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**From:** Swinton, Tammy M  
**Sent:** Friday, January 17, 2020 11:12 AM  
**To:** Bachteler, James J  
**Cc:** Bailey, Glenn; Smitke, Arlene L; Young, Bernie C  
**Subject:** RE: Additional Correspondence for Jan 28th - BCC ID #20-080A

I'm sorry the BCC ID is 19-2280A

**Tammy Swinton**  
**Pinellas County Planning Dept**  
**Phone (727) 464-3583**  
**[tswinton@pinellascounty.org](mailto:tswinton@pinellascounty.org)**

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**From:** Swinton, Tammy M  
**Sent:** Friday, January 17, 2020 11:11 AM  
**To:** Bachteler, James J <[jbachteler@co.pinellas.fl.us](mailto:jbachteler@co.pinellas.fl.us)>  
**Cc:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>; Smitke, Arlene L <[asmitke@co.pinellas.fl.us](mailto:asmitke@co.pinellas.fl.us)>; Young, Bernie C <[bcyoung@co.pinellas.fl.us](mailto:bcyoung@co.pinellas.fl.us)>  
**Subject:** Additional Correspondence for Jan 28th - BCC ID #20-080A

James,

Attached is correspondence for Jan 28<sup>th</sup>, BCC ID #20-080A (Z/LU-15-09-19 McMullen Booth Trust).

**Tammy Swinton**  
**Pinellas County Planning Dept**  
**Phone (727) 464-3583**  
**[tswinton@pinellascounty.org](mailto:tswinton@pinellascounty.org)**

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January 17, 2020

To: The Board of County Commissioners, Pinellas County

Re: Case No Z/LU-15-09-19, McMullen Booth 2AC 3 2019 Trust, Martin J. Rosato, Trustee Applicant

I am a resident of Landmark Oaks since 2012.

I have also owned a business in Pinellas and Hillsborough Counties for the past 15 years. I want to see the best outcome for everyone involved in this zoning situation and I appreciate everyone's concerns. I support the request to change the zoning from Residential Agriculture to Limited Institutional with a Development Agreement to use the property for a medical office with a maximum size not to exceed 18,000 square feet.

To form my position, I have done the following:

- Corresponded with a Homeowner Association representative to ask questions.
- Attended Landmark Oaks resident meeting on June 10, 2019 at which Cyndi Tarapani, Tarapani Planning Strategies, LLC and Dr. Pikos explained the building plans.
- Spoken with other residents, Homeowner Association board members, three local residential real estate agents, one commercial real estate agent, and Dr. Pikos.
- Visited Dr. Pikos's current business location on Tampa Rd.
- Attended the Local Planning Agency meeting on December 12, 2019 and listened to presentations in favor of the change and listened to comments in opposition to the change.

I have at least five reasons to support the petition to rezone the property as requested.

**1. Rezoning will not increase development along the scenic corridor.**

The frontage area of the property is relatively small so the vast majority of the area will not change. Rezoning will not bring more development along McMullen-Booth because the entire remaining stretch of road is not privately owned and cannot be sold. If more property becomes available for sale, it will be considered for re-zoning on its merits. I trust that proper future zoning decisions will be appropriate and I am not worried by what might happen

**2. Rezoning will not create a traffic problem.**

A dentist office with lengthy specialty services is not a high traffic type of business so it will not significantly increase traffic on McMullen Booth Rd.

The Development Agreement involves good, safe site access and roadway improvements at the petitioner's expense. It includes a raised median at the entrance to the Landmark Oaks condos and channelized median at the site entrance to restrict both left turns in and left turns out. These improvements will not cause a problem entering or exiting our development because the entrance of the new building will be south of ours and the median "pork chop" device will improve the turning lane. U-turns will not be allowed directly in front of our entrance and left turns into the proposed site will not be possible. However, the pork chop device will allow left turns into and out of Landmark Oaks and will improve the safety of those turns by properly directing traffic. The Local Planning Board members posed several specific questions to Michael Raynor at the December 12, 2019 meeting. Mr. Raynor is a licensed traffic engineer with 20 years experience. He gave good explanations of these traffic improvements. I believe that Landmark Oaks residents will benefit greatly from them because they will add convenience, safety and higher property value once completed.

**3. Our property values will not be hurt.**

I spoke with three residential real estate agents without voicing any preference on rezoning because I wanted their honest opinions. All three believe there will be no loss of property value to us and may likely improve the value of residences in Landmark Oaks.

I believe the proposed building will improve our view and increase our property value. I personally enjoy a well-landscaped and maintained property which is why I chose to purchase my home in Landmark Oaks. I like living in a nice neighborhood rather in a field. In my opinion, the property under consideration is not currently aesthetically pleasing. The property now looks like an unmaintained field and while it is understandable that



some people enjoy the view, in fact, only three or four condos have a view of the site. For the rest of us, it is viewed only from the entrance of our development.

The east side of McMullen Booth is now home to Brazilian Pepper plants, the most aggressive and invasive non-native plant in Florida. According to Florida Fish and Wildlife Conservation Commission, Brazilian Pepper berries can have a narcotic or toxic effect on native birds and wildlife during some parts of the year. The plants may be poor habitat for native wildlife species and negatively impact bird populations. Because of its relationship to poison ivy, many people who come in contact with the plant's sap develop allergic skin reactions. During the planning hearing on December 12, 2019 we learned that the mound on the property was formed with road construction debris so it was a perfect place for such opportunistic nuisance plants. The proposed building and landscape plans are attractive and well-planned, improve the site's environment, do not hurt plants or animals, and do not create flood risks. There has been a misunderstanding among residents that the mound on the property prevents floods but that is not true.

#### **4. We are not going to prevent change to the property.**

The property will be sold to someone. The owner has every right to sell the property.

When an opposing petition circulated in our community, I asked the following question in writing and received the following answer in writing:

**Q:** Is the HOA opposed to any development on the east side of McMullen-Booth Rd?

**A:** When all this happened last time (3 years ago), the owner of the property had a contingent contract with the dentist; in other words, the sale was contingent on obtaining a zoning change, to permit the dentist to build. We are opposing ONLY this particular sale, as it relates to the property across the street from Landmark Oaks entrance.

I prefer to have a neighbor who has demonstrated that he is willing to listen to and to comply with our concerns. Dr. Pikos has done so.

#### **5. The Proposed facility and business will have a very positive economic impact in Pinellas County which benefits all county residents.**

Based on my own business experience I believe Pinellas county will financially benefit. My business paid annual property tax on our building; annual personal property tax on total equipment, furnishings, computer software, etc. in excess of \$25,000; county surcharge sales tax on the first \$5,000 of equipment purchases per piece of equipment; and county surcharge sales tax on all supplies we needed to run our business. Additionally, employee and patient patronage at nearby restaurants, stores and other businesses will be good for all.

I recently spoke to a commercial real estate agent to find out if there is suitable or comparable property in the area for the proposed building. There really isn't. In 2015 I needed to purchase commercial property to relocate my business from the Tampa Rd/Lake St. George area. I was unable to find any land in the immediate area and ended up building in Westchase.

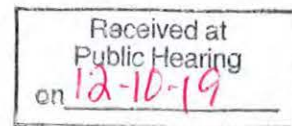
I visited the current Palm Harbor office of Dr. Pikos two days after our June 10 HOA meeting. The parking area is so small and crowded that I had to double park and block the dumpster. It sounds silly, but you just can't do business that way. Of course, the services and education can be provided at other Institute locations, but I really don't want to lose another business from North Pinellas County.

**In summary,** I support the zoning change from Residential Agriculture to Limited Institutional with a Development Agreement to use the property for a medical office with a maximum size not to exceed 18,000 square feet. I believe Dr. Pikos will be a good neighbor and asset to our community because he proposed a building project that will account for traffic flow on McMullen Booth Rd and the entrance to Landmark Oaks, improve the environmental impact of the small property, beautify the landscape, possibly increase our property value and will not open that corridor for further development without zoning approval.

Karen Grof

3025 Landmark Blvd, #705  
Palm Harbor, FL 34684

To: Renea Vincent



Re: **Case Number Z/LU-15-09**

Property on **McMullen Booth Road** between Curlew Rd and Tampa Rd

This petition concerns re-zoning request by Dr. Pikos in order to construct a building on property located on McMullen Booth Rd across from Landmark Oaks Condominium community.

**I support the proposed sale of the property to Dr Pikos for the purpose of construction of a medical building and urge re-zoning the property to allow that sale.**

I am a resident of the community. My views in response to some homeowners' concerns are listed below.

- 1) I do not think the proposed building will create potential safety issues associated with increased traffic and vehicles turning into the median openings on McMullen-Booth.
- 2) I do not think the proposed building will result in the loss of the green space (aesthetics) that we currently enjoy.
- 3) I do not think the proposed zoning change might "open the door" to more/future construction on the east side of McMullen-Booth Road, between Curlew and Tampa Road.

Conclusion: Dr. Pikos proposed a building project that will account for traffic flow on McMullen Booth Rd and the entrance to Landmark Oaks, improve the environmental impact of the small property, beautify the landscape, possibly increase our property value and will not open that corridor for further development without zoning approval.

Resident Name

Address

Date

Brian Baker 3017 Landmark Blvd #501 9/2/2019

Patrick Davis 3033 Landmark #804 9/3/2019

Nadia Amin 3024 Landmark #604 9/4/2019

Michael Puckett 3003 Landmark #707 9/8/2019

Nancy Stephens 3025 #707 9/9/2019

To: Renea Vincent

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I am a resident of the community. My views in response to some homeowners' concerns are listed below.

- 4) I do not think the proposed building will create potential safety issues associated with increased traffic and vehicles turning into the median openings on McMullen-Booth.
- 5) I do not think the proposed building will result in the loss of the green space (aesthetics) that we currently enjoy.
- 6) I do not think the proposed zoning change might "open the door" to more/future construction on the east side of McMullen-Booth Road, between Curlew and Tampa Road.

Conclusion: Dr. Pikos proposed a building project that will account for traffic flow on McMullen Booth Rd and the entrance to Landmark Oaks, improve the environmental impact of the small property, beautify the landscape, possibly increase our property value and will not open that corridor for further development without zoning approval.

Resident Name

Address

Date

James Ballagan

3025 Landmark Oaks  
#704

9/17/19





To: Renea Vincent

Re: **Case Number Z/LU-15-09**

Property on **McMullen Booth Road** between Curlew Rd and Tampa Rd

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Resident Name

Address

Date

* OLGA V. FINCHER <i>Olga V. Fincher</i>	3024 LANDMARK BLVD #602 PH-34684	9-2-19
<i>R. Allen</i>	APT 603	9/2/19
<i>John Delano</i> <del><i>John Delano</i></del>	APT 1002	9/2/19
<i>Harvey Meyer</i>	Apt. 2104	9/2/19
<i>Mark &amp; Debra Jones</i>	unit 60X	9/2/19

13 signatures



To: Renea Vincent

Re: **Case Number Z/LU-15-09**

Property on McMullen Booth Road between Curlew Rd and Tampa Rd

This petition concerns re-zoning request by Dr. Pikos in order to construct a building on property located on McMullen Booth Rd across from Landmark Oaks Condominium community.

I support the proposed sale of the property to Dr Pikos for the purpose of construction of a medical building and urge re-zoning the property to allow that sale.

I am a resident of the community. My views in response to some homeowners' concerns are listed below.

- 4) I do not think the proposed building will create potential safety issues associated with increased traffic and vehicles turning into the median openings on McMullen-Booth.
- 5) I do not think the proposed building will result in the loss of the green space (aesthetics) that we currently enjoy.
- 6) I do not think the proposed zoning change might "open the door" to more/future construction on the east side of McMullen-Booth Road, between Curlew and Tampa Road.

Conclusion: Dr. Pikos proposed a building project that will account for traffic flow on McMullen Booth Rd and the entrance to Landmark Oaks, improve the environmental impact of the small property, beautify the landscape, possibly increase our property value and will not open that corridor for further development without zoning approval.

Resident Name

Address

Date

Steve Chambers 3009 Landmark #302 9/2/19

Carmen : David James 3016 Landmark Blvd #401 Palm Harbor 31684

Peggy Young 3008 Landmark Blvd #204 Palm Harbor 31684

Cherise Hestner 3053 #1101 9/2/19





To: Renea Vincent

Re: **Case Number Z/LU-15-09**

Property on **McMullen Booth Road** between Curlew Rd and Tampa Rd

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**I support the proposed sale of the property to Dr Pikos for the purpose of construction of a medical building and urge re-zoning the property to allow that sale.**

I am a resident of the community. My views in response to some homeowners' concerns are listed below.

- 7) I do not think the proposed building will create potential safety issues associated with increased traffic and vehicles turning into the median openings on McMullen-Booth.
- 8) I do not think the proposed building will result in the loss of the green space (aesthetics) that we currently enjoy.
- 9) I do not think the proposed zoning change might "open the door" to more/future construction on the east side of McMullen-Booth Road, between Curlew and Tampa Road.

Conclusion: Dr. Pikos proposed a building project that will account for traffic flow on McMullen Booth Rd and the entrance to Landmark Oaks, improve the environmental impact of the small property, beautify the landscape, possibly increase our property value and will not open that corridor for further development without zoning approval.

Resident Name

Address

Date

JYOTI BALI 3017 Landmark Blvd #502 9/2/19  
MANPREET BALI Palm Harbor FL 34684

JAMES GREE 3025 LANDMARK BLVD #705 9-2-2019

Kim Furnia 3053 Landmark Blvd #1103 9-3-19



To: Renea Vincent

Re: **Case Number Z/LU-15-09**

Property on **McMullen Booth Road** between Curlew Rd and Tampa Rd

This letter concerns re-zoning request by Dr. Pikos in order to construct a building on property located on McMullen Booth Rd across from Landmark Oaks Condominium community.

**I strongly support the proposed sale of the property to Dr Pikos for the purpose of construction of a medical building and urge re-zoning the property to allow that sale.**

I am a resident of the community. I have spoken with many residents during the past several months and listened to them. I have contacted board members. I attended the June 10 meeting with Dr. Pikos which was open to all residents of Landmark Oaks.

Dr Pikos thoughtfully met all residents' concerns which were specifically stated to me in writing prior to the meeting:

- 1) potential safety issues associated with increased traffic and vehicles turning into the median openings on McMullen-Booth
- Dr. Pikos explained that the entrance to the facility will not be directly across from the Community entrance; it will be slightly south of it.
- Working with Pinellas County to address the traffic flow, Dr Pikos explained there will be a "pork chop" style traffic divider commonly used in our area to direct traffic properly.
- U-turns to go north will not be allowed directly across our entrance.

Personal note: I must enter and exit our development multiple times every day and during all hours from 6 am – 11 pm because of my irregular employment hours. I do not agree with the traffic problems described by residents. There are typically only two periods during the week when traffic is heavy and those lessen during non-school days. The proposed business hours do not fall within the heaviest traffic times. His clientele load is minimal; perhaps 10 – 20 patients per day. His clinic will not increase traffic problems for our residents.

- 2) the loss of the green space (aesthetics) that we currently enjoy;
- In my opinion, the property is not currently aesthetically pleasing at all and proves that this is not relevant because "aesthetics" is subjective. The property now looks like an unmaintained field.
- Dr. Pikos provided renderings of his proposed site and explained the specific design changes made to meet the concerns of our residents. It is a very attractive well-planned, environmentally improved site. It will not hurt plants, animals or create flood risks.
- I believe the building will improve the view and increase our property value.

- 3) the possibility at this proposed zoning change might "open the door" to more/future construction on the east side of McMullen-Booth Road, between Curlew and Tampa Road.
- The entire remaining portion of that stretch of road is not privately owned and cannot be sold.
  - This is not even a valid possibility. If it becomes so, then any future sale will be considered for re-zoning on its merits.
  - I trust that the proper decision will be made in the future based on those specific merits and am not worried by what might happen.

When the recent opposing petition circulated in our community, I asked in following question in writing and received the following answer:

Q: Is the HOA opposed to any development of the east side of McMullen-Booth Rd?

A: When all this happened last time (3 years ago), the owner of the property had a contingent contract with the dentist; in other words, the sale was contingent on obtaining a zoning change, to permit the dentist to build. We are opposing ONLY this particular sale, as it relates to the property across the street from Landmark Oaks entrance (the East side of McMullen Booth).

Apparently, there is not opposition to sale of the property in general. The owner has the right to sell his property, of course. The owner of the property attended the June 10 meeting and stated that he will sell his property to someone. I am grateful that Dr. Pikos is willing to be a good neighbor and meet community concerns. There is no way to predict what another potential buyer may do.

Conclusion: Dr. Pikos proposed a building project that will account for traffic flow on McMullen Booth Rd and the entrance to Landmark Oaks, improve the environmental impact of the small property, beautify the landscape, possibly increase our property value and will not open that corridor for further development without zoning approval.

Dr. Pikos will be a good neighbor and asset to our community.

Please allow another personal note: In 2012 I needed to purchase commercial property to relocate my business from the Tampa Rd/Lake St. George area. I was unable to find any land in the immediate area and moved my business to Westchase instead.

Dr. Pikos has a valid reason for wanting this particular property; it is difficult to buy another suitable commercial property to meet his needs. I visited his current office two days after our June 10 meeting. The parking area is so small and crowded that I had to double park and block the dumpster.

Sounds silly, but you just can't do business that way.

Karen Grof

3025 Landmark Blvd #705.  
Palm Harbor, FL 34684  
August 21, 2019