

Received Apr 12, 2022

April 2022

Pinellas County Housing & Community Development & Zoning Division
Development Review Services Department
440 Court Street
4th Floor
Clearwater, FL 33756

VIA EMAIL: zoning@pinellascounty.org
DELIVERED TO 04-14-2022 PLANNING MEETING

RE: Case No. ZON-21-11
1645 Chaplene Court

To Whom It May Concern:

As neighbors of the property at 1645 Chaplene Court we have questions and concerns regarding the change to the zoning and new construction on the property at 1645 Chaplene Court. We would appreciate some detailed answers to the questions below.

The most critical issue is ensuring that any new construction does not adversely impact neighboring homes. Storm and water runoff from changes to this property is a potential issue and concern. Our expectation is that this property and any changes made to it do not impact our homes and properties.

The Dunedin City Engineer Bruce Wirth has communicated to 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 this project file.

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.

We want to know what the solution is before any changes to zoning or permits are approved. The proposal will result in 2 new structures on the property guaranteeing negative impacts to our properties that must be proactively addressed.

- 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 design for water runoff and requirements for gutter runoff, etc.?

Please confirm receipt. We appreciate a response to our questions and plan for neighbors to attend the April 14, 2022 planning meeting.

Thank you,

13 HOMEOWNERS LISTED ON PAGE TWO:

Penny & Patrick Hajduk
1541 Brady Drive
Dunedin, FL 34698
phajduk@hotmail.com
312-590-2090

Betsy Cannan
2045 Nigels Drive
betsycannan@gmail.com
727-480-0889

Kevin & Laurie Jones
1551 Brady Drive
Bradymomma39@aol.com
727-423-4052

Pamela Schultz
1508 Pleasant Grove Dr.
Pkschultz@yahoo.com
727-254-3392

Heath Glandon
1504 Pleasant Grove Dr.
Heath@glandon.us
727-249-64421551

Karen Hunter
1645 Brady Drive
sirfrancisbuckley@yahoo.com

Jodie Janson
1645 Brady Drive
Jdeerejanson@yahoo.com

Janelle & Neil Kruschman
1640 Brady Drive
rad_dad@pipeline.com

Debbie Davis
1630 Brady Drive
dejavis@xmission.com

John Davis
1630 Brady Drive
elk@xmission.com

Wendi & Clif Blakey
1615 Brady Drive
onlywendi@yahoo.com

Carol Davis
1605 Brady Drive
Carolkscott@gmail.com

Melvin Davis
1605 Brady Drive
Meldavis1239@gmail.com

ZON-21-11

From: Randy Ayers, P.E.
DRS Senior Engineer

Received at
Public Hearing
on 04-14-22



2017 Ortho - Sep 2017 - Sep 2017 - image 1 of 3 - 09/20/2017

ZON-21-11

FROM: Randy Ayers, PE
DRS Senior Engineer

Received at
Public Hearing
on 04-14-22



Presented at
Public Hearing
on
04-14-03

2004-21-11





Forest Dept.
Guntur District
AP
2011-11

2011-21-11



Z6N-21-11



Removal of
Palm Tree
on 04-14-88

2011-21-11

From: Kinney, George <GKinney@DunedinFL.Net>
Sent: Friday, April 1, 2022 8:09 AM
To: Zoning, Planning
Cc: pstanek@dunedinfl.net; Ferlita, Russell
Subject: Case No. ZON-21-11 for the property at 1645 Chaplene Court
Attachments: SKM_C75922032810250.pdf; RE: Chaplene Rezoning

CAUTION: *This message has originated from outside of the organization. **Do not** click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Good Afternoon,

Thank you for the attached notice and opportunity to comment. Relevant city departments were provided the notice and asked to comment. A public works comment is attached above and provided for your consideration. Thank you.

Thank you,

GEORGE KINNEY, AICP
Director of Community Development
City of Dunedin
Office: 727.298.3199
Email: gkinney@DunedinFL.net
Web: www.dunedinfl.net

DUNEDIN

Home of Honeymoon Island

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From: Wirth, Bruce <BWirth@DunedinFL.Net>
Sent: Wednesday, January 19, 2022 12:58 PM
To: pstanek@dunedinfl.net; Ferlita, Russell
Cc: Kinney, George; Fogarty, Keith
Subject: RE: Chaplene Rezoning
Attachments: Chaplene Ct 2022.PNG

All;

I was previously contacted over the last 2 weeks on this zoning matter by two property owners, one on Pleasant Grove and the other Nigel's Dr. The owners were concerned about the vacant parcel behind their homes being developed. I had previously been involved in flooding of the property on the corner of Nigel's and Brady (still does), and a lesser flooding issue to the property on Nigel's that backs up to the northwest corner of the vacant parcel. This "vacant" parcel had, until recently, no access. The vacant parcel along with the adjacent parcel to the east on Chaplene (both within unincorporated Pinellas County) was purchased on the same day back in April 2021. The vacant parcel is a depressional area that fills up during heavy rainfall seasons (observed in 2018). It floods the back yards on Pleasant Grove and once full, discharges out of the northwest and floods the property at the corner of Nigel's and Brady and to some degree the property on Nigel at the point of discharge. The County is aware of this. Keith and I have looked into a solution for the properties within the City with the possibility of installing an inlet at the northwest discharge point and piping it to the drainage system on Nigel's, but the elevations don't allow for the pipe to connect to the system on Nigel's (it would come in too low). No easements exist from the property to either Nigel's or Brady, and even if they did, again the existing drainage systems on those streets don't provide for a piped solution. Any development (fill or impervious surfaces) to the vacant parcel will increase flooding to City and County properties. Having said all of this, I have not seen the zoning request under consideration by the County so I don't know what is actually being requested.

I called Karen. She filled me in on additional information associated with the zoning request that I was unaware of. She indicated the request included subdividing the parcel off of Chaplene Ct. to provide for a residence immediately south of her property on Brady Dr. Her concern was for any increase in runoff to her property, which contains a detention pond that apparently gets runoff from Chaplene Ct. She indicated that the issue before the zoning board had been tabled for 90 days to allow the owner to address the concerns.

Finally. Keith called this morning and had been contacted by the new owner, William Kimpton. He requested we meet to discuss options. One of the options he mentioned to Keith was to utilize a pump to drain the depressional area and that if an easement can be provided. I obviously don't know what he has in mind, but I'm not a supporter of having to rely on a pump to ensure flooding doesn't occur, especially when it's controlled by private property owners. Concerns are over required power during times when the grid is off line, costly maintenance by private property owners and because it ultimately goes into our system, I don't believe we have the capacity. And lastly, give thought to why the City would utilize resources to obtain easements or preliminary design for properties outside the City limits. We should be in a review status.

Attached is a LiDAR snip-it showing the subject properties and 1 foot contours. The treed area in the lower middle is the vacant parcel. Not that the lowest elevation, 39, is lower than any of the surrounding streets by a few feet.

Bruce

From: Stanek, Paul
Sent: Wednesday, January 19, 2022 11:13 AM
To: Ferlita, Russell; Wirth, Bruce
Cc: Kinney, George
Subject: FW: Chaplene Rezoning

Russell/Bruce,

There is a County enclave west of CR1 and south of Brady Dr., with an address of 1645 Chaplene Ct. The new owner has requested the property be rezoned through the County (see attached). According to the neighbor Karen who attended the meeting, it sounds like a decision was made to postpone the request for 90 days, based on the objections of a number of neighbors who opposed the zoning change. The 90 days would allow the County, City, neighbors, and owner to work together to resolve any issues prior to being reheard. That being said, I assume the County would be reaching out to at least one, if not all of us to start the discussion.

Karen also said she received a separate request for a variance, possibly regarding the size of on ADU, based on our conversation.

As you can see below, Karen and the rest of her neighbors are concerned about development of the property and specifically stormwater runoff.

I would appreciate if one of you two (Bruce 😊) could call Karen and touch base.

Lastly, please keep this on our collective radars.

Thank you,

P...

[Tax Estimator](#)

[Update](#)

Ownership/Mailing Address [Change Mailing Address](#)

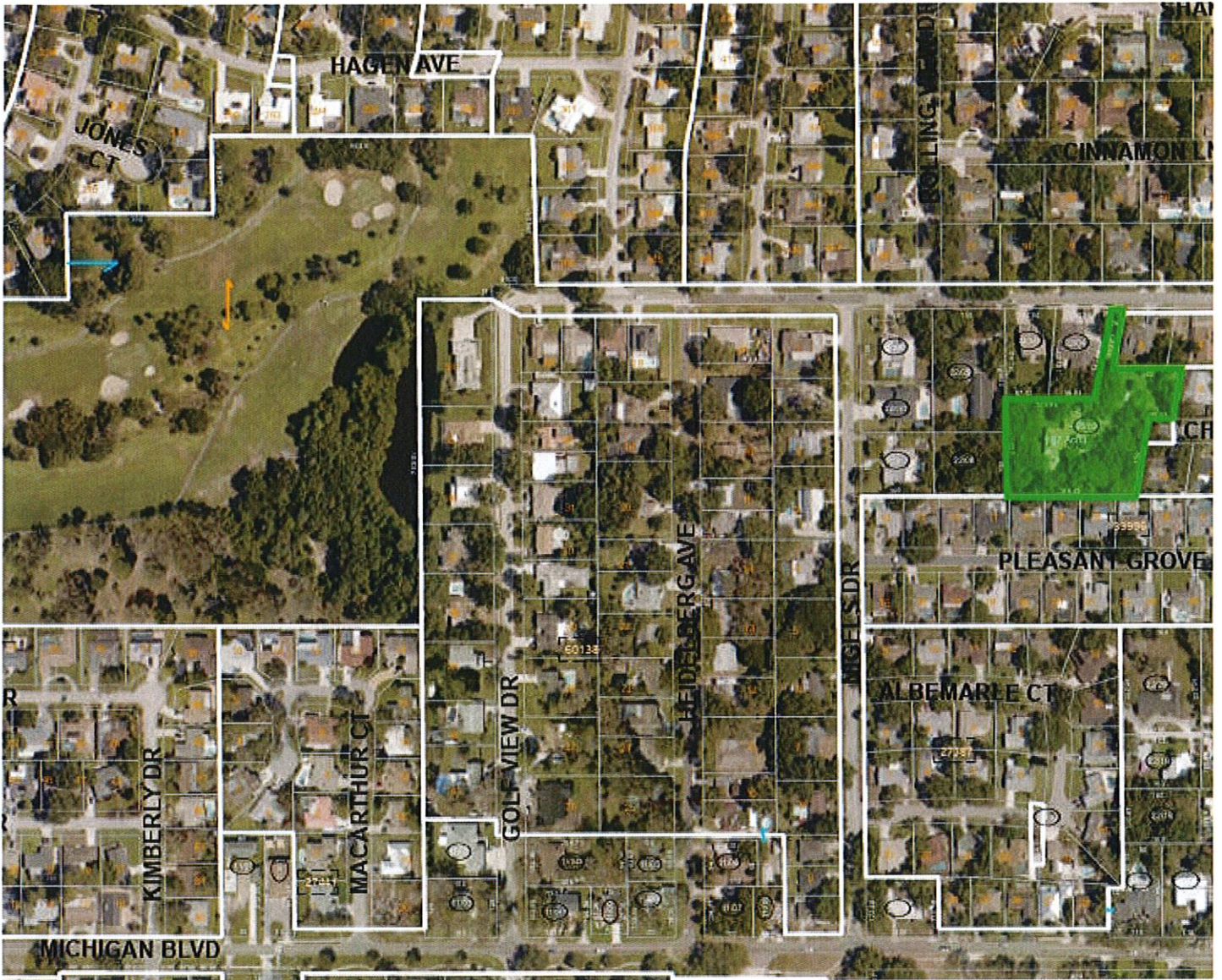
KIMPTON, WILLIAM J
KIMPTON, JOAN C
1645 CHAPLENE CT
DUNEDIN FL 34698-2329

[Property Use:](#) 0110 (Single Family Home)

Current Tax District: DUNEDIN FL

[\[click\]](#)

PART OF NW 1/4 OF NW 1/4 OF SEC 24-28-15 DESC FROM NW SEC COR TH S89D38'22"E 300FT TH S00D21'38"W 10FT TH S09D55'44"W 112.03FT TH S89D38'22"E 140FT TH S09D55'44"W 107FT TH



PAUL STANEK
Public Works and Utilities Director
City of Dunedin
Phone: 727.298.3100, Fax: 727.298.3237

From: Stanek, Paul
Sent: Wednesday, January 19, 2022 10:00 AM
To: Kinney, George <GKinney@DunedinFL.Net>
Subject: RE: Chaplene Rezoning

Thanks for speaking with her George!

I will ask Russell/Bruce to give her a call.

Since this is an enclave, does the City get noticed on zoning changes and do we know if the zoning change happened? Hopefully their permitting department will look at drainage as part of the review process.

P...

PAUL STANEK
Public Works and Utilities Director
City of Dunedin
Phone: 727.298.3100, Fax: 727.298.3237

From: Kinney, George
Sent: Friday, January 14, 2022 12:54 PM
To: Stanek, Paul <PStanek@DunedinFL.Net>
Subject: Chaplene Rezoning

Hi Paul,

FYI.....I talked to Karen Hunter. She said she spoke to you regarding the County property on Chaplene that is seeking a zoning change. All of her questions to me were related to drainage and easements. I provided here with some land-use information but she asked if someone from engineering would come out and meet her. I told her she needed to talk with you are Russell. Her number is 727.735.1955 if you want to contact her.

Thank you,

GEORGE KINNEY, AICP
Director of Community Development
City of Dunedin
Office: 727.298.3199
Email: gkinney@DunedinFL.net
Web: www.dunedinfl.net

DUNEDIN
Home of Honeymoon Island



From: [Zoning, Planning](#)
Subject: FW: Case No. ZON-21-11 for the property at 1645 Chaplene Court
Date: Friday, April 1, 2022 8:27:00 AM
Attachments: [SKM_C75922032810250.pdf](#)
[RE Chaplene Rezoning.msg](#)

From: Kinney, George <GKinney@DunedinFL.Net>
Sent: Friday, April 1, 2022 8:09 AM
To: Zoning, Planning <zoning@co.pinellas.fl.us>
Cc: pstanek@dunedinfl.net; Ferlita, Russell <RFerlita@DunedinFL.Net>
Subject: Case No. ZON-21-11 for the property at 1645 Chaplene Court

CAUTION: *This message has originated from outside of the organization. **Do not** click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Good Afternoon,

Thank you for the attached notice and opportunity to comment. Relevant city departments were provided the notice and asked to comment. A public works comment is attached above and provided for your consideration. Thank you.

Thank you,

GEORGE KINNEY, AICP
Director of Community Development
City of Dunedin
Office: 727.298.3199
Email: gkinney@DunedinFL.net
Web: www.dunedinfl.net



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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.

Subject: FW: 1645 Chaplene Ct. Case # ZON 21-11

From: Wirth, Bruce <BWirth@DunedinFL.Net>
Sent: Wednesday, January 12, 2022 2:02 PM
To: Ayers, Randolph <rayers@co.pinellas.fl.us>
Cc: Padgett, Andy <CPadgett@DunedinFL.Net>; Ferlita, Russell <RFerlita@DunedinFL.Net>
Subject: 1645 Chaplene Ct. Case # ZON 21-11

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Randy;

I left you a voice message and thought I'd follow up with an email.

I believe you are currently reviewing a zoning change request for the above referenced property & case number. The City wants to bring to your attention drainage issues with the subject property. The property as you can see is land locked (from adjoining streets). It also is lower elevation than the surrounding properties and has no positive surface outfall until the property becomes inundated and then it discharges overland at the northwest corner. At this point water is staging not only over the property but adjacent ones as well. When it does reach the point of outflow, which I last observed in 2019, it contributed to significant yard flooding to the property at the corner of Nigel's and Brady. The subject property is unincorporated and the properties along Nigel are City of Dunedin. We looked at potentially constructing a storm pipe outfall at the discharge point to our Nigel storm drain, but the elevations did not make it work.

We're bringing this to your attention because any filling of the property, as a result of yard fills, fills for driveways and the elevation of house foundation to meet the 100 yr. base flood, etc. will remove storage and result in the addition of stage and frequency of offsite flooding issues. Unless there is some means of the property owner creating a positive outfall to the public drainage system, development of any type will result in offsite property impacts.

Please let me know if you received this and if you have any questions or if there is something more the City needs to do to record its position.

Thank you.

Bruce

*Bruce Wirth, P.E.
Senior Engineer
City of Dunedin Engineering
1415 Pinehurst Rd., Dunedin, FL 34698
727-298-3208*



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From: bradymomma39@aol.com
Sent: Wednesday, January 12, 2022 9:29 PM
To: Zoning, Planning
Subject: Case ZON-21-11

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Kevin E Jones
1551 Brady Drive
Dunedin, FL 34698

January 5, 2022
OBJECTION TO CASE ZON-21-11

To The Zoning Division
Pinellas County

I WISH TO OBJECT TO THIS ZONE REQUEST.

The applicant's request for R-A would be very unacceptable for this neighborhood. There are already considerable drainage issues that result in flooding of my property due to recent builds to my left and right side respectfully. Building 5-6 houses behind my property would not only be uncharacteristic for this neighborhood. But, be detrimental for further drainage issues.

Thank you,

Kevin Jones

From: Deborah Davis <dejavis@xmission.com>
Sent: Wednesday, January 12, 2022 1:07 PM
To: Zoning, Planning
Subject: Re: Case No ZON-21-11

CAUTION: This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.

To the Zoning Division of Pinellas County,

This is in regards to the zoning request change case number ZON-21-11. As neighbors possibly affected by this request, we wish to object.

Allowing a zoning change to R-R would allow the owner the possibility of building from 4-6 houses on this property in the future. We as neighbors can see multiple problems with this. We already see first hand the flooding and drainage issues in the area each time it rains.

Building more houses on this rural property will also increase the traffic throughout the neighborhood. Currently the city of Dunedin has not come up with a way to control the amount of traffic or the constant speeding of vehicles on Brady Drive.

Please consider denying this zoning change.

Thank you for your time.

John and Deborah Davis
1630 Brady Dr
Dunedin FL 34698

Sent from my iPad

From: NENA <nenanekic@yahoo.com>
Sent: Tuesday, January 11, 2022 12:57 PM
To: Zoning, Planning
Subject: Objection to case No ZON-21-11

CAUTION: This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.

To Zoning Division Pinellas County!

We have concern about rezoning on property 1645 Chaplene Court, and we would like to object to this zoning request. This rezoning could potentially lead to the building 5 to 6 houses what would cause more traffic and speeding on already very busy Brady Dr. For safety are kids and neighbors please understand our concern , and deny the rezoninh request.

Thank you for your time and consideration.

Nena & Dejan Maric
1670 Brady Dr.
Dunedi, Fl 34698

From: jballd5 <jballd5@aol.com>
Sent: Tuesday, January 11, 2022 11:58 AM
To: Zoning, Planning
Subject: [BULK] Property at 1645 Chaplene Court Dunedin, FL 34698

Importance: Low

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I am writing to express our concern about the proposed changing of the zoning for the property at 1645 Chaplene Court here in our neighborhood. We have lived in our home on Brady Drive for nearly 24 years and have watched the traffic progressively pick up with people using Brady Drive as a cut through street. At one point, the city deemed it necessary to put in speed humps on our street because the speeding was horrendous on Brady. Unfortunately, the speed humps were taken out. I was told it was just a three year study when I asked why they were removed. Solar speed signs were then placed - which in many resident's opinions do nothing other than let the speeders know how fast they are going. If the property on Chaplene Court is rezoned to allow for 5-6 more homes or a potential condominium complex, the traffic would only increase that much more on our already busy road. Please consider the safety of the residents who live here and deny the rezoning request.

Thank you in advance,
William and Lynn Donovan

1650 Brady Drive
Dunedin, FL 34698

727 773-1153 hm #
727 271-0892 cell #

Sent from my T-Mobile 4G LTE Device

From: Karen <sirfrancisbuckley@yahoo.com>
Sent: Monday, January 10, 2022 11:53 AM
To: Zoning, Planning
Cc: jbramley@dunedinfl.net
Subject: Objection to Case No. ZON-21-11

CAUTION: This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.

Karen Hunter
1645 Brady Drive
Dunedin, FL. 34698

RE: Objection to Case No. ZON-21-11

To The Zoning Division, Pinellas County

I object to this zoning request for the following reasons:

R-R use of land would permit 5 or more houses to be built on the property which would negatively impact the public welfare of the community.

Excess water & drainage is already an issue and filling & paving more areas would not only worsen existing conditions but could create new ones.

Increased traffic on Brady Drive would add to an already dangerous street due to the high volume of traffic, careless drivers & excessive speeding.

The built environment would not balance with the need to conserve the natural environment. It would destroy the green space, mature trees & the wildlife it was zoned to protect.

There is not a "need" for additional housing to be built in this neighborhood. To develop this property would be for profit, & at the expense of our homeowners & wildlife.

I ask that you keep the zone as is. R-A.

Respectfully,
Karen Hunter

Sent from my iPhone

From: Kerry Cruzado <kerryraf@msn.com>
Sent: Wednesday, January 5, 2022 4:59 PM
To: Zoning, Planning <zoning@co.pinellas.fl.us>
Cc: Kerry Cruzado <k.cruzado@drislaw.com>
Subject: Objection to Zone Change case No: Zon-21-11

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Attached please find our official objection to the above referenced zone change. I have also attached still photos from a video taken this past summer of a portion of the land in which there is a major drainage issue.

Regards,
Kerry Cruzado
727-460-5042

From: Kerry Cruzado <k.cruzado@drislaw.com>
Sent: Wednesday, January 5, 2022 9:09 PM
To: kerryraf@msn.com <kerryraf@msn.com>
Subject:

SEGUNDO & KERRY CRUZADO
1512 PLEASANT GROVE DRIVE
DUNEDIN, FL 34698

January 5, 2022

OBJECTION TO CASE ZON-21-11

Planning & Zoning Division
Pinellas County Housing and Community Development

To Whom it May Concern:

I wish to add our objection to the above referenced zoning request.

As per the Local Planning Agency Case Summary, the stated Proposed Use of the request for the zone change is for the construction of an additional "single family home and accessory structure". However, the zone change request is to decrease the minimum lot size from two acres (R-A) to 16,000 square foot minimum lot (R-R). If the land in question were to be rezoned to R-E, with the 32,000-lot size requirement, the proposed use could be accomplished; the addition of one single family home. We do request that the zoning change not be approved, or possible consideration given to altering the request to a zone change to R-E.

The applicant's request for R-A would be unacceptable for the neighborhood with the possibility of adding 5 or 6 houses on a lot which has major drainage problems. The parcel of land that is currently land locked by houses on Pleasant Grove, Nigel and Brady, this land is a closed basin with no positive out flow and no easement for drainage. Fill of any type would disperse on to the surrounding homes, causing flooding and saturation issues.

I will include still photos from a video that I took of the water from this past summer, which was not a particularly wet rainy season, but gives some indication of the mentioned issue.

Thank you for your time and consideration and please contact me for any questions.

Kerry Cruzado
kerryraf@msn.com
k.cruzado@drislaw.com
727-460-5042











January 8, 2022

Carol K. Davis
1605 Brady Drive
Dunedin, Florida 34698

RE: Objection to Case ZON-21-11

To Zoning Commission

I oppose the change of zoning in this vicinity from R-A to R-R.

The decrease in lot size and increase in number of homes in the area would put undue hindrance on already over-burdened area drainage. Our property at present floods with standing water during wet seasons. The addition of more homes would only exacerbate the existing flooding and mosquito problem.

I respectfully submit the rejection in change of zoning from R-A.

Carol K. Davis

From: Boyd Dulau <BOYDD77@hotmail.com>
Sent: Tuesday, January 11, 2022 2:12 AM
To: Zoning, Planning <zoning@co.pinellas.fl.us>
Subject: Case No ZON-21-11

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Boyd Dulau
2370 Clark Cameron Dr
Dunedin, FL 34698 January 10, 2022

Objection To Case Zon-21-11

To Planning & Zoning Division
Pinellas County Housing & Community
Development

I, Boyd Dulau, wish to object to this zoning change request. The purpose of the application is for the construction of a single family home and accessory structure. This can be accomplished by zoning as R-E, which would accommodate one single family home.

The applicant's request for R-A would be unacceptable for the neighborhood as it could potentially lead to build 5 or 6 homes on a rural lot which has drainage issues. Density of housing per request would also be of character for the neighborhood. I would have no objections if the applicant were to amend his application changing the request from R-A to R-E.

Thank you.

Boyd Dulau
Get [Outlook for iOS](#)

January 10, 2022

Pinellas County Housing & Community Development & Zoning Division
Development Review Services Department
440 Court Street
4th Floor
Clearwater, FL 33756

VIA EMAIL: zoning@pinellascounty.org

RE: Case No. ZON-21-11
1645 Chaplene Court

To Whom It May Concern:

We are the owners of 1541 Brady Drive, Dunedin, FL. We have some questions regarding the change to the zoning and new construction on the property at 1645 Chaplene Court. We would appreciate some detailed answers to the questions below.

Unfortunately we are out of town and not returning until late on the 13th and as such will not be able to attend the 01-13-22 hearing in person.

The most critical issue is ensuring that any new construction does not adversely impact neighboring homes. Storm and water runoff from changes to this property is a potential issue and concern. Our expectation is that this property and any changes made to it do not impact our home and property.

- Please clarify exactly what the zoning change will mean?
 - The notice from the Zoning Division states that a 2.12 acre property could be split into lot sizes of a minimum 16,000 square feet.
 - The Local Planning Case Summary (attached) makes it seem as though the only change is that the existing single-family home will become a new single family home and accessory structure.
 - Can you elaborate and explain exactly what the zoning change request means and what will be allowed on the property going forward?

EXISTING USE: Single-family home

PROPOSED USE: New Single-family home and accessory structure

- 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's design for water runoff and requirements for gutter runoff, etc.?

Please confirm receipt. We appreciate a response to our questions and plan on being at the January 22nd meeting. If there is anyone else we should forward our concerns to, please let us know.

Thank you,

Penny & Patrick Hajduk
1541 Brady Drive
Dunedin, FL 34698
phajduk@hotmail.com
312-590-2090

From: Ellie Vahman <ellie@softcomputer.com>
Sent: Wednesday, January 5, 2022 8:42 PM
To: Zoning, Planning <zoning@co.pinellas.fl.us>
Subject: [BULK] Objection to Zone Change case No: Zon-21-11
Importance: Low

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Hello Dear Ladies and Gentlemen at Zoning – Pinellas County

In response to a letter that we have received in the Mail, from Pinellas County Zoning Housing Development - dated December 2021 (attached to this email for your reference)
Please also attached find our official objection letter to the above referenced zone change.
Please below refer to a photos from a video that was taken by some of our neighbors during this past summer 2021 showing portion of the land in submerged in the Standing Water , which portrays a major drainage issue.

Thank you in advance for your consideration and assistance in keeping our area safe and in proper environmental condition
Gilbert and Ellie Hakim

Gilbert Hakim
1516 PLEASANT GROVE DRIVE
DUNEDIN, FL 34698

January 5, 2022

OBJECTION TO CASE ZON-21-11

Planning & Zoning Division
Pinellas County Housing and Community Development

To Whom it May Concern:

I wish to add our objection to the above referenced zoning request.

As per the Local Planning Agency Case Summary, the stated Proposed Use of the request for the zone change is for the construction of an additional "single family home and accessory structure". However, the zone change request is to decrease the minimum lot size from two acres (R-A) to 16,000 square foot minimum lot (R-R). If the land in question were to be rezoned to R-E, with the 32,000-lot size requirement, the proposed use could be accomplished; the addition of one single family home. We do request that the zoning change not be approved, or possible consideration given to altering the request to a zone change to R-E.

The applicant's request for R-A would be unacceptable for the neighborhood with the possibility of adding 5 or 6 houses on a lot which has major drainage problems. The parcel of land that is currently land locked by houses on Pleasant Grove, Nigel and Brady, this land is a closed basin with no positive out flow and no easement for drainage. Fill of any type would disperse on to the surrounding homes, causing flooding and saturation issues.

I will include still photos from a video that I took of the water from this past summer, which was not a particularly wet rainy season, but gives some indication of the mentioned issue.

Thank you for your time and consideration and please contact me for any questions.

Gilbert Hakim and Ellie Hakim
Gilbert.Hakim@gmail.com;
ellie@softcomputer.com;
727-946-6663











Neil & Janelle Kirschman

1640 Brady Dr, Dunedin FL 34698 | 727-698-7277 |

rad_dad@pipeline.com

January 11, 2022

Pinellas County Housing and Community Development

Planning and Zoning Division

RE: Case No. ZON-21-11

To: Planning and Zoning,

After reviewing this request, we want to formally **object** to its approval as requested. This area of Dunedin/Pinellas County consists exclusively of single family detached housing. The request would allow over six units to be added at this parcel of land. We believe the owner's stated intent was to add only a single additional residence and if that is the case then a zoning change to a one acre minimum would be more appropriate and I would consider that reasonable.

In addition, we live directly across Brady Drive to where this lot meets. It is not currently used as a means of egress from the property and I would like to make sure it stays that way. Brady Drive is already very overused and continually has drivers speeding down the road as they use it as a means of egress from Fairway Estates and other communities as well as Emergency and business vehicles. Additional traffic would be dangerous.

Sincerely,

Neil Kirschman

NANCY P RAFTERY
2360 CLARK CAMERON DR
DUNEDIN, FL 34698

January 4, 2022

OBJECTION TO CASE ZON-21-11

To The Zoning Division
Pinellas County

I wish to object to this zoning request.

The purpose of the application is for the construction of a "single family home and accessory structure".

This can be accomplished by rezoning as R-E, which would accommodate one single family home.

The applicant's request for R-A would be unacceptable for the neighborhood as it could potentially lead to the building of 5 or 6 houses on a rural lot which has considerable drainage problems. Density of housing per the request would also be out of character for the neighborhood.

I would have no objections if the applicant were to amend his application changing the request from R-A to R-E.

Thank you for your time and consideration.

Nancy Raftery

From: Pamela Schultz <pksschultz22@yahoo.com>
Sent: Tuesday, January 4, 2022 7:53 PM
To: Zoning, Planning <zoning@co.pinellas.fl.us>
Subject: Fw: Flooding

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Hello, my name is Pamela Schultz and I live at 1508 Pleasant Grove Dr, Dunedin. I received a public notice in the mail regarding Case # ZON-21-11, William & Joan Kimpton (Applicant). This is in regards to the rezoning of a piece of property located directly behind my home that Mr. & Mrs. Kimpton recently purchased. It is my understanding that Mr. & Mrs. Kimpton are looking to divide the property and build one or more new homes. I'm not sure if they have made you aware but this property floods immensely every summer during our rainy season. I have attached several photos from my backyard looking into the subject property. It not only covers most of the Kimpton's property but encroaches into my yard as well. Drainage is a HUGE issue and will continue to be unless something is done to rectify the problem. I don't know how the Kimpton's would be able to build anything without addressing this drainage issue. It would only make the issue worst. And let's not forget all the nasty mosquitos that swarm because of this standing water for months! Please use caution when considering rezoning this property for any construction and I would suggest you look into this drainage issue come this summer. (PS, I think they waited until this time to try to rezone because obviously there is no water on the property this time of year.)

Please feel free to contact me or ask any further questions. Also, I plan to attend the public hearings that are coming up.
Thank you,
Pam Schultz
(727) 254-3392

----- Forwarded Message -----
From: Pamela Schultz <pksschultz22@yahoo.com>
To: Pamela Schultz <pksschultz22@yahoo.com>
Sent: Tuesday, January 4, 2022, 07:23:53 PM EST
Subject: PLEASE READ - Case # ZON-21-11 (Kimpton)











[Sent from Yahoo Mail on Android](#)