

Mark Davis
Laetitia Mathien
2220 Lawton Drive
33764 Clearwater

Pinellas County Housing & Community Development
Zoning Section
440 Court Street, 4th FL
Clearwater 33756

Clearwater, January 7th 2021,

Object: **Case No Z/LU 20 12** - Dushyant Gulati, Applicant – Zoning Change 1736 Winchester Road, Clearwater FL 33764

Dear Madam, Sir,

As the owners of a detached house located at 2220 Lawton Drive, which we have just acquired on December 28, we are strictly opposed to the change of zoning proposed by Mr. Gulati as well as to the real estate project that he plans to develop for the following reasons. The impact of building 10 detached houses on the disputed plot presents significant threats to the already existing community/environment. The following are a few of the concerns:

- ❖ We and other current residences on Lawton Drive are zoned non-flood, while the adjacent property to the north is deemed a flood zone. This proposed construction development will likely alter the drainage to the surroundings (numerous recent examples in Florida and specifically Pinellas County where this has happened). Has a study been done to ensure flooding issues won't be a result of the development? Additional insurance costs to the surrounding existing community and flooding are a concern.
- ❖ Regarding the surrounding nature, the area around Winchester Road is a particularly quiet residential area, this community is punctuated by lakes where unspoiled nature is exceptionally preserved. The lake located along Lawton Drive is home to many species of animals: Wood Storks, Canadian geese (currently), ibis, egrets, ducks, turtles etc. The Wood Stork, where more than 10 can be seen on any given day, is classified as a "threatened" species in the state of Florida. As you likely know, these species' populations are decreasing or dangerously low, and are protected by Federal Law.

Has any credible study has been carried out on the impact of this project on the environmental system and the lakes in this neighborhood, especially in terms environmental damage and of pollution?

- ❖ With regard to residents, by increasing the density of traffic on Lawton Drive / Kersey Drive and Lancaster Drive, which are the only roads to access Winchester Road, the safety of the families living there will be jeopardized, as well as their quality of life. The resulting noise pollution will definitely disfigure this very quiet area. On Lawton Drive, there are not only families with children but also a foster home and a residence for the elderly people who all now have a safe neighborhood.
- ❖ In addition, the applicant does not provide any guarantee as to the preservation of the privacy of the residents: does he plan to install sufficiently high palisades/ fences along his plot and respect a minimum distance between the property boundaries in order to respect the intimacy of each family already living there?

These are a few of our concerns and objections. Please let me close with the question: at what point are the interest and wellbeing of the community and environment as important as the profit of one developer?

Thank you for being our representatives and for your concern on this matter.

Mark Davis



Laetitia Mathien



Pinellas County Housing & Community Development, Zoning Section
Developmental Review Services Department
440 Court Street, 4th Floor
Clearwater, FL 33756

RE: 1736 Winchester Rd, Unincorporated Largo – Change of Zoning

January 3, 2021

We are writing in opposition of the change of zoning at the above-mentioned address, where the owner would like to build new homes. This poses a handful of major issues to the people who own homes in this same neighborhood, including us.

One of the major concerns to us is the affect that this change will have on our property values. We live at 2232 Lawton Dr, which backs up to this land. When we purchased this home, and then turned around and put over \$100,000 worth of renovations into it, it was knowing that we had no rear neighbors, and a private dirt road (Winchester) that only a few of the neighbors used, which significantly increases our value. Adding several homes that back up right to the fences of our property will not only hurt the value and return on our hard-earned investment, but it will completely change our living arrangements. It would turn what we saw as our forever home and lifelong investment into something that we will want to escape in time because it is no longer what it used to be.

As of right now, we are comfortable having our children grow up here knowing that we have a private back yard for them to play in. Having homes built so close to our private backyard, especially if the owner builds two-story homes that look down into our yard, is going to completely diminish the comfort in our feeling safe and secluded. Knowing that the homes that would be built on this land would have exceptionally small lot sizes compared to ours means that we would have *several* rear neighbors backing *right* up onto our property. We also want to mention the extra traffic that this change will bring over onto our streets. We have a young daughter that was born into this home that has just learned to ride her bike this past Christmas. We live on the corner of Winchester and Lawton, and paving Winchester and adding 5-10 homes off of it is only going to make it less safe for her to ride her bike on our street, as more cars are invited to whip around that very same corner. We have a one month old that we enjoyed looking forward to giving the same childhood as our almost 4 year old has gotten in this home, and this developmental change would deeply affect that. Winchester Road is also a very popular road for the neighbors to walk on their morning and evening walks. Adding more vehicle traffic to this road is only going to make it more unsafe for those pedestrians who are used to walking it every day.

Aside from the property value loss and the loss of integrity, we worry greatly about the water run-off that would be created from the new buildings and from Winchester being paved. We already suffer from heavy puddling in our yard from Winchester's water run-off after a storm. Paving that road is only going to lead to more puddling issues. We have our boat stored in our yard, which gets pulled out on the Winchester side, since we live on the corner of Lawton and Winchester. When it puddles, it makes it difficult to pull the boat out without creating ruts, so we have to wait for the puddles to subside before we can pull it out. Also, paving Winchester would change the elevation and make it impossible for us to be able to pull the boat in and out due to the angles it would create. In other words, the tongue of the trailer would bottom out and not allow us to haul the boat anywhere. It just barely makes it now with the current ground elevation.

Another issue that we would like to present is the affect that this will have on our plumbing system. We already have had to have plumbing work done within the past 6 months to maintain plumbing upkeep within our neighborhood. We were unable to use plumbing for an entire day. One of us in this household is a Realtor who works from home, with two young children. Pretty much every single neighbor on this street is either working from home, is retired, or has someone home at all times. We know that having to tap into the plumbing for this build is going to pose a great inconvenience on everyone here, both during the build and thereafter for maintenance.

Our street offers something that we have found on no other street in Pinellas County; all of the homes have decent-sized lots, with residents that have lived here for several years in peace, with a quiet piece of paradise located right behind us. Stripping away the trees and building even more homes on this piece of land will only further the issue of overpopulation in this county. I beg you, please do not allow this project to move forward. This new owner purchased this land as it was; land. There are plenty of places to build new homes in Brandon, Lutz, Apollo Beach, and so many other areas in Florida that are underpopulated and have the capacity to withstand more development. Pinellas County has been built up with homes on almost every inch that it has to offer.

The cherry on top of this would be the construction noise that would go on for 6 months to a year. As we mentioned previously, almost everyone on this street has someone home at all times, whether they be working from home, retired, or raising their children. The aggravation of the construction noise would be a great nuisance to us all.

At the very least, if you do decide to allow this owner to build multiple homes on this property, one way to help minimize the effects of all of these issues would be to limit the number of homes allowed to be built and to enlarge the lot size requirements. While it is nice not having any rear neighbors, we understand if that must change. But we ask that the homes be comparable to the homes/lot sizes that are already here so that our values don't crumble, our streets don't become overcrowded with cars, and we all can still enjoy the lifestyles that we have invested so much money and time into. We also ask that if the owner intends to pave Winchester Road, that he does not change the elevation and make the road higher than it already is, to prevent worsening the water runoff issues.

Thanks very much for your time and consideration. We appreciate it!



Michael and Jessica Jurek
2232 Lawton Dr
Clearwater, FL 33764

Michael – 727-709-6736
Jessica – 727-487-4957

Hello, my name is Colleen McCabe and I am a homeowner living at 2229 Lawton Dr and I oppose the rezoning of 1736 Winchester Road.

Mr. Gulati says improving the road and building new homes will make the neighborhood safer. What I see is someone who wants more money under the guise of altruism. Our neighborhood is very safe. I have lived on Lawton for 30 years. If he is allowed to pave the alley (Winchester Road) that will encourage more vehicles to speed through to Lancaster or Lawton. More traffic on our street makes it very unsafe for all us who live here. We enjoy our lake with ducks and birds that migrate here year after year. Children can ride their bikes, feed the ducks and feel safe. Building homes right behind the existing homes on Lawton Dr doesn't make it safer either.

It is very sad that someone would do something that no one here wants, why would anyone do that if not for greed. There is little undeveloped land left in this county, please don't allow this.

Young, Christopher

From: Leo E. Torres <Torres.Leo.E@jobcorps.org>
Sent: Monday, January 11, 2021 3:38 PM
To: Young, Christopher
Cc: Zoning, Planning
Subject: CASE Z / LU -20-12
Attachments: CASE Z - LU - 20 12 MAP.pdf; CASE Z - LU-20-12 SIGNED LETTERS.pdf; CASE Z - LU -20-12 PICTURES.docx

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.

Good day Christopher. Per our conversation, I am providing documentation regarding Case Z / LU – 20-12. This is to be submitted for the first hearing, scheduled for Thursday, January14 @ 9:00 am at the Pinellas County Extension Building.

Please note: **100% of the property owners on the three streets most affected and adjacent to the property requesting zoning change DO NOT APPROVE.**

The attached letters have been signed by 100% of the property owners on Lawton Drive and Winchester Road, as well as other nearby streets / property owners.

The signed letters reiterate that 100% of property owners DO NOT APPROVE of the requested zoning change and we also request a continuance of the February, 23 meeting.

We have all agreed that there is not enough time between our notification and the decision/voting date for us to select and contact and consult with qualified attorneys, engineers, consultants, etc.

Attached are pictures denoting examples of the 90% of the (current) typical neighborhood lot/ home sizes versus the developer's intent to build (size).

Also, attached is a map of the area with corresponding data that re-enforces the developer' disingenuous placating the neighbor regarding the lot sizes he intend to develop.

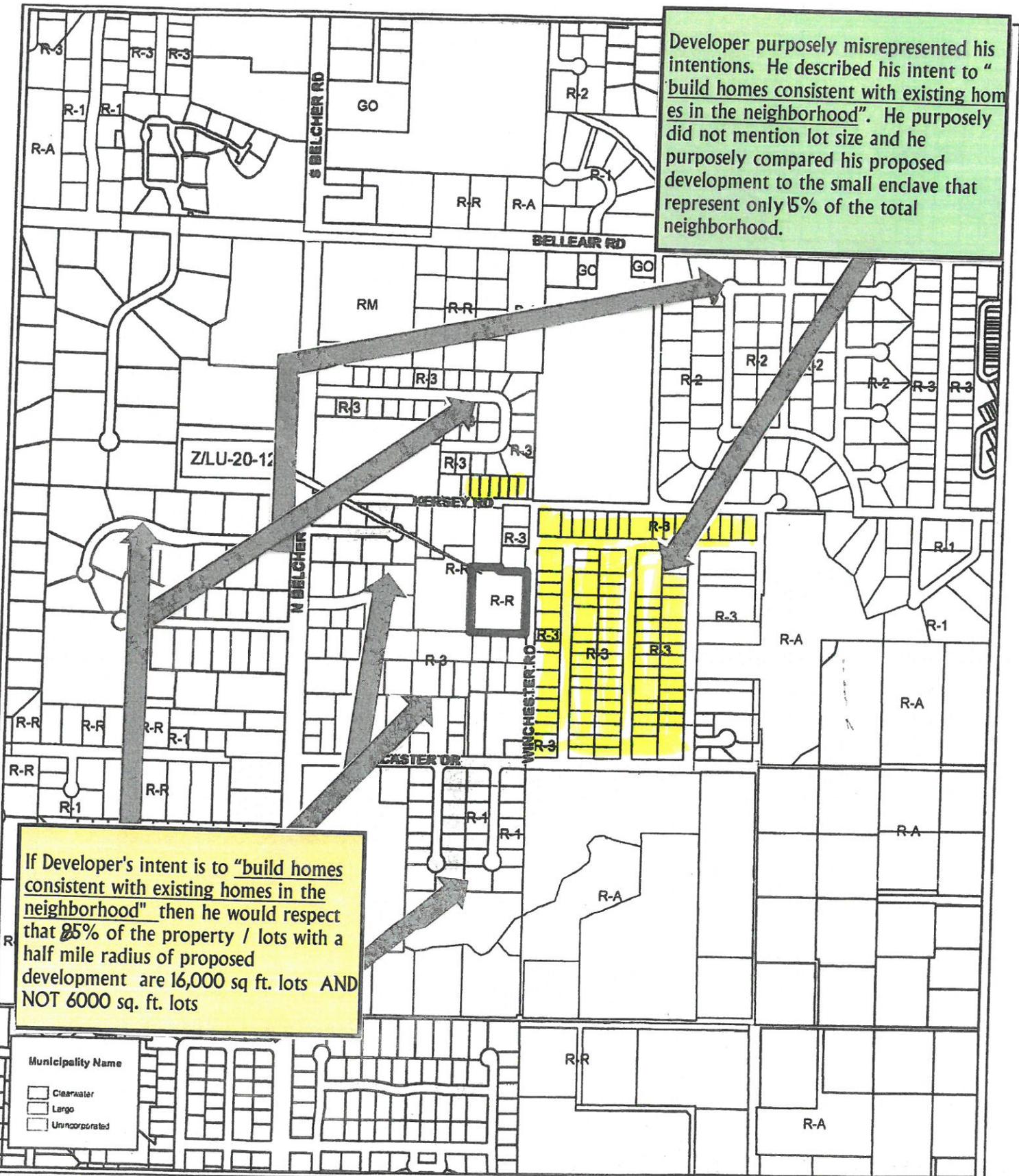
Please reply that you have received this message. If no reply by tomorrow then I will personally drop off tomorrow (01/12/21). Please advise. Thank you.

Sincerely,

Leo Torres
Finance Manager
Pinellas County Job Corps
500 22nd St. South
St. Petersburg, FL 33712
Office: 727.551.2983
Cell: 727.641.8875
Fax: 727.551.2994
torres.leo.e@jobcorps.org

Maximum Performance Drives Success

Developer purposely misrepresented his intentions. He described his intent to "build homes consistent with existing homes in the neighborhood". He purposely did not mention lot size and he purposely compared his proposed development to the small enclave that represent only 15% of the total neighborhood.



If Developer's intent is to "build homes consistent with existing homes in the neighborhood" then he would respect that 85% of the property / lots with a half mile radius of proposed development are 16,000 sq. ft. lots AND NOT 6000 sq. ft. lots

Municipality Name

- Clearwater
- Largo
- Unincorporated

Z/LU-20-12	Zoning	From: R-R, Rural Residential To: R-3, Single Family Residential
	Land Use	From: Residential Suburban To: Residential Low





ABOVE: Typical lot density in neighborhoods and surrounding half mile radius of proposed development. These lot's density represent 90% of all lot density within a half mile radius of proposed development.

BELOW: Small enclave the that matches density Developer requests. This small neighborhood enclave (next to proposed development) represents only 10% of existing lot densities within half mile radius. This small (3-4 block) neighborhood represents more than half of all police calls within a one mile radius.





This is proposed housing density developer requesting. ***NOT IN congruence with current neighborhood.*** Average lot size 5000 sq. ft. / no yards / inappropriately close to street / all garage door frontage....etc.

Below is Lawton Dr. (adjacent to proposed development). Average lot size 15k sq. ft. These home's lot sizes are typical of 95% of all homes within one half mile of proposed development.



To whom it may concern,

As a property owner, in the affected area, I am against the proposed Zoning change and Land Use change at 1736 Winchester Road in unincorporated Largo - Case NO Z/LU -20-12. The proposed Zoning change / Land Use change requested is from the current R-R – Rural Residential / Residential Suburban to R-3 single Family residential / Residential Low.

As explained below, the most crucial decision, at this time, requested by all affected property owners, regarding the proposed changes, is to issue a six-month continuance of the February, 23 2001 public hearing scheduled to determine the approval / non-approval of the requested Zoning and Land Use changes.

All affected property owners believe proper notification time has not been granted in order to review, research and remedy all potential issues that such a drastic Zoning and Land Use change will have on our Quality of Life and safety for the neighborhood. The letter from the County was dated December 23 and not received by affected property owners until the last week of the year (2020).

The proposed approval / non-approval of the requested Zoning and Land Use changes is scheduled for voting a mere six weeks from notification to the affected property owners. That is not enough time for the affected property owners to review, research and remedy all potential issues which will include the use of services provided by attorneys, engineers, marine science specialists, law enforcement, traffic enforcement, environmental engineers and several other professional agencies as needed.

The affected property owners are not trying to deny the requestor any rights to develop the property. The current R-R designation will allow the building of five homes on the property. The requested R-3 designation will allow 10 homes to be built and that is not congruent with the super majority of neighborhoods, homes and property use in the area.

Contrary to a letter received (attached) from the requestor to affected property owners which states "my request is consistent with homes in the neighborhood", the R-3 designation IS NOT consistent with the super majority of homes and property use in the neighborhood.

The requester conveniently implied the three-block area located directly east of the requestor's property (bound by Winchester Road, Lancaster Drive, Doncaster Road & Kersey Road) is typical when it is not. The typical homes and property usage in the neighborhood are those surrounding the requestor's property directly adjacent to the East, South and North. Also, 95% of all the homes and property use in EVERY neighborhood within a half mile radius (Bellaire Road, U.S. 19, Kent Place, Belcher Road) are not consistent with the proposed R-3 development.

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 1/9/21

Sincerely, Property Owner.

LEO TORRES

2221 LAWTON DR.

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Sincerely, Property Owner

Keith Magruder
Keith Magruder

*Colleen McCabe
Colleen McCabe
2229 Lawton Dr.*

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Sincerely, Property Owner.

1701 Winchester Rd
Marianne Nelson

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Sincerely, Property Owner.

DANZO L. RICHCREEK, JR.

2286 KERSEY RD.

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Sincerely, Property Owner.

Ronald Augusto
RONALD AUGUSTO

2213 LAWTON DR

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Sincerely, Property Owner.

William E Salyer
Dr. William E Salyer

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Sincerely, Property Owner.

Monica Ingram

Monica Ingram
211 Lawton Dr.
Clearwater, FL 33764

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Sincerely, Property Owner.



Kim M Farrington
1718 Dorchester Rd

To whom it may concern,

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Sincerely, Property Owner.

Karrie Mueh

1712 WINCHESTER RD.

To whom it may concern,

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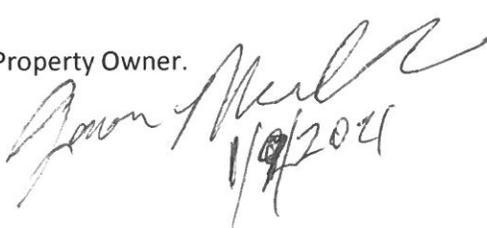
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Sincerely, Property Owner.


1712 Winchester
1/9/2021

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Mike Adkins / Bill Adams

Sincerely, Property Owner.

2300 LANCASTER

To whom it may concern,

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Sincerely, Property Owner.

Barbara Kaczyński
2217 Lorton DR

KACZYNSKI BARBARA

11/9/21

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Sincerely, Property Owner.

JEFFREY M. WORTH

2204 LAWTON, DR.

To whom it may concern,

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Karen M. Reyes



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Sincerely, Property Owner.

Anthony Conte
Anthony Conte

2233 Lawton DR 33764

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MARTINE T. WARD 
2205 LAWTON DR
CLEARWATER, FL 33764

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Sincerely, Property Owner.

Yvonne Mack
2200 Lawton Dr.

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Sincerely, Property Owner.

R. Babcock
2208 Lawton Dr

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Sincerely, Property Owner.

2232 Lawton Dr
Michael Jurek
MJ

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Sincerely, Property Owner.

Bill Yeatman
2224 HAWTON DR.
CIV 33764

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Mark Davis

Sincerely, Property Owner.

2220 LAUREL DR.

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Kelvin E Redmon
2216 LAWTON DR.

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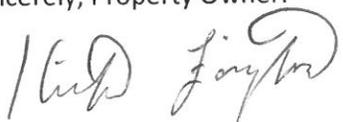
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KEITH FARRINGTON 1718 PORCHESTER RD

Sincerely, Property Owner.

 1-9-21

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Leanne Disanza
Sincerely, Property Owner.

2225 LANCASTER DR.

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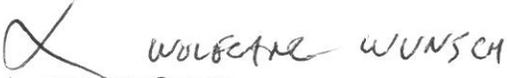
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Sincerely, Property Owner.



2237 LANTANA BRW

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CLIFF ARABUSTER (FAMILY TRUST)
2301 PENNINGTON

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Wm. Marshall
2282 Lancaster