

MAY 04 2023

Lealman Cases  
FLU-23-04 & ZON-23-05

From: Rev. Dee Graham <[deegraham@aol.com](mailto:deegraham@aol.com)>  
Sent: Thursday, May 4, 2023 12:07 PM  
To: Planner <[Planner@pinellas.gov](mailto:Planner@pinellas.gov)>  
Cc: Charlotte Quandt <[cggibber@gmail.com](mailto:cggibber@gmail.com)>; Austin Graham <[austinejudd@gmail.com](mailto:austinejudd@gmail.com)>; Asaph Graham <[asaph.graham@gmail.com](mailto:asaph.graham@gmail.com)>; Patty Petruff <[ppetruff@dveharrison.com](mailto:ppetruff@dveharrison.com)>  
Subject: Pinellas Case No FLU-23-04 AND ZON-23-05

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To Tom Scofield & Scott Swearengen  
Pinellas County Zoning

From: Dee (Edith K Graham)  
3600 56th Avenue North, Saint Petersburg (Lealman), Florida 33714

Hello, again, Gentlemen,

Our Lealman neighborhood always keeps us jumping, although my physical disability holds me back a bit these days. As a result, I haven't been able to attend community meetings and was unaware of the proposed zoning change until I was able to get the letter from your department just this week. One of our local adventures has been an individual who has been prowling and stealing mail on our street for some time, so we have missed many important notices. We now have a locking mailbox.

Here are my requests:

1. Can you please send me a copy of the complete proposal or cases so that I can more fully understand what is being proposed?
2. Could you please send me the virtual connection for the May 10 meeting at 9am? I will be out of town and unable to attend in person.
3. Since I am unaware of what has transpired, could you please give me a synopsis of how these changes could impact my property?

If you look at my property lines, you will see that I own the entire lake and the bank behind the commercial property that fronts 54th Avenue North.

Parcel Number: 34-30-16-00000-440-0400 [County Parcel Info](#)

At this moment I have no opinion on the zoning change, other than I would be thrilled to see some effort made to keep trespassers off my property adjoining the convenience store. As you may know, since our family first developed this property as a game farm in the 1950s, (Tabor), we have fought to keep it sacred and preserved. Despite losing some of the land to some ancestors' financial woes and domestic challenges, I was able to repurchase this parcel. Our family, including my children and neighborhood students, who were in my classroom at the time, worked hard to make sure the park that was left to "the children of Lealman" continued to stay a park.

(Page 1 of 2)

We support any effort to make Lealman a more safe and friendly neighborhood for our families, which now includes my grandchildren as well.

Once I understand what you are trying to accomplish, I'm sure I will have a position. Usually, Pinellas County has the interests of its residents in mind over that of developers. I trust you continue to support that effort.

To help me keep abreast of the progress of this project, I am copying my attorney Patricia A. Petruff, Dye, Harrison, Kirkland, Petruff & Pratt, PLLC.

Thank you so much for your prompt attention to this issue!

*Rev. Dee (Edith K. Graham)*

*Mobile* [REDACTED]

PS. While I am out of town, my daughter Charlotte Quandt [REDACTED] will be in residence at our home.

MAY 08 2023

Lealman Cases  
FLU-23-04 & ZON-23-05

McLaughlin, Karen

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**From:** Robert Ryan Carter <ryan@ryancarter.info>  
**Sent:** Sunday, May 7, 2023 4:42 PM  
**To:** McLaughlin, Karen  
**Subject:** Re: Contact Information to Send Correspondence re: May 10th, 2023 LPA (Local Planning Agency) Meeting  
**Attachments:** Lincoln Place Letter to LPA 5-6-2023.pdf

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If you could include this letter I would appreciate it. I would have been at the meeting but I have a funeral at 10 AM that day.

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Sincerely,  
Robert Ryan Carter  
Owner, Carter Enterprises  
Phone: (727) 460-6104  
Email: [ryan@ryancarter.info](mailto:ryan@ryancarter.info)  
Website: <http://www.cbcwd.com>

All communications are monitored and recorded. Any fraudulent use of Carter Enterprises email will be pursued will the full extent of the law. Any information provided in email communication is considered confidential and must have the explicit approval of Carter Enterprises before it can be made public or used on any social media platforms.

On 5/4/23 11:57 AM, McLaughlin, Karen wrote:

Good Morning,

Thank you for calling today; here is my contact information. I am also attaching a copy of the notice that was sent out as you will need to refer to the case numbers in any correspondence.

Karen

**Karen McLaughlin**

**Planning Analyst, Housing & Community Development, Pinellas County Government  
Clearwater, FL**

**[kmclaughlin@pinellas.gov](mailto:kmclaughlin@pinellas.gov) & Office Phone (727) 464-3583**

**Please visit our webpages for current land use & zoning cases & Local Planning Agency dates and agendas. The links are below:**

**<https://pinellas.gov/active-land-use-zoning-and-type-3-cases/> and <https://pinellas.gov/boards-councils-and-committees/local-planning-agency/>**



*All government correspondence is subject to public records law*

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**Lealman Cases  
FLU-23-04 & ZON-23-05**

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The Lincoln Park Neighborhood  
East Lealman

05/06/2023

Pinellas County  
LPA Board  
315 Court Street  
Clearwater, FL 33756

Dear LPA Members:

In Lealman, and especially the Lincoln Place neighborhood, Pinellas County has significant issues with sending out proper notifications to residents and property owners. We have had in the last eight years over 20 instances where Pinellas County was required by Florida State law to notify residents of meetings for public comment, code/zoning changes, and development but simply did not send out notifications, sent them out too late, sent them out in an unreadable form, or some combination of these three.

Here are some prime examples of this issue. Back about three or so years ago, when Lealman was looking into developing and implementing a Form Based Code, the required proper notifications were never sent to a large portion of Lealman. The majority of the Lincoln Place neighborhood did not receive any notifications about public comments or the code itself. The only notification that one of our residents received was for the final hearing and public comment at the Community Redevelopment Association Board only one week prior to the meeting. NO previous notifications were received.

An example that took place in March of 2023 was the Lealman Community Redevelopment Association sent out a postcard to notify residents of the last meeting at the local level for the Form Based Code, but this notification was again not sent to all residents and property owners and was not readable. This notification was double and triple-printed and looked like a drunken mess.

Another example was just two weeks ago; the Local Planning Agency (LPA) sent out a notification for their meeting about the Form Based Code but two issues arose. First, they did not notify all property owners and did not notify ANY renters of the meeting. Second, the notification was not readable. The notification letter had a color-coded map of the areas affected and the changes being done, but in typical Pinellas County fashion, the color-coded map was printed in BLACK AND WHITE! We guess that Pinellas County is so strapped for cash that printing around 2,500-5,000 letters in color was too expensive. So it is worthless to anyone not aware of the Form Based Code, which is the majority of Lealman since Pinellas County has not been open with the development of the code. Both times the code was being developed the draft code was either never published and when it did get published it was never updated to reflect changes.

We have been given many excuses by County staff like Tom Almonte and Ryan Brinson. These excuses range from "we did not have a complete list of addresses", "there are more than a few lists of addresses", and my personal favorite, "we do not have a way to easily export and merge data from the property appraiser and other internal reporting systems"!

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This is like with other issues in Lealman; we gave years of time and continuous feedback on these issues, but to this date, they have not been fixed. How does a county government of over 13,384 staff members, an annual tax revenue of over \$785,794,890, and a total revenue of \$1.741 BILLION is not capable of merging several sources of data and mailing letters to the appropriate addresses!

This all applies to the Form Based Code. The code was developed behind closed doors and did not have the proper notifications to the public nor was the drafts of the code ever published beyond once and none of the updates were ever posted. This was ever after many community members asked for not only a copy of the working draft but for it to be posted and have the ability to give quality input before the code was completed.

For the most part we support the Form Based Code and the overall increase to density but the citizens of Lealman must be properly notified per the Sunshine Act and other applicable state laws.

Sincerely,

The Residents and Property Owners of The Lincoln Place Neighborhood