniently made when many of us are not available to attend the meeting to raise our objections. Attached is our original letter of opposition signed by 41 Donovan's Park residents.

Doubling the distance from US 19 to the west, or approximately 785 ft., to allow the uses of storage, parking, warehouses, plus necessary lot paving, would dramatically reduce the tranquility and property values of the residential areas on three sides of the property.

We respectfully request that the Commission protect the adjacent neighborhoods, be vigilant of Commercial Creep and deny the requested zoning/land use change.

Keith and Bonnie Edgington
16940 U.S. 19, North
Lot 140
Clearwater, FL 33940



Z/lu-17-07-18

Alliance Development - Land Use Change Request – RLM to CG W/ R-1

(Residential Low Medium to Commercial General- W/ Res Buffer)

**STOP
COMMERCIAL
CORRIDOR CREEP**

Location, Proposal, Land Use, Zoning Activity and Comp Plan & LPA Policy

NOTE: LPA MARCH 8 MEETING – MOVED AND APPROVED DENIAL OF LAND USE AND ZONING CASE- Z/lu-01-01-18 IN RECOMMENDATION TO BCC for May 8th-

**Applicant Withdrew Application and Reapplied with Residential Buffer & Dev. Agreement
ITS STILL COMMERCIAL CREEP!!!!**

Richard Gehring, Representing Abutting Neighborhood

Q Z/LU-01-01-18 (Berati 2, LLC)

A request for a zoning change from C-2 to

- *Residential Low Medium to Commercial General- east 1.5 acres and Zoning amendment from C-2 to R-1, Single Family*
- *With a Development Agreement set up a 1.5 Ac. Site limiting the use of the subject property to the outdoor, indoor and/or covered storage of automobiles, recreational vehicles and/or boats and*
- **Proposal Still removes the RLM Residential Low Medium to Commercial General on approximately 1.5 acres located approximately 380 feet west of US Highway 19 and 495 feet south of Central Avenue a portion of parcel 30/29/16/55044/000/0024).**
- **Which is STILL COMMERCIAL CREEP West of US19 and into a Neighborhood which should be protected by the Comp Plan**

Where is the Comp Plan Discussion ?



The banner features the Pinellas County Florida logo on the left, which includes a stylized sun icon. To the right of the logo are three photographs: a house, a road, and people walking. The word "Planning" is written in a large, white, sans-serif font below the logo. The text "Official Government Website" is located at the bottom right of the banner area.

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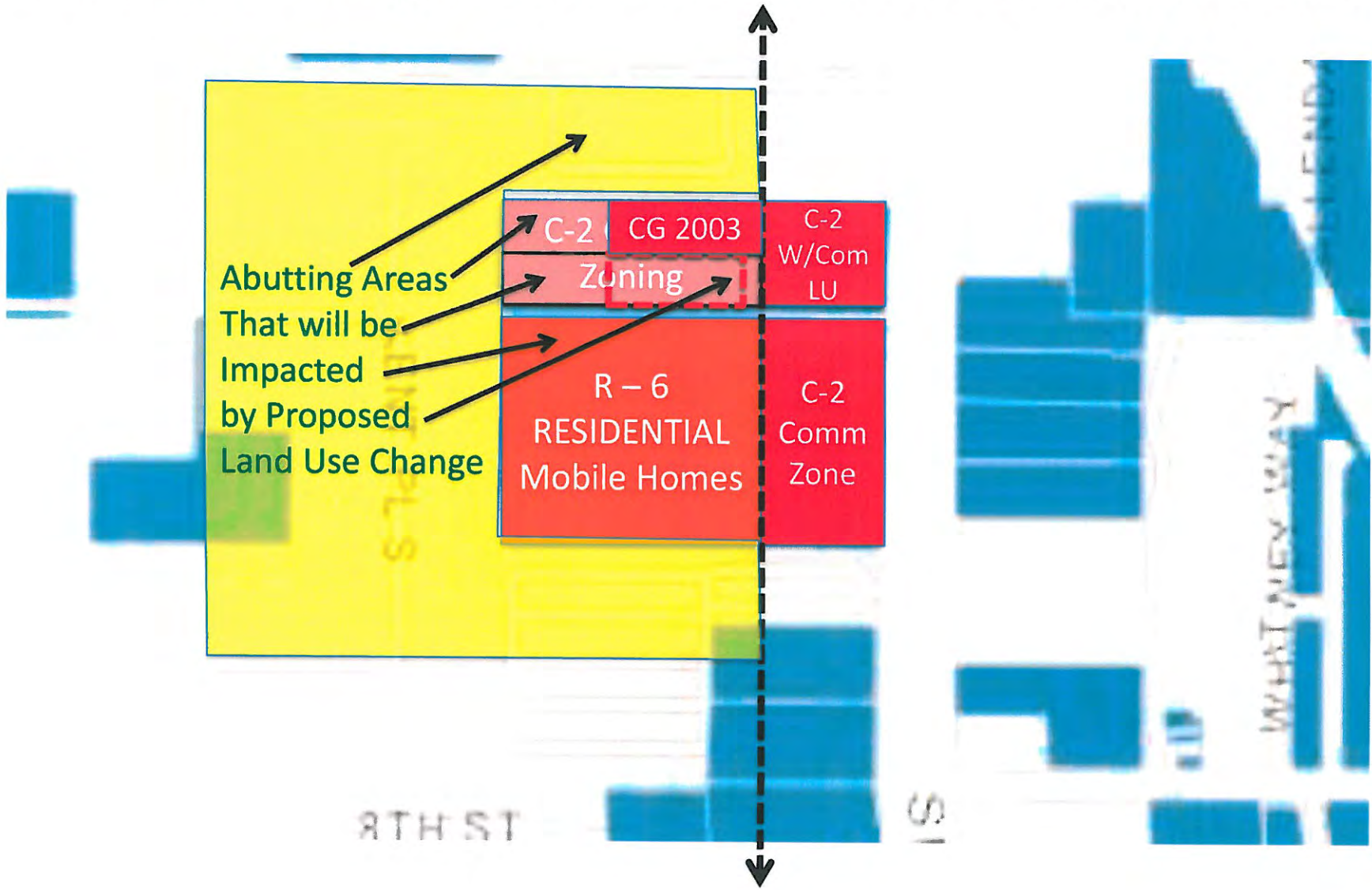
Local Planning Agency (LPA)

Under Sec. 163.3174, F.S., each local government is required to establish a Local Planning Agency (LPA). The LPA consists of appointed members selected from the community. It has the responsibility for making *recommendations* to the Board of County Commissioners regarding development of, or changes to, the Comprehensive Plan. The LPA also reviews amendments to the Land Development Code (including zoning changes), and a variety of other items, to ensure that they are consistent with, and serve to implement, the Comprehensive Plan.

Subject Site Is In “A Residential Neighborhood”



Subject Zoning Not Made Consistent With FLUM



RLM - LAND USE CATEGORY DEFINED

Category/Symbol – Residential Low Medium (RLM)

Purpose – It is the purpose of this category to depict **those areas of the county that are now developed, or appropriate to be developed, in a low to moderately intensive residential manner**, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

Use Characteristics - Those uses appropriate to and consistent with this category include:

Primary Uses – Residential.

Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential.

Locational Characteristics – This category is generally appropriate in areas served by a complete range of urban services with particular emphasis on the availability of transit service and recreation/open space facilities; **in areas where use and development characteristics are low medium residential in nature; in areas serving as a transition between low density**

and high density residential areas; and in areas in close proximity to major employment centers, community and regional shopping centers, and arterial and collector highway facilities.

Standards – Shall include the following:

Residential Use – Shall not exceed ten (10) dwelling units per acre. [10-18]

Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 dwelling units per acre. [10-18]

Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75.

See 'Additional Standards' section of this table.

Zoning Compatibility - **The following zoning districts are compatible with the Residential Low Medium (RLM) land use category:**

AE Agricultural Estate Residential District E-1

Estate Residential District

R-R Rural Residential District

R-1 Single Family Residential District

R-2 Single Family Residential District

R-3 Single Family Residential District

R-4 One, Two, or Three Family Residential District

R-6 Mobile Home Parks and Subdivisions District

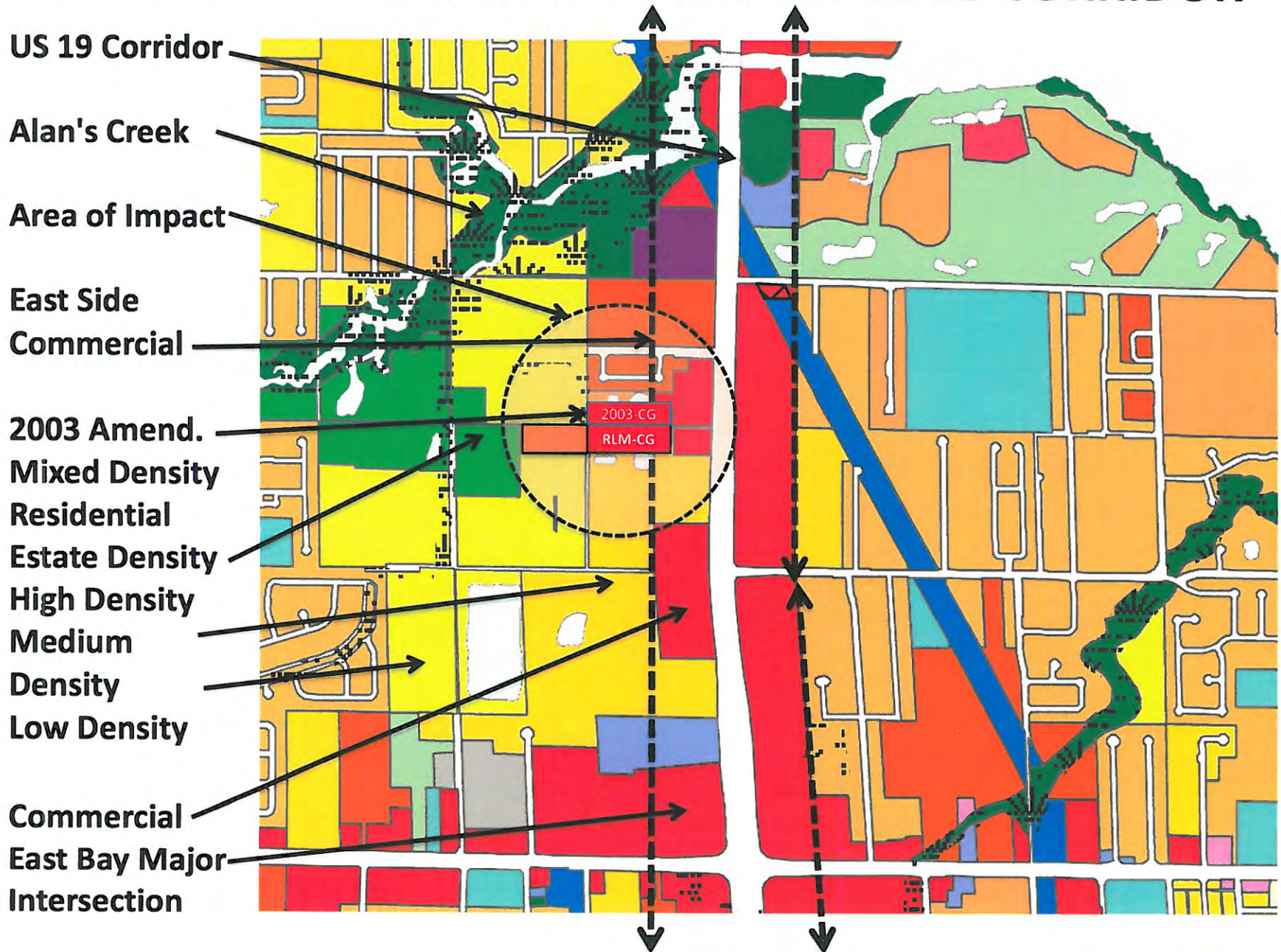
RM-10 Residential, Multiple Family District

RPD-10 Residential Planned Development District

All RPD and RM zoning districts that allows less than 10.0 units per acre. [10-18]

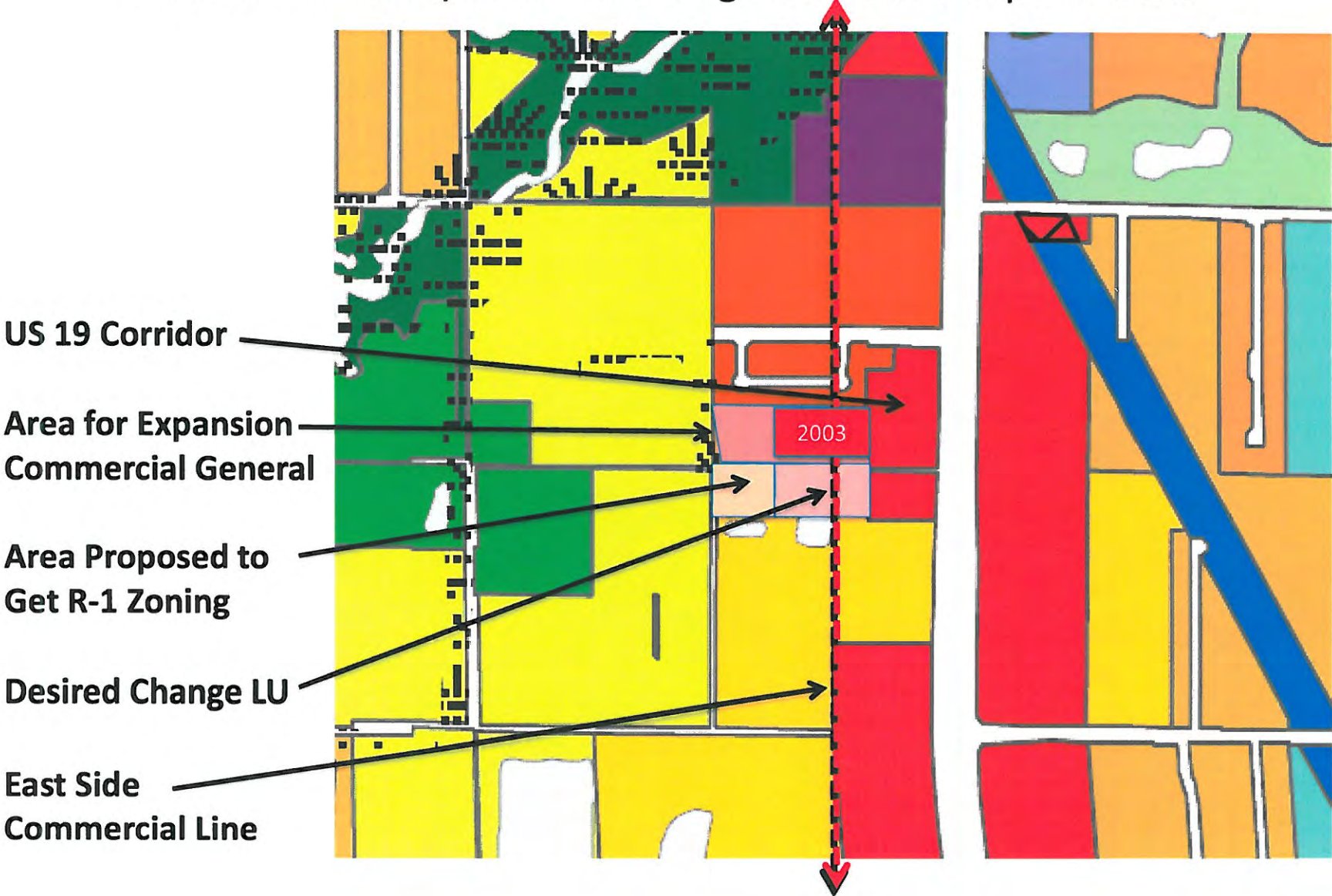
NOTE: COMMERCIAL GENERAL NOT COMPATIBLE

FLUM GENERAL CONDITIONS ON US 19 CORRIDOR



Sequence of Commercial Encroachment

Area around Proposed CG Change that can use precedent



FLUM GOAL

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE:

THE PATTERN OF LAND USE IN PINELLAS COUNTY SHALL PROVIDE A VARIETY OF URBAN ENVIRONMENTS TO MEET THE NEEDS OF A DIVERSE POPULATION AND THE LOCAL ECONOMY, CONSERVE AND LIMIT DEMANDS ON NATURAL AND ECONOMIC RESOURCES TO **ENSURE SUSTAINABLE BUILT AND NATURAL ENVIRONMENTS, BE IN THE OVERALL PUBLIC INTEREST,** AND EFFECTIVELY SERVE THE COMMUNITY AND ENVIRONMENTAL

NEEDS OF THE POPULATION.

FLUM LAND USE OBJECTIVE

- Objective 1.2 -Establish development regulations that respond to the **challenges of a mature urban county with established communities that are experiencing infill development** and redevelopment activity.
- *Recommendation- Residents need “Infill protection” for Neighborhoods and existing Neighborhoods are not recognized in staff recommendation.*

NOT SUPPORTED BY COMP PLAN & LDC

Policy 1.2.2

The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

- **The Land Use of RLM Residential Low Medium is the controlling policy on this application.**
- **LOCATION CRITERIA for CG Commercial General should not go west into neighborhood and the C-2 is NOT the controlling Policy.- WHY has ZONING CONFORMANCE never happened?**
- **QUALITY COMMUNITIES ELEMENT STRESSES PROTECTING NEIGHBORHOODS FROM COMMERCIAL ENCROACHMENT.**

Policy 1.2.3

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.

- **PROPOSAL IS NOT COMPATIBLE WITH THE RESIDENTIAL SURROUNDING CHARACTER.**
- **THE NEED IS TO STABILIZE AND SUPPORT THE EXISTING RESIDENTIAL NEIGHBORHOOD.**
- **LPA Meeting dialog of February 8th clearly has LPA members looking to protect Neighbors in 5-0 Vote to Continue. (Development Agreement?) –**
- **ACTION BY LPA ON MARCH 8TH – MOTION AND APPROVAL FOR DENIAL OF APPLICATION**

Policy 1.2.5

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.

- **THIS SUBJECT CHANGE IS IN CONFLICT WITH THE COMP PLAN RLM FLUM, the QUALITY COMMUNITIES ELEMENT and LAND USE/ZONING LOCATION CRITERIA.**

Staff Proposal Review **INCOMPLETE**

COMPATIBILITY WITH SURROUNDING LAND USES –(Staff in black)

- **Staff recommends** that the LPA find the proposed land use and zoning amendments **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **STAFF RECOMMENDATION GIVES THE DECADES OLD INCONSISTENT C-2 ZONING THE POLICY PREFERANCE AND DOES NOT ADDRESS THE EXISTING FLUM OTHER THEN SAYING THIS RESOLVES A CONFLICT (Pinellas History of Deep Comm. Zoning)**
- **A 2003 FLUM AMEDMENT TO THE NORTH HAD SIGNIFICANT RESTRICTIONS, A DEVELOPMENT AGREEMENT AND THE SITE IS MOSTLY LAKE AREA AND IT IS AN EXAMPLE OF THE CREEPING COMMERCIAL PROBLEM. (USED HERE IN SUPPORT)**
- **THE LPA AND BCC SHOULD STAY CONSISTENT WITH THE POLICY OF THE FLUM AND NOT ALLOW A WEST CREEPING COMMERCIAL LAND USE AMENDMENT.**
- **THE CHANGE TODAY WILL BE THE CENTER PARCEL AND THE CHANGES CONDITIONS FOR PACELS TO THE NORTH AND SOUTH WHILE A BUFFER TO WEST**
- **THERE IS A VIABLE SITE AREA AS AN **RLM** SITE AREA TODAY, THE RESIDUAL WILL BE DEFINED AS TOO SMALL TO DEVELOP. - **NOW PROPOSED FOR SINGLE FAMILY LOTS****

Staff Proposal Review **INCOMPLETE**

COMPATIBILITY WITH SURROUNDING LAND USES –Staffing comments

- “The subject area consists of the center 1.5-acre portion of a larger 4-acre parcel located on the west side of US Highway 19 North approximately 495 feet south of Central Avenue in unincorporated Largo. The subject area itself is vacant, however a small structure exists on the east side of the overall property that has been utilized in association with commercial purposes. The subject area is designated Residential Low Medium (RLM) on the Future Land Use Map (FLUM) and zoned C-2, General Retail & Limited Services. The portion of the overall property that is east of the subject area adjacent to US-19 is designated Commercial General (CG) on the FLUM, while the portion to the west of the subject area is RLM. The entire property is zoned C-2, and it appears to have been so since the 1960s. The current FLUM configuration has been in place since the early 1980s. Having the RLM category on the western two-thirds of the property provides a buffer between the more intense commercial uses along US-19 and the residential uses to the west. It should be noted that the RLM land use category and C-2 zoning district are **inconsistent** and **generally not compatible** with each other.”
- FLUM with RLM in place for 35 years- why no rezoning consistency effort.
- The Two Thirds of Site in RLM is a viable scale for residential site planning and development.
- The residual one third is not formally addressed and is just left in Conflict with no rezoning to a compatible zone. This will make it potentially a future amendment issue. (WEAK BUFFER)
- The limited uses are Storage of vehicles and can grow into junk yards and perpetual repair.
- Owners **WITHOUT PERMIT REMOVED Site Vegetation** - increasing Negative impact visually.

Quality Communities Element

- **PLANNING TO STAY- PRINCIPAL 5:**

Pinellas County recognizes that successful neighborhoods are central to the quality of life in Pinellas County. Therefore, redevelopment and urban infill should not compromise the integrity and viability of existing residential neighborhoods.

- **QCE, b. Commercial Corridors –**

These corridors are located along municipal, county, or state arterial facilities where the primary orientation is toward the roadway, providing easy accessibility for the automobile. There is often little connectivity between the commercial uses along the arterial facility and the adjacent neighborhoods. The “strip” development within these corridors typically consists of surface parking in front of one- or two-story commercial establishments. A commercial corridor generally serves a larger trade area than the immediate neighborhood. Apartment complexes may also be found along these corridors interspersed among the nonresidential uses. The “big box” national chains are often located within these corridors. (p-3.6)

- **QCE, Residential Corridors-**

Stripping residential corridors with office and commercial uses is not a direction that local governments have been encouraging since there are already numerous commercial

corridors serving the retail and service needs of the community. With the continuing strong demand for housing, emphasis should be placed on protecting and preserving areas devoted to residential use, not abetting their transition to other uses. (p-3.19)

INCOMPATIBLE CONFLICT ISSUES

- Commercial **Encroachment** into Neighborhood
- Inconsistent **location criteria**-Commercial General/C-2
- Drainage **Basin and Ditch systems/water quality**
- One Third West Parcel gives buffer to west ignores MH to South and Impacts to north Residential.
- Parking Lots create **Micro Climate** of 120-160 degree
- Negative impact of **Fencing & Lighting – Solved w/ DA?**
- Use impact can **discourage residential investment**
- **Use change can occur** in many other County locations.
 - Why This Site Area???? With Neighborhood Impacts.

CONTINUE LPA RECOMMENDATION OF DENIAL AS MADE FOR BCC MAY 8th and REJECT STAFF LPA RECOMMENDATION

SUMMARY

- The proposed RLM FLUM category should remain in place.
- The C-2 Zoning should be REPLACED with a zoning designation with COMPATIBILITY to the RLM FLUM for ENTIRE SITE.
- REQUESTED AMENDMENT ENCOURAGES A NEGATIVE COMMERCIAL USE INTO THE NEIGHBORHOOD.
- AGREE WITH LPA ACTION OF MARCH 8TH FOR DENIAL

• STOP COMMERCIAL CORRIDOR CREEP

July 10, 2018

Pinellas County Planning Department, Zoning Division
440 Court Street, 4th Floor
Clearwater, FL 33756

RE: Case No Z/LU-07-07-18
Berati 2, LLC, Applicant
Ronald Morgan, Representative

To Whom It May Concern,

We ask that the Local Planning Agency again deny the proposed zoning, land use change. We understand the development agreement has been slightly changed but that change does not affect its impact on our subdivision.

I live in the Coastal Oaks Subdivision which is north of the proposed land use change. Allowing storage, parking, warehouses, lot paving, intrusive lighting, external speaker systems and additional traffic to and from the access road to US 19 would dramatically impact the comfort, tranquility and property values in our neighborhood.

We absolutely oppose this rezoning request. Please protect our community from this unacceptable intrusion and protect this residential area from becoming commercialized.

Melanie Whitcomb

Melanie Whitcomb

2503 Southern Oak Cir

July 10, 2018

Pinellas County Planning Department, Zoning Division
440 Court Street, 4th Floor
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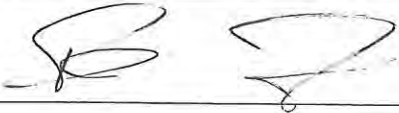
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ASOLT FODOR



2504 Southern Oak Cir Clearwater FL 33764

July 10, 2018

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HOLLACE HALL

Hollace Hall

2515 Southern Oak Circle
Clearwater, Florida

July 10, 2018

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Nina Tran



2519 Southern Oak Cir

July 10, 2018

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440 Court Street, 4th Floor
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Enrijan Gjinaj



2521 Southern oak

July 10, 2018

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MARJORIE W. DOTY

Marjorie W. Doty

2525 Southern Oak Circle

July 10, 2018

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Clearwater, FL 33756

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SARA STRANZ



2529 SOUTHERN OAK CIRCLE

April 8, 2018

The Board of County Commissioners
315 Court Street, 5th Floor
Clearwater, FL 33756

RE: Case No Z/LU-01-01-18
Berati 2, LLC, Applicant
Ronald Morgan, Representative

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We absolutely oppose this rezoning request. Please protect our community from this unacceptable intrusion.

David Asti

DC 9

2501 Southern Oak Circle

Clearwater, FL 33764

April 8, 2018

The Board of County Commissioners
315 Court Street, 5th Floor
Clearwater, FL 33756

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Luxero Penca-cruz

Ancero Penca - Cruz

2502 Souther oak cir

April 8, 2018

The Board of County Commissioners
315 Court Street, 5th Floor
Clearwater, FL 33756

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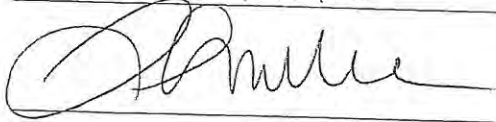
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Lisa Miller



2505 Southern Oak Circle

April 8, 2018

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JOHN FOLBERTH



2506 SOUTHERN OAK CIR

April 8, 2018

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315 Court Street, 5th Floor
Clearwater, FL 33756

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Paul Medvedsky

2503 Southw OAK Cir
Clearwater 33764

April 8, 2018

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315 Court Street, 5th Floor
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Lynn Rushmore

Lynn Rushmore

2509 Southern Oak Cir
Clearwater, FL 33764

April 8, 2018

The Board of County Commissioners
315 Court Street, 5th Floor
Clearwater, FL 33756

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Tammy Hawkins

Jenny DeLisio

2512 Southern Oak Cir

April 8, 2018

The Board of County Commissioners
315 Court Street, 5th Floor
Clearwater, FL 33756

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We absolutely oppose this rezoning request. Please protect our community from this unacceptable intrusion.

~~Robert Dardenne~~

9813 Southern Oak Cir.
Clearwater FL, 33764

April 8, 2018

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KATARZYNA SADOW

Katarzyna Sadow

2516 Southern Oaks Cir
Clearwater

April 8, 2018

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We absolutely oppose this rezoning request. Please protect our community from this unacceptable intrusion.

Maureen Wenz

2517 Southview Oak Circle

Clearwater FL 33764

April 8, 2018

The Board of County Commissioners
315 Court Street, 5th Floor
Clearwater, FL 33756

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Paul & Theresa Hicks

2518 Southern Oak Circle

Paul Hicks Theresa Hicks

April 8, 2018

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315 Court Street, 5th Floor
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Dherly LARQUE
Dherly Larque
2523 Southern oak CIR

April 8, 2018

The Board of County Commissioners
315 Court Street, 5th Floor
Clearwater, FL 33756

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Robert J. Zimmerman



2527 Southern Oak Cir

Clearwater, FL 33764

April 8, 2018

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I live in the Coastal Oaks Subdivision which is north of the proposed land use change. Allowing storage, parking, warehouses, lot paving, intrusive lighting, external speaker systems and additional traffic to and from the access road to US 19 would dramatically impact the comfort, tranquility and property values in our neighborhood.

We absolutely oppose this rezoning request. Please protect our community from this unacceptable intrusion.

Sandra Nigo

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8531 Southern Oak Circle

April 8, 2018

The Board of County Commissioners
315 Court Street, 5th Floor
Clearwater, FL 33756


RE: Case No Z/LU-01-01-18
Berati 2, LLC, Applicant
Ronald Morgan, Representative

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Fotmir Hazizaj


2533 Southern Oak Cir
Clearwater, FL 33764

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CLEARWATER, FL 33764