

Eres, Christian

From: Rob Healy <rob@salterhealy.com>
Sent: Friday, October 13, 2023 10:50 AM
To: BCC Agenda Comments
Subject: October 31 Meeting - 13000 Park Blvd. Land Use and Zoning Request
Attachments: CASL.pdf; ZON-23-03-Worksheet-Community-Assisted-Supported-Living-Inc.-ADA-Checked.pdf

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.*

I am opposed to the requesting change in the land use and zoning of the above address. I intend to attend the meeting on October 31, 2023 and make public comment. I also would like to provide a document outlining my objections to the requested zoning for the County Commissioners to consider. That document is attached and is titled CASL, which the abbreviated name of the corporation seeking the zoning changes. I'm also including the LPA case summary to assist with identifying the agenda number since it is too early to have a BOCC agenda for 10/31. I can be contacted at the information below or at my residential address of 13432 73rd Avenue, Seminole, FL 33776 and personal phone number of 727-410-6470. Thank you.

Robert J. Healy, Jr.
Board Certified Civil Trial Lawyer
Salter, Healy, Rivera & Heptner
2601 1st Avenue S.
St. Petersburg, FL 33712
(727) 323-5848
www.salterhealy.com



SALTER, HEALY, RIVERA & HEPTNER
— PERSONAL INJURY TRIAL ATTORNEYS —

CASL has a troubling record when operating solely as a landlord with properties and residents like they have proposed here

News Article

Posted at 11:04 PM, Feb 17, 2020 and last updated 11:04 PM, Feb 17, 2020

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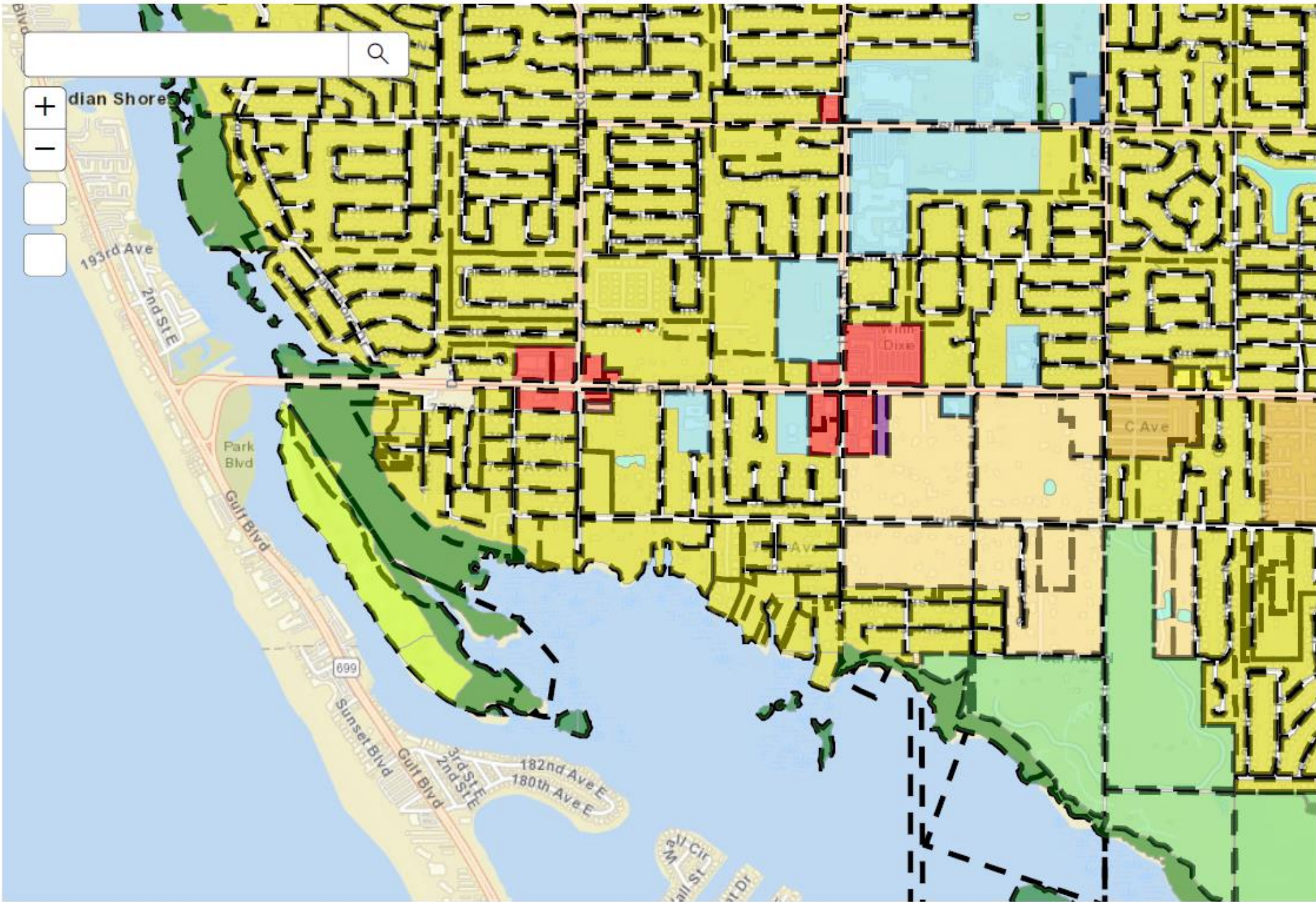
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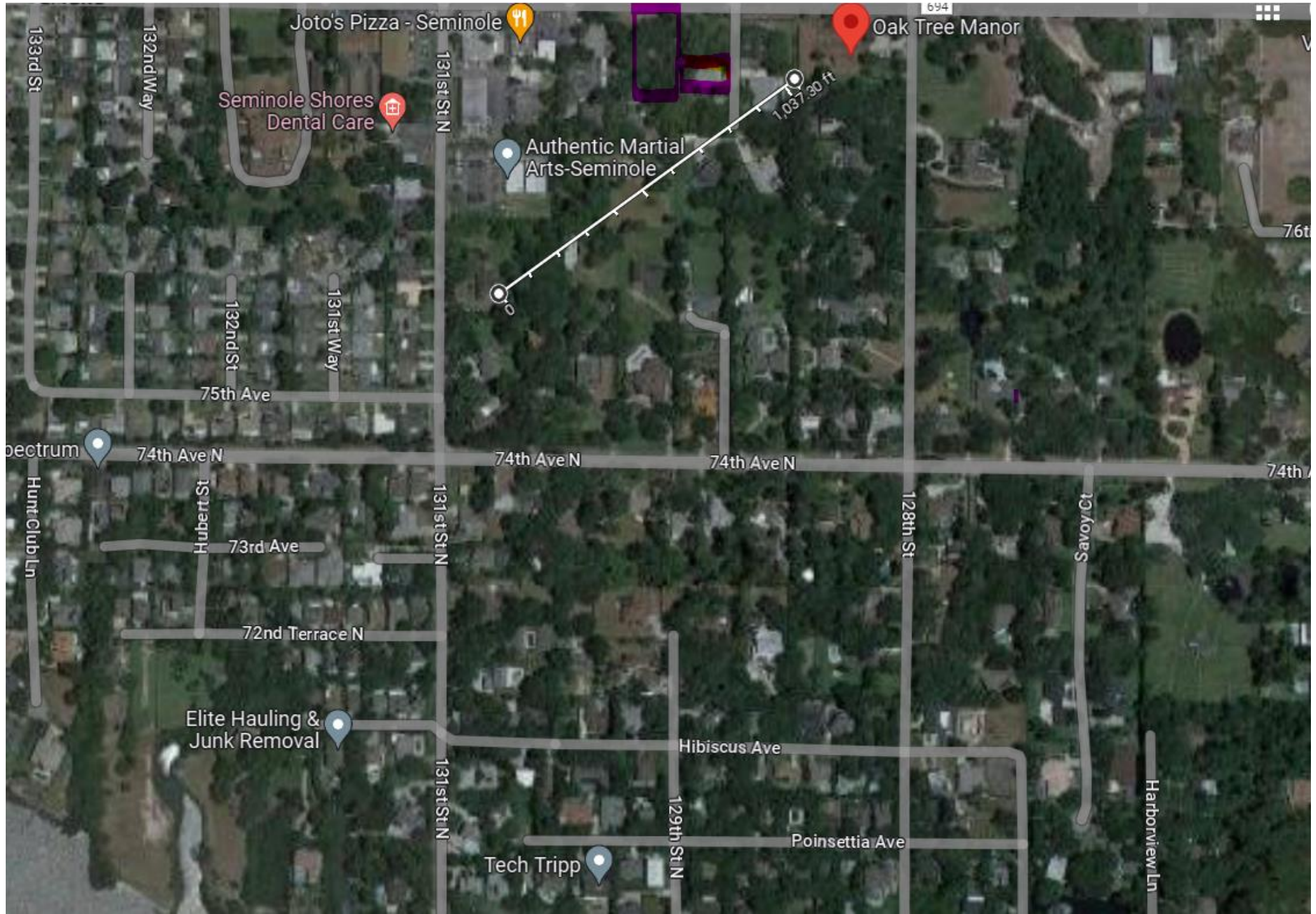
Pinellas County Unincorporated - Zoning / Land Use Information Lookup





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(3)(a) When a site for a community residential home has been selected by a sponsoring agency in an area zoned for multifamily, the agency shall notify the chief executive officer of the local government in writing and include in such notice the specific address of the site, the residential licensing category, the number of residents, and the community support requirements of the program. Such notice shall also contain a statement from the licensing entity indicating the licensing status of the proposed community residential home and specifying how the home meets applicable licensing criteria for the safe care and supervision of the clients in the home. The sponsoring agency shall also provide to the local government the most recently published data compiled from the licensing entities that identifies all community residential homes within the jurisdictional limits of the local government in which the proposed site is to be located. The local government shall review the notification of the sponsoring agency in accordance with the zoning ordinance of the jurisdiction.

(c) The local government shall not deny the siting of a community residential home unless the local government establishes that the siting of the home at the site selected:

3. Would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. A home that is located within a radius of 1,200 feet of another existing community residential home in a multifamily zone shall be an overconcentration of such homes that substantially alters the nature and character of the area. A home that is located within a radius of 500 feet of an area of single-family zoning substantially alters the nature and character of the area.

Uses Not Permitted by Florida Statute

- Community Residential Home of six or less person – like Independence House next door
- Community Residential Home of seven to 14 people
- Nursing Home or Assisted Living Facility of any size.

Permitted Density with Current Zoning and Land Use

- Existing Use
- Could sub-divide into three Estate Sized lots for three single family residences – which would be consistent with character and density of the neighborhood

CASL Purchased Property knowing they could not use property for this purpose

- Knew they had a Community Residential Home adjacent
- Knew the property was in the middle of the 1000 foot minimum spacing between two ALF's with 70 combined beds
- Knew this was an Estate and Equestrian property consistent with the character of the neighborhood, land use, and zoning
- Property can still be marketed and used as it was when purchased by CASL if they continue to choose not to work with the neighborhood on a less dense solution like another Community Residential Home



Zillow

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4 bd | 4 ba | 4,149 sqft

13000 Park Blvd, Seminole, FL 33776

Sold: \$897,000 | Sold on 02/05/21 | Zestimate®: **\$1,360,800**

Est. refi payment: \$5,386/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)

Note: This property is not currently for sale or for rent on Zillow. The description and property data below may've been provided by a third party, the homeowner or public records.

Get away from it all on this private Equestrian estate on almost 3 acres. Entering this rare property through it's dramatic tree lined private drive instantly reveals a much sought after way of living. This Tudor style farmhouse has 4 bedrooms and 4 baths, vaulted ceilings, a chef's kitchen and outdoor patio/grilling gazebo area leading to a free standing screen enclosed pool and spa area. Come add to the Rustic Charm of this property by adding your own finishing touches. This property is zoned for 2 horses and includes a 7 stall barn with inlaid age old brick pavers, and a 10 car garage for the automobile enthusiast/ collector. Don't forget to bring your boats as this property is only 1.5 miles away from The Indian Shores Boat Ramp and the Beautiful Gulf of Mexico.

[Hide](#)

What the seller loves about this home

Privacy, Lots of Land (2.78 acres), Private Tree Lined Drive, Horses allowed, Only 1.5 miles to the Beach, and only 1.5 miles to the New Seminole City Center Shopping and Entertainment District, Excellent Public and Private Schools Nearby, Not far from the Pinellas Trail and several beautiful parks

CASL already has not been a good neighbor by failing to maintain the property for the two plus years they've owned it.

- Have not been running the air conditioning – so despite claims they will use house as a clubhouse, it may need to be torn down
- Eyesore from all sides to neighbors
- Mosquito haven









Why Not Propose Another Community Residential Home

- Neighbors have no issues with Independence House
- CASL is not just an absentee landlord at Independence House
- A Community Residential Home or two if properly sited on the property is in keeping with character and density of neighborhood

LOCAL PLANNING AGENCY
CASE SUMMARY
CASE NO. ZON-23-03

DRC MEETING: August 14, 2023 @ 9:00 AM-1st Floor, Housing & Community Dev.

LPA HEARING: September 13, 2023 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: October 31, 2023 @ **9:30 AM** -5th Floor, 333 Chestnut Street - Palm Room

APPLICANT'S NAME: Community Assisted & Supported Living, Inc.

REQUEST: Zoning Atlas Amendment from: R-E, Residential Estate to: RM-CO, Multi-Family Residential with a Conditional Overlay and Development Agreement limiting the number of residential dwelling units to a maximum of 20 that will include a combination of one and two bedroom units in single-story attached residential structures, to be occupied as independent housing for a maximum of 24 persons with intellectual and developmental disabilities, as defined by Florida Statue Section 393.063(1), with supportive housing services offered to onsite residents only. The existing two-story structure is allowed to remain. Required minimum building setbacks shall be 25 feet front, 15 feet sides, and 200 feet rear.

CASE DESCRIPTION: Approximately 2.79 acres located at 13000 Park Boulevard in unincorporated Seminole (Parcel Numbers 29-30-15-70794-400-0703 and 29-30-15-70794-400-0701). A legal description is available in file upon request.

APPLICANT/ADDRESS: Community Assisted & Supported Living, Inc.
2911 Fruitville Road
Sarasota, FL 34237

REP/ADDRESS: Katie Cole, Esq. and Angela Rauber, Esq.
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, FL 33755

PLANNER Robert Pergolizzi, AICP/PTP
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

NOTICES SENT TO: Community Assisted & Supported Living, Inc, Katie Cole, Esq. and Angela Rauber, Esq, Robert Pergolizzi, AICP/PTP, Cynthia Johnson-Economic Development Council, DOT, Clint Herb-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: single family homes

PROPOSED USE: Affordable housing for developmentally disabled persons in a residential setting, subject to the parameters of the Conditional Overlay and Development Agreement.

LAND USE: RS, Residential Suburban

ZONING: R-E, Residential Estate

Accela Reference # ZON-23-00003

Eres, Christian

From: Rob Healy <rhealy100@gmail.com>
Sent: Tuesday, October 24, 2023 8:59 AM
To: BCC Agenda Comments; Rob Healy
Subject: 10/31 BOCC Meeting
Attachments: CASL.pdf

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.*

Please find attached materials I am submitting for the 10/31 BOCC meeting. It is reference agenda items 6 and 7. I previously submitted but am submitting again since there is now an agenda. Also, can you please confirm receipt of same as it's bounced back from two other email accounts that use Office 365. Thank you.

Robert J. Healy, Jr.
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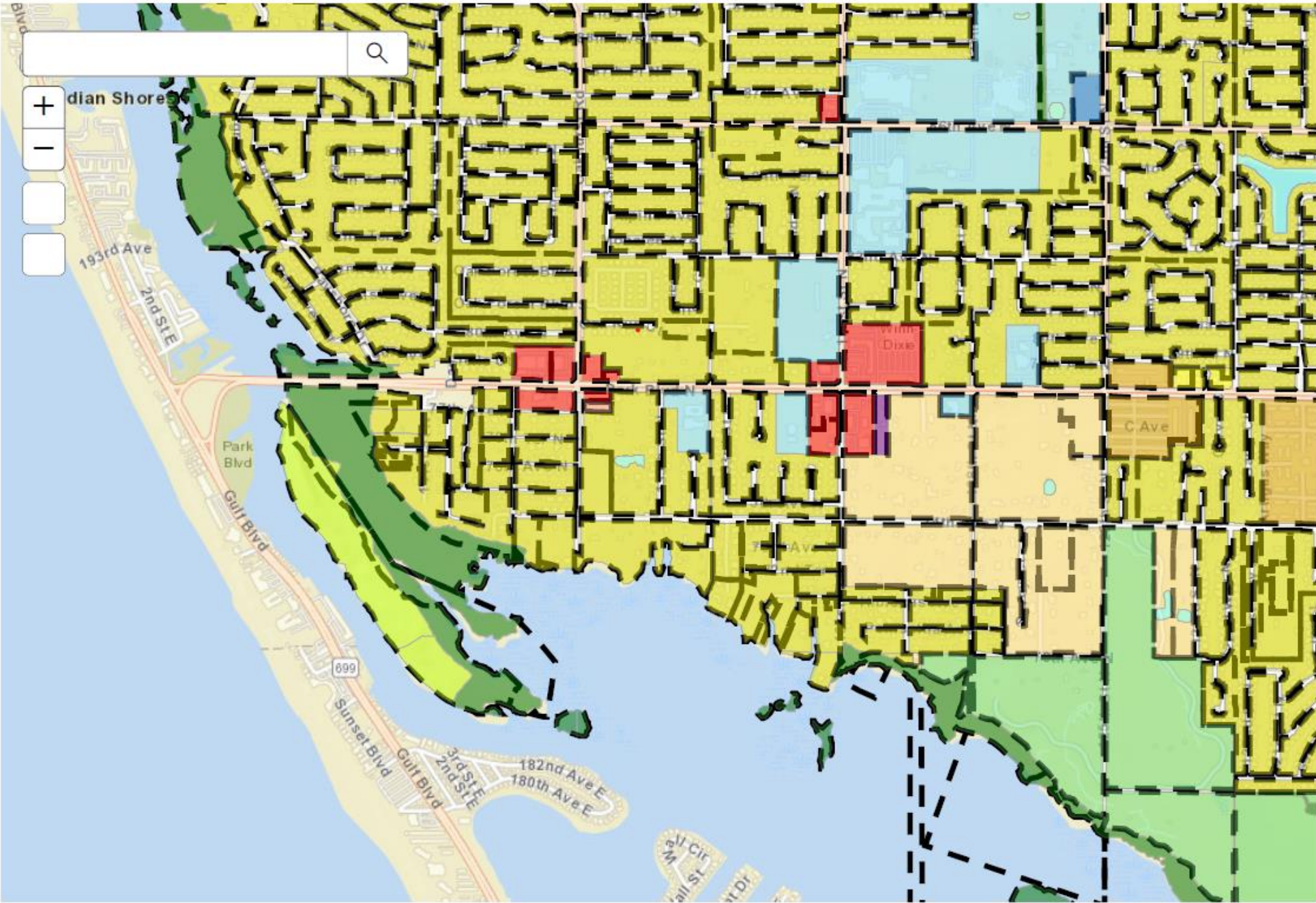
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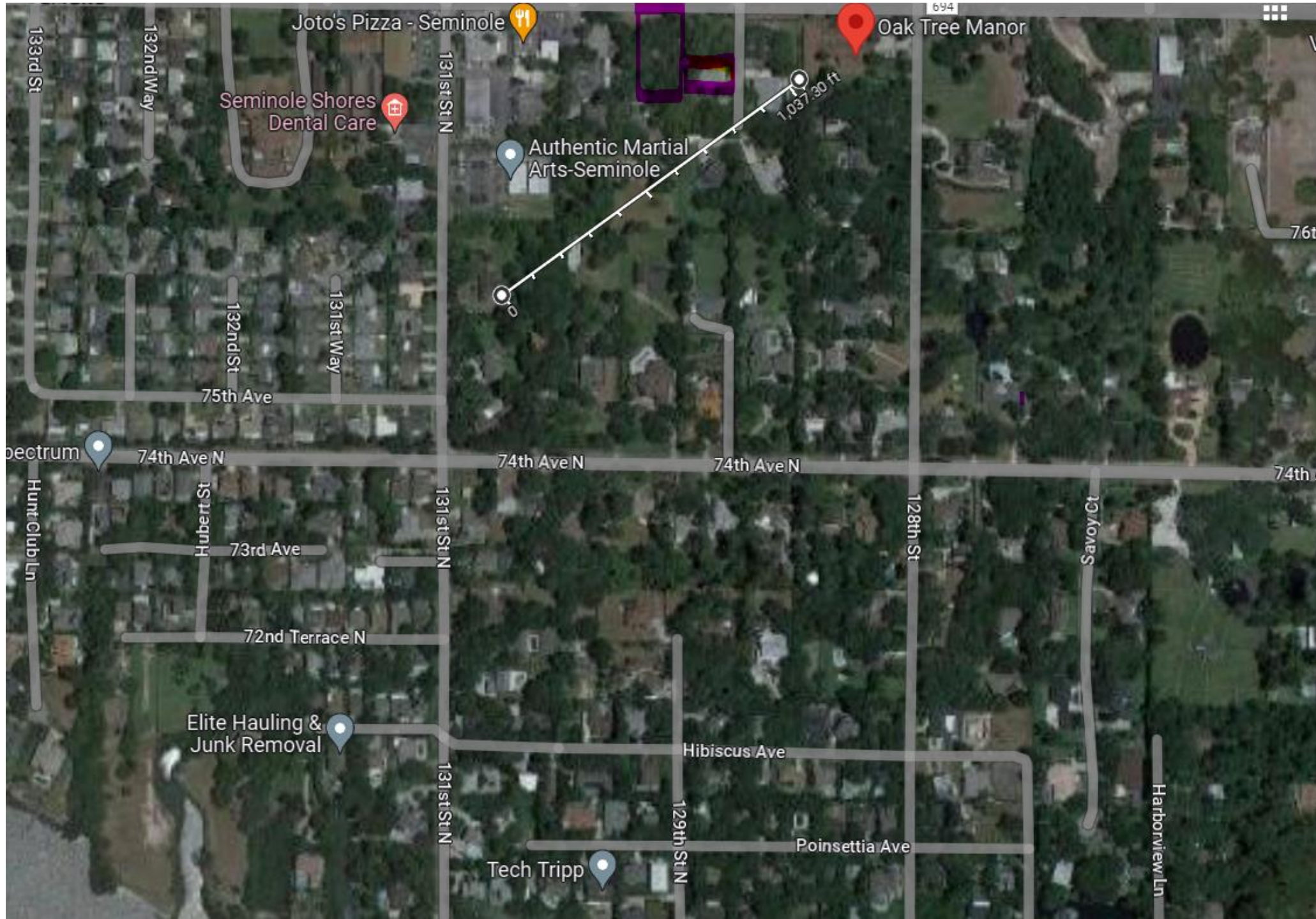
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Zillow

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13000 Park Blvd, Seminole, FL 33776

Sold: \$897,000 | Sold on 02/05/21 | Zestimate®: **\$1,360,800**

Est. refi payment: \$5,386/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)

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Eres, Christian

From: Lee, Bobbie Shay
Sent: Wednesday, October 25, 2023 10:23 AM
To: BCC Agenda Comments
Subject: Documents for agenda 10/31

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I'm using Adobe Acrobat.

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<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:0171ce91-b662-4a5d-8844-082a87e8d86c>

Bobbie Shay Lee, MSW

Executive Aide, Commissioner Brian Scott
315 Court Street, 5th Floor
Clearwater, FL 33756
Office: 727-464-2676

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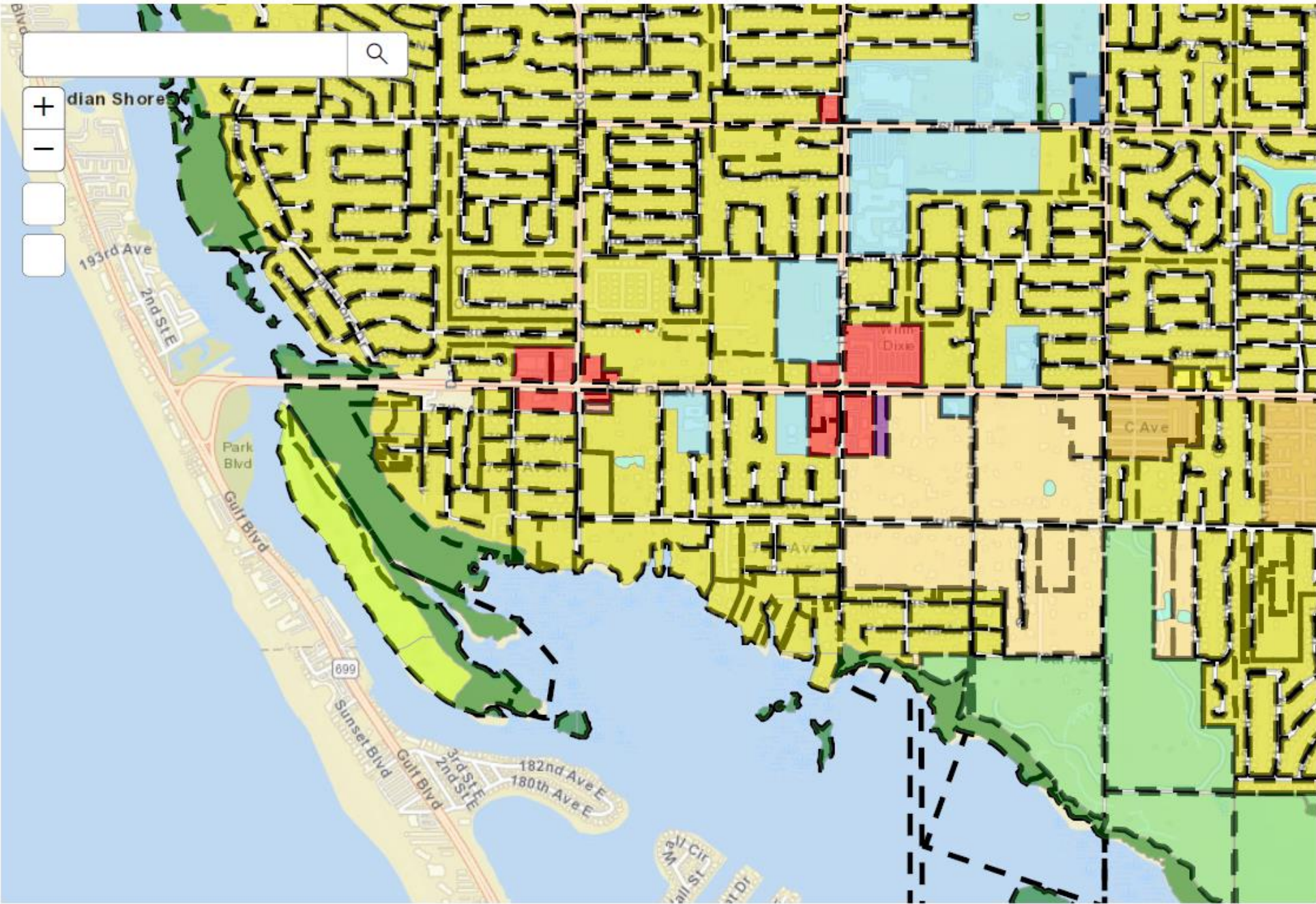
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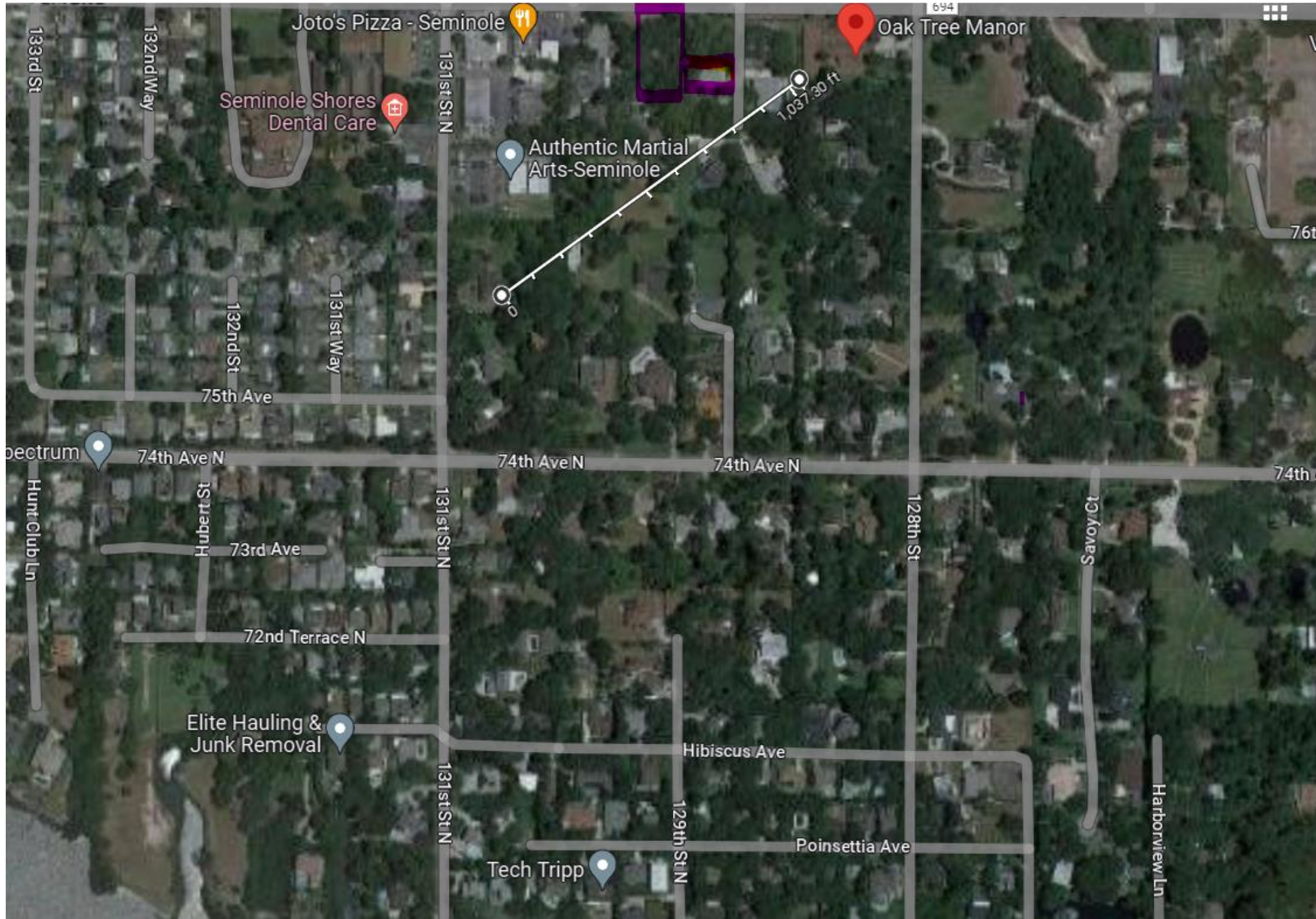
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(e) “Resident” means any of the following: a frail elder as defined in [s. 429.65](#); a person who has a disability as defined in [s. 760.22\(3\)\(a\)](#); a person who has a developmental disability as defined in [s. 393.063](#); a nondangerous person who has a mental illness as defined in [s. 394.455](#); or a child who is found to be dependent as defined in [s. 39.01](#) or [s. 984.03](#), or a child in need of services as defined in [s. 984.03](#) or [s. 985.03](#).

(2) Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be deemed a single-family unit and a noncommercial, residential use for the purpose of local laws and ordinances. Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be allowed in single-family or multifamily zoning without approval by the local government, provided that such homes are not located within a radius of 1,000 feet of another existing such home with six or fewer residents or within a radius of 1,200 feet of another existing community residential home. Such homes with six or fewer residents are not required to comply with the notification provisions of this section;

(3)(a) When a site for a community residential home has been selected by a sponsoring agency in an area zoned for multifamily, the agency shall notify the chief executive officer of the local government in writing and include in such notice the specific address of the site, the residential licensing category, the number of residents, and the community support requirements of the program. Such notice shall also contain a statement from the licensing entity indicating the licensing status of the proposed community residential home and specifying how the home meets applicable licensing criteria for the safe care and supervision of the clients in the home. The sponsoring agency shall also provide to the local government the most recently published data compiled from the licensing entities that identifies all community residential homes within the jurisdictional limits of the local government in which the proposed site is to be located. The local government shall review the notification of the sponsoring agency in accordance with the zoning ordinance of the jurisdiction.

(c) The local government shall not deny the siting of a community residential home unless the local government establishes that the siting of the home at the site selected:

3. Would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. A home that is located within a radius of 1,200 feet of another existing community residential home in a multifamily zone shall be an overconcentration of such homes that substantially alters the nature and character of the area. A home that is located within a radius of 500 feet of an area of single-family zoning substantially alters the nature and character of the area.

Uses Not Permitted by Florida Statute

- Community Residential Home of six or less person – like Independence House next door
- Community Residential Home of seven to 14 people
- Nursing Home or Assisted Living Facility of any size.

Permitted Density with Current Zoning and Land Use

- Existing Use
- Could sub-divide into three Estate Sized lots for three single family residences – which would be consistent with character and density of the neighborhood

CASL Purchased Property knowing they could not use property for this purpose

- Knew they had a Community Residential Home adjacent
- Knew the property was in the middle of the 1000 foot minimum spacing between two ALF's with 70 combined beds
- Knew this was an Estate and Equestrian property consistent with the character of the neighborhood, land use, and zoning
- Property can still be marketed and used as it was when purchased by CASL if they continue to choose not to work with the neighborhood on a less dense solution like another Community Residential Home



Zillow

[Edit](#) [Save](#) [Share](#) [More](#)

4 bd | 4 ba | 4,149 sqft

13000 Park Blvd, Seminole, FL 33776

Sold: \$897,000 | Sold on 02/05/21 | Zestimate®: **\$1,360,800**

Est. refi payment: \$5,386/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)

Note: This property is not currently for sale or for rent on Zillow. The description and property data below may've been provided by a third party, the homeowner or public records.

Get away from it all on this private Equestrian estate on almost 3 acres. Entering this rare property through it's dramatic tree lined private drive instantly reveals a much sought after way of living. This Tudor style farmhouse has 4 bedrooms and 4 baths, vaulted ceilings, a chef's kitchen and outdoor patio/grilling gazebo area leading to a free standing screen enclosed pool and spa area. Come add to the Rustic Charm of this property by adding your own finishing touches. This property is zoned for 2 horses and includes a 7 stall barn with inlaid age old brick pavers, and a 10 car garage for the automobile enthusiast/ collector. Don't forget to bring your boats as this property is only 1.5 miles away from The Indian Shores Boat Ramp and the Beautiful Gulf of Mexico.

[Hide](#)

What the seller loves about this home

Privacy, Lots of Land (2.78 acres), Private Tree Lined Drive, Horses allowed, Only 1.5 miles to the Beach, and only 1.5 miles to the New Seminole City Center Shopping and Entertainment District, Excellent Public and Private Schools Nearby, Not far from the Pinellas Trail and several beautiful parks

CASL already has not been a good neighbor by failing to maintain the property for the two plus years they've owned it.

- Have not been running the air conditioning – so despite claims they will use house as a clubhouse, it may need to be torn down
- Eyesore from all sides to neighbors
- Mosquito haven









Why Not Propose Another Community Residential Home

- Neighbors have no issues with Independence House
- CASL is not just an absentee landlord at Independence House
- A Community Residential Home or two if properly sited on the property is in keeping with character and density of neighborhood

LOCAL PLANNING AGENCY
CASE SUMMARY
CASE NO. ZON-23-03

DRC MEETING: August 14, 2023 @ 9:00 AM-1st Floor, Housing & Community Dev.

LPA HEARING: September 13, 2023 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: October 31, 2023 @ **9:30 AM** -5th Floor, 333 Chestnut Street - Palm Room

APPLICANT'S NAME: Community Assisted & Supported Living, Inc.

REQUEST: Zoning Atlas Amendment from: R-E, Residential Estate to: RM-CO, Multi-Family Residential with a Conditional Overlay and Development Agreement limiting the number of residential dwelling units to a maximum of 20 that will include a combination of one and two bedroom units in single-story attached residential structures, to be occupied as independent housing for a maximum of 24 persons with intellectual and developmental disabilities, as defined by Florida Statue Section 393.063(1), with supportive housing services offered to onsite residents only. The existing two-story structure is allowed to remain. Required minimum building setbacks shall be 25 feet front, 15 feet sides, and 200 feet rear.

CASE DESCRIPTION: Approximately 2.79 acres located at 13000 Park Boulevard in unincorporated Seminole (Parcel Numbers 29-30-15-70794-400-0703 and 29-30-15-70794-400-0701). A legal description is available in file upon request.

APPLICANT/ADDRESS: Community Assisted & Supported Living, Inc.
2911 Fruitville Road
Sarasota, FL 34237

REP/ADDRESS: Katie Cole, Esq. and Angela Rauber, Esq.
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, FL 33755

PLANNER Robert Pergolizzi, AICP/PTP
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

NOTICES SENT TO: Community Assisted & Supported Living, Inc, Katie Cole, Esq. and Angela Rauber, Esq, Robert Pergolizzi, AICP/PTP, Cynthia Johnson-Economic Development Council, DOT, Clint Herb-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: single family homes

PROPOSED USE: Affordable housing for developmentally disabled persons in a residential setting, subject to the parameters of the Conditional Overlay and Development Agreement.

LAND USE: RS, Residential Suburban

ZONING: R-E, Residential Estate

Accela Reference # ZON-23-00003

Eres, Christian

From: Greenleaf, Kim
Sent: Wednesday, October 25, 2023 12:17 PM
To: BCC Agenda Comments
Subject: 10/31 BCC Meeting - 13000 Park Blvd. zoning, FLU-23-03, ZON-23-03

For the record.....

Kimberly H. Greenleaf

Executive Aide to Commissioner Dave Eggers

Pinellas County Board of County Commissioners, District 4
315 Court Street, Fifth Floor
Clearwater, FL 33756
727-464-3276 office
kgreenleaf@pinellas.gov

From: Donna Chisholm <DCHIZ132@TAMPABAY.RR.COM>
Sent: Thursday, October 19, 2023 9:57 PM
To: Long, Janet C <JanetCLong@pinellas.gov>; Scott, Brian <brscott@pinellas.gov>; Justice, Charlie <cjustice@pinellas.gov>; Eggers, Dave <deggers@pinellas.gov>; Latvala, Christopher <clatvala@pinellas.gov>; Peters, Kathleen <kpeters@pinellas.gov>; Robinson-Flowers, Rene <rflowers@pinellas.gov>
Subject: 13000 Park Blvd. zoning, FLU-23-03, ZON-23-03

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Attachment available until Nov 18, 2023

Hello Commissioner's. As you all know on October 31st at the BCC meeting this case will come before you again for the third time. We are a passionate and caring people so our opposition to this rezoning is in no way meant to show otherwise. The character of our rural Seminole oasis will forever be changed. I hope you all have walked the property and make your Pinellas County residents your first priority. The company CASL is out of Sarasota County. Delane Ward and I took a day recently to visit all of CASL's current properties. ALL of them are in single family and multi family zoning areas. Not R-E, residential estate properties. At the zoning meeting as a neighborhood we agreed that 3 single family homes like Independence House in front of my home would be acceptable. He said no as it is not financially feasible. I thought it's about helping people not money. I have enclosed some pictures of the single and multi family homes and surrounding areas CASL's homes are in. We need to keep this area with the integrity like it has now and has been since the early 1990's. Commercial is not encroaching. The most recent build in this area is the Dr's office in 1991. Please keep our neighborhood the beautiful place it is.

Thank you, Donna Chisholm
7676 DeLong Way
Seminole 33776
727-515-7672

Eres, Christian

From: Greenleaf, Kim
Sent: Wednesday, October 25, 2023 4:24 PM
To: BCC Agenda Comments
Subject: 10/31st BCC meeting - 1300 Park Blvd (items 6 & 7)
Attachments: Hearing on zoning property 1300 Park Boulevard on October 31, 2023

Kimberly H. Greenleaf

Executive Aide to Commissioner Dave Eggers

Pinellas County Board of County Commissioners, District 4

315 Court Street, Fifth Floor

Clearwater, FL 33756

727-464-3276 office

kgreenleaf@pinellas.gov

October 23, 2023

Pinellas County Board of County Commissioners
315 Court Street
Clearwater, FL 33756
Deggers@pinellas.gov

Dear Commissioner, Eggers

This letter is reference to the UPCOMING PUBLIC HEARING on October 31, 2023, CONCERNING THE USE OF LAND located at 13000 Park Boulevard in unincorporated Seminole.

As the owner of this property at 7675 DeLong Way which is in the vicinity/next to the property at 13000 Park Boulevard I am opposed to the change in land use from Residential Suburban to Residential Low and a change of Zoning from R-E Residential Estate to RM-CO, Multi-Family Residential Conditional Overlay.

Our primary concern from a planning perspective is that the applicants are proposing a significant residential density increase adjacent to a zoning district (Residential Estate) that permits and currently contains lower density development as well as land uses that are not compatible with the requested density. Therefore, it is my opinion that the Future Land Use Map and Zoning Atlas amendments requests are not consistent with the purpose and intent of the Conditional Overlay and the Affordable Housing Density Bonuses requirement of the Pinellas County Land Development Code and Comprehensive Plan. Residential zoning encompasses a variety of subcategories each with its own set of regulations and guidelines. Each is designed to accommodate different housing structures and living arrangements while preserving residential neighborhoods' characters and quality of life. That will not be the case with a low-income density development next to my property.

As we all know zoning is how a local government attempts to create uniform neighborhoods and uniform land use in some areas. Controlling how individuals use their property and what they can build on it is one way to do this. However, it must be shown that granting the variance will not adversely affect the neighboring properties or the effectiveness of the zoning ordinance. Uniformity is not low-income housing in a multi-million-dollar neighborhood nor is new low-income housing development compatible with the community's long-term vision.

The main concerns that I as well as other neighbors have is the following:

1. How the property will ultimately be used? They state that the property will be used for Developmentally Disabled individuals. There are no zoning regulations which state that is the only thing the low-income housing can be used for.
2. Whether or not the use of property will interfere with other people's use of their property in the area; and if there are any similar future plans for any surrounding properties.

3. CASL, Community Assisted and Supported Living does not just provide supportive services to persons with Developmental Disabilities. They also provide supportive services to individual who experience homelessness or struggle with strong mental illness, trauma, disabilities, or co-occurring disorders. They also have a transition program to reintegrate post-release incarcerated individuals into the community.
4. Once the re-zoning has been changed CASL will have the freedom to house any of the above-mentioned individuals in the community. Housing such an individual would have a major impact on the entire Seminole/Non-Incorporated area. Not only would our current market rate on our properties decline but each one of us would be subject to the behaviors of the individuals that CASL moves into the community. CASL markets and promotes itself as a 501c3 non-profit corporation which provides safe, supportive, and affordable housing and needed services to adults with developmental disabilities. Their website does not discuss the residents that have passed at their communities due to neglect. Neglect will happen at this community if the zoning is passed because there will be no staff on site 24/7 to care for the residents whose needs are not being met.

If the Pinellas County Commission elects to pass this zoning ordinance, then myself along with every resident in the Seminole/Non-Incorporated area of Seminole whose housing market rate drops due to the approval of the rezoning of the property at 13000 Park Boulevard will expect and petition to have their property taxes dropped by the value that their housing market rate dropped. That is typically a 15% decrease in market rate and therefore we would expect a 15% decrease in our property taxes.

As a property owner and a member of this community I strongly oppose the re-zoning of the property located at 1300 Park Boulevard. Seminole is known to be one of the best places to live in Florida. Seminole offers residents an urban suburban mix and feel and is a quaint, quiet community which would be severely negatively impacted if such re-zoning is approved.

Thank you for your consideration in *denying this re-zoning*,

Sincerely,

Delane Duncan Davis
Delane Duncan Davis

Daniel Ray Davis
Daniel Ray Davis

Eres, Christian

From: Vandenberg, Courtney
Sent: Thursday, October 26, 2023 12:33 AM
To: BCC Agenda Comments
Subject: FW: Hearing on zoning property 1300 Park Boulevard on October 31, 2023
Attachments: Charlie Justice.docx

FYI

Courtney Vandenberg

Executive Aide to Charlie Justice
Commissioner, At-Large District 3
Pinellas County Commission
315 Court Street, 5th Floor
Clearwater, Florida 33756
(727) 464-3363
cvandenberg@pinellas.gov
www.pinellas.gov

From: Delane Ward <delaneward@aol.com>
Sent: Monday, October 23, 2023 5:13 PM
To: Justice, Charlie <cjustice@pinellas.gov>
Subject: Hearing on zoning property 1300 Park Boulevard on October 31, 2023

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October 23, 2023

Pinellas County Board of County Commissioners
315 Court Street
Clearwater, FL 33756
CJustice@pinellas.gov

Dear Commissioner, Justice

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Sincerely,

Delane Duncan Davis
Delane Duncan Davis

Daniel Ray Davis
Daniel Ray Davis