

Johnson, Krista

From: Pinellas County Clerk of the Circuit Court and Comptroller
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Sent: Monday, May 23, 2022 5:34 PM
To: BCC Agenda Comments

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

Comments

I am part of a group of 13 owners 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 have reached out to Dunedin City Commissioner Maureen Freaney and strongly urge the County to work with the City to ensure all properties are protected. As the Chaplene property is connected to multiple City properties a coordinated approach makes sense. 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 design for water runoff and requirements

for gutter runoff, etc.? And how will they be monitored? Thank you for your attention to this matter.

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