



## Re: FW: Application Information: ZON-25-06 (620 County Rd 1)

From Laura Dangelo <lkdsr@gmail.com>

Date Thu 9/18/2025 11:09 AM

To Schoderbock, Michael <MSchoderbock@pinellas.gov>

Cc Brinson, Ryan <rbrinson@pinellas.gov>; Admire, Marie <madmire@pinellas.gov>; Cord, Molly <mcord@pinellas.gov>; Nbr Vicki <vicki.fracassi@yahoo.com>; Nbr Sherri <Sherriskin@yahoo.com>; melanie\_40@live.com <melanie\_40@live.com>

---

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Hello Michael,

Regarding #2, the two (2) items of fraudulent information are:

- 1) the notarized, signed letter from the attorney stating the Sunbiz information was "examined," and
- 2) the 2025 LLC Annual Report signed by Vivian Farid on a date which she was deceased.

At your direction, I spoke with the Florida State's Attorney Office, including the 6<sup>th</sup> Circuit (Clearwater), the Florida State Division of Corporations, the Sunbiz division for Agriculture and Consumer Affairs, and the Pinellas County Attorney's office.

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I appreciate your prudence with investigating this report and your diligence with appropriate follow-up.

Kind Regards,

Laura

On Sat, Sep 6, 2025 at 11:42 AM Schoderbock, Michael <[MSchoderbock@pinellas.gov](mailto:MSchoderbock@pinellas.gov)> wrote:

Good morning Laura

For your questions on application ZON-25-06:

1. Yes, now that there is an active code enforcement violation unrelated to the rezoning request the application cannot move forward until the violation has been corrected. The applicant will be provided this information at Monday's DRC meeting.
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3. Criminal activities should be reported to the Pinellas County Sheriff's office.

Thank you.

**Michael Schoderbock, AICP**

**Division Manager, Zoning & Project Management**

Building & Development Review Services

Pinellas County Government

440 Court Street

Clearwater, FL 33756

[mschoderbock@pinellas.gov](mailto:mschoderbock@pinellas.gov)

Office 727-464-5663

Main Line 727-464-3888



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**Sent:** Friday, September 5, 2025 10:57 AM  
**To:** Brinson, Ryan <[rbrinson@pinellas.gov](mailto:rbrinson@pinellas.gov)>  
**Cc:** Admire, Marie <[madmire@pinellas.gov](mailto:madmire@pinellas.gov)>; Schoderbock, Michael <[MSchoderbock@pinellas.gov](mailto:MSchoderbock@pinellas.gov)>; Cord, Molly <[mcord@pinellas.gov](mailto:mcord@pinellas.gov)>; Nbr Vicki <[vicki.fracassi@yahoo.com](mailto:vicki.fracassi@yahoo.com)>; Nbr Sherri <[Sherriskin@yahoo.com](mailto:Sherriskin@yahoo.com)>; [melanie\\_40@live.com](mailto:melanie_40@live.com); Laura Dangelo <[lkdscr@gmail.com](mailto:lkdscr@gmail.com)>  
**Subject:** Re: FW: Application Information: ZON-25-06 (620 County Rd 1)

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Hello Ryan,

Regarding the zoning change application for 620 Country Road 1, Palm Harbor 34683, CASE NO. ZON-25-06 / Accela # ZON-25-00007, and the upcoming DRC mtg, a few questions for clarification, please:

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*Case #CCL-25-02993, assigned to Officer Stevens*

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*The application includes the land owner, Mabani LLC, 2025 Florida LLC Annual Report, Document # L17000146384, which states that Vivian Farid electronically signed the report on 01/31/2025, with Angela Farid certifying that the information is true, also on 01/31/2025. However, social media posts indicate that Vivian was deceased at that time.*

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Thanks,

**Ryan A. Brinson, FRA-RA**

**Principal Planner**

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Good afternoon,

Attached is a case information packet including the application information and other related documents for ZON-25-06 located at 620 County Rd 1 in Palm Harbor.

This case is currently scheduled to be brought to the Development Review Committee (DRC) on September 8, 2025.

Please let me know if you have any questions or need any more information.

Thank you,

**Marie Admire**

Planning Analyst

Building and Development Review Services

Pinellas County Government

440 Court Street

Clearwater, FL 33756

[madmire@pinellas.gov](mailto:madmire@pinellas.gov)

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## DiNapoli, Franchesca

---

**From:** Admire, Marie  
**Sent:** Tuesday, February 10, 2026 4:12 PM  
**To:** Lugo, Jo A; Clerk Board Records  
**Subject:** Correspondence - ZON-25-06 (26-0070A)  
**Attachments:** 12. Late Corresp\_Dangelo\_requested 2-10-26.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** DOWNLOADED, Luke, Franchesca

Good afternoon,

A citizen is requesting for additional correspondence to be added to the record for case ZON-25-06 (Legistar number 26-0070A). Attached is a PDF of the subject correspondence. I am not sure if additional comments are still being accepted for this agenda item scheduled to be heard on February 17, 2026. This citizen has two letters included in the current case record.

Please let me know if you have any questions or need anything else from me.

Thank you,

Marie Admire  
Planning Analyst  
Building and Development Review Services  
Pinellas County Government  
440 Court Street  
Clearwater, FL 33756  
[madmire@pinellas.gov](mailto:madmire@pinellas.gov)

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**To:** Schoderbock, Michael ; Laura Dangelo

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Thank you,

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**ZON-25-06**

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**Date** Tue 2/10/2026 4:12 PM

**To** Schoderbock, Michael <MSchoderbock@pinellas.gov>; Laura Dangelo <lkdscr@gmail.com>; Zoning, Planning <zoning@pinellas.gov>

---

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Dear Board of County Commissioners:

Regarding the Rezoning application ZON-25-06, please be aware that a man named Anthony Farid (presumed to be one of the property owners or relative of the owner/s) has been informing Saddle Court residents that the intended development of the property will use 2.0 acres with 4-5 units per acres. He has been showing a flyer that depicts such plans; see below.

Also, I request your clarification on two (2) concerns/questions:

1. What is the rationale for Pinellas County to go forward with an application from an LLC that lists the Owner/Agent as a deceased person?
2. What is the rationale to not adhere to the Pinellas County Code of Ordinances? Because Sec. 138-55 states that the application shall not be considered until the applicant has fully disclosed all persons having ownership interests.

These matters are very significant because they may indicate how closely future development requests may be addressed and whether/not the county will adhere to its regulations.

There is great concern amongst the adjacent property owners that the remaining 2.0 acres will allow development other than the R-2 regulations.

Thank you, respectfully,

Laura Dangelo

# *New* DEVELOPMENT

Protecting What Matters — Our Families, Our Homes, Our Future.

This small, well-planned community will directly benefit nearby homeowners and the neighborhood at large.

New construction typically increases surrounding property values by 5–15%, especially when homes are built to modern safety and energy standards. Our plan includes 8–10 thoughtfully spaced homes — not high-density apartments — designed to attract families who care about quality, safety, and long-term investment. This development will improve drainage, road access, and overall curb appeal, helping raise the standard of the entire area.



## Key Benefits:

- Boost In Property Value
- Low Density Layout
- Improved Safety & Infrastructure
- Neighborhood-Focused Development
- Eliminates Vacant Land Risks
- Enhanced Property Privacy

## DiNapoli, Francesca

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**Sent:** Tuesday, February 10, 2026 4:46 PM  
**To:** Lugo, Jo A; Clerk Board Records  
**Subject:** Re: Correspondence - ZON-25-06 (26-0070A)  
**Attachments:** Opposition Letter\_Dangelo\_rcvd 2-10-26.pdf

**Categories:** DOWNLOADED

Good afternoon,

Attached is an additional letter from this citizen, requested to be added to the record.

Thank you,

Marie Admire  
Planning Analyst  
Building and Development Review Services  
Pinellas County Government  
440 Court Street  
Clearwater, FL 33756  
[madmire@pinellas.gov](mailto:madmire@pinellas.gov)

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Respectfully,

Laura

On Thu, Sep 4, 2025 at 12:53 PM Brinson, Ryan <[rbrinson@pinellas.gov](mailto:rbrinson@pinellas.gov)> wrote:

Laura,

Please see the email, as requested.

Thanks,

**Ryan A. Brinson, FRA-RA**

**Principal Planner**

Building & Development Review Services

Phone (727) 464-5642

[rbrinson@pinellascounty.org](mailto:rbrinson@pinellascounty.org)

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**From:** Admire, Marie <[madmire@pinellas.gov](mailto:madmire@pinellas.gov)>

**Sent:** Thursday, September 4, 2025 12:26 PM

**Cc:** Brinson, Ryan <[rbrinson@pinellas.gov](mailto:rbrinson@pinellas.gov)>; Schoderbock, Michael <[MSchoderbock@pinellas.gov](mailto:MSchoderbock@pinellas.gov)>;

Cord, Molly <[mcord@pinellas.gov](mailto:mcord@pinellas.gov)>

**Subject:** Application Information: ZON-25-06 (620 County Rd 1)

Good afternoon,

Attached is a case information packet including the application information and other related documents for ZON-25-06 located at 620 County Rd 1 in Palm Harbor.

This case is currently scheduled to be brought to the Development Review Committee (DRC) on September 8, 2025.

Please let me know if you have any questions or need any more information.

Thank you,

Marie Admire

Planning Analyst

Building and Development Review Services

Pinellas County Government

440 Court Street

Clearwater, FL 33756

[madmire@pinellas.gov](mailto:madmire@pinellas.gov)

Primary Phone: (727)464-3583

Zoning Line: (727)464-5047

Please visit Pinellas County Access Portal to apply for planning/zoning applications, online property and permit information, records search and many more by visiting: <https://aca-prod.accela.com/PINELLAS/Default.aspx>

For Pre-Application information, please follow this link: <https://pinellas.gov/services/request-a-site-plan-pre-application-meeting/>

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Effective December 5, 2022, all applications must now be made online, including new permit applications and site plan submissions through the Pinellas County Access Portal. [More info is available here](#)

