

ALEX J. GAVIN, ESQ.,
ATTORNEY AT LAW

☎ (813) 360-0889

✉ info@LAWGAVIN.com

GAVIN LAW, PLLC.,

FIERCE, FORMIDABLE, FOR JUSTICE

100 N. TAMPA ST. #2440
TAMPA, FL 33677

3905 TAMPA RD. #1736
OLDSMAR, FL 34677

www.LAWGAVIN.com

March 10, 2021

Received at
Public Hearing
on 03-11-21

Mr. Glenn Bailey, Zoning Manager
Pinellas County Planning Department
440 Court Street, 4th Floor
Clearwater, FL 33756

RE: Land Use Plan Amendment & Rezoning – Noell Family Property
4706 Pleasant Avenue – Parcel ID #24/27/15/89289/000/6104,
24/27/15/89280/000/6300, 24/27/15/89280/000/6301 & 24/27/15/72162/002/0040

Dear Mr. Bailey,

This correspondence is being sent on behalf of the Suncoast Primate Sanctuary Foundation Inc., (hereafter “SPSFI”) as written testimony objecting to the Land Use Plan Amendment & Rezoning application submitted to the Pinellas County Planning Department by the Noell Family, LLC. In addition to the objections raised by several members of SPSFI, it appears that the aforementioned application lacks information required to be disclosed in contravention of County Ordinance No. 74-15, in addition to an incorrect response to item number 15 regarding the applicant’s ownership of property contiguous to the subject property at issue for rezoning.

Attached is a copy of the Noell Family, LLC., Articles of Incorporation filed 11/20/2001. The owner of same is a limited liability corporation with multiple members who may have a beneficial interest in the property which would be affected by any ruling on the subject application. These members were not disclosed in the subject application, section 3A and 3B, as submitted to the Pinellas County Planning Department by the Noell Family, LLC., and the application should be amended to reflect the disclosure of such interests in the subject property in accordance with Pinellas County Ordinance No. 74-15 and as stated in the attached application.

Additionally, it is the position of SPSFI that the aforementioned application incorrectly states that the applicant does not own any property contiguous to the subject property at issue for rezoning. Contrarily, Chris Noell is believed to be heir to the Anna Mae Noell trust which includes the triangular lot on the south west corner contiguous to the subject parcel at issue for rezoning. SPSFI is requesting that documentation regarding this potential ownership be submitted to the Pinellas County Planning Department to be considered in conjunction with the subject application for rezoning.

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In light of the testimony in opposition to the Land Use Plan Amendment & Rezoning application submitted to the Pinellas County Planning Department by the Noell Family, LLC., in addition to the aforementioned, SPSFI respectfully requests this Local Planning Agency to recommend a denial of the subject application to the Board of County Commissioners and/or require the Noell Family, LLC., to amend the subject application to reflect accurate responses regarding the disclosure of information related to members of Noell Family, LLC., who may have a beneficial interest in the subject property in accordance with Pinellas County Ordinance No. 74-15 in addition to the disclosure of applicable documentation related to the contiguous parcel of land at the south west corner of the subject parcel at issue for rezoning.

Regards,

Alex J. Gavin, Esq.

Alex J. Gavin, Esq.

L01000020122

Florida Department of State
Division of Corporations
Public Access System
Katherine Harris, Secretary of State

01 NOV 20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Electronic Filing Cover Sheet

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((H01000115878 0))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 205-0383

From:

Account Name : MACFARLANE FERGUSON & MCMULLEN (CLEARWATER)
Account Number : 071005001001
Phone : (727) 441-8966
Fax Number : (727) 442-8470

AL

LIMITED LIABILITY COMPANY

NOELL FAMILY, LLC

RECEIVED
01 NOV 20 PM 3:17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Certificate of Status	1
Certified Copy	0
Page Count	09
Estimated Charge	\$130.00

ARTICLES OF ORGANIZATION

OF

NOELL FAMILY, LLC

The undersigned hereby certifies that it has formed a limited liability company under the State of Florida.

01 NOV 20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

Name

The name of the limited liability company shall be **NOELL FAMILY, LLC.**

ARTICLE II

Address and Place of Business

The mailing address and principal place of business for the limited liability company is:

c/o James A. Martin, Jr., Esq.
Macfarlane Ferguson & McMullen
625 Court Street, Suite 200
Clearwater, Florida 33756

ARTICLE III

Period of Duration

The limited liability company shall begin existence on the day of filing, and shall continue into perpetuity, or until dissolved in a manner provided by law or by an operating agreement adopted by the Members of the limited liability company.

James A. Martin, Jr., Esq.
Macfarlane Ferguson & McMullen
625 Court Street, Suite 200
Clearwater, FL 33756
(727) 441-8966

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ARTICLE IV

Purposes

The limited liability company may engage in the transaction of any or all lawful business for which limited liability companies may be formed under the laws of the State of Florida.

ARTICLE V

General Powers

The limited liability company shall have the power to:

(a) Purchase, take, receive, lease or otherwise acquire, own, hold, improve, use, or otherwise deal in or with real or personal property, or an interest in real or personal property, wherever situated.

(b) Sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer or otherwise dispose of all or any part of its property or assets.

(c) Purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge or otherwise dispose of, use or deal in or with:

(i) Shares or other interests in or obligations of other foreign or domestic limited liability companies, domestic or foreign corporations, associations, general or limited partnerships or individuals; or

(ii) Direct or indirect obligations of the United States or any other government, state, territory, governmental district or municipality, or of any instrumentality thereof.

(d) Make contracts or guarantees or incur liabilities; borrow money at such rates of interest as the limited liability company may determine; issue its notes, bonds, or other obligations or secure any of its obligations by mortgage or pledge of all or any part of its property, assets,

James A. Martin, Jr., Esq.
Macfarlane Ferguson & McMullen
625 Court Street, Suite 200
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SECRETARY OF STATE

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franchises or income.

(e) Lend money for any lawful purpose, invest or reinvest its funds, or take and hold real or personal property as security for the payment of funds so loaned or invested.

(f) Conduct its business, carry on its operations and have offices, and exercise the powers granted by Florida law, within or without the State of Florida.

(g) Elect or appoint managers and agents, define their duties, and fix their compensation.

(h) Make and alter regulations not inconsistent with these Articles of Organization or the laws of the State of Florida.

(i) Make donations to the public welfare or for charitable, scientific or educational purposes.

(j) Indemnify a Member or any other person to the same extent as a corporation may indemnify any of the directors, officers, employees, or agents of the corporation against expenses actually and reasonably incurred by him or it in connection with the defense of an action, suit, or proceeding, whether civil or criminal, in which he or it is made a party.

(k) Cease its activities and surrender this Certificate of Organization.

(l) Have and exercise all powers necessary or convenient to effect any or all of the purposes for which the limited liability company is organized.

(m) Transact any lawful business which the Members or the managers find to be in aid of governmental policy.

(n) Pay pensions and establish pension plans, profit-sharing plans and other incentive plans for any or all of its managers and employees.

(o) Be a promoter, incorporator, general partner, limited partner, Member, associate, or

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manager of any corporation, partnership, limited partnership, limited liability company, joint venture, trust, or other enterprise.

- (p) Have and exercise all other powers necessary or convenient to effect its purposes.

ARTICLE VI

Registered Office and Registered Agent

The street address of the limited liability company's initial registered office is 625 Court Street, Suite 200, Clearwater, FL 33756 and the initial registered agent at such address is James A. Martin, Jr. The limited liability company may change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with Section 608.416, Florida Statutes. James A. Martin, Jr. is specifically authorized to sign and file such Affidavits as may be required under Section 608.407, Florida Statutes.

ARTICLE VII

Initial Capital Contributions

The total amount of cash, and the description and agreed value of property other than cash initially contributed to the limited liability company is described on the attached Exhibit "A", which is made a part hereof by this reference.

ARTICLE VIII

Additional Contributions

Additional contributions, if any, will be made by the Members as provided in the operating agreement adopted by the Members.

ARTICLE IX

Management

James A. Martin, Jr., Esq.
Macfarlane Ferguson & McMullen
625 Court Street, Suite 200
Clearwater, FL 33756
(727) 441-8966

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TALLAHASSEE, FLORIDA

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The management of the limited liability company shall be vested in the members. The members name and address:

Robert E. Noell, Jean L. Noell, Robert E. Noell, Jr., Patricia Noell, Christopher Noell, and Cheryl L. Noell
c/o James A. Martin, Jr., Esq.
Macfarlane Ferguson & McMullen
625 Court Street, Suite 200
Clearwater, Florida 33756

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SECRET
TALLAHASSEE, FLORIDA

ARTICLE X

Continuity of Business

Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or upon the occurrence of any other event which terminates the continued membership of a member in the limited liability company, the business of the limited liability company shall not cease and the limited liability company shall not be dissolved unless the business of the limited liability company is terminated by the consent or agreement of the majority of the remaining Members interests. Notwithstanding the death, retirement, resignation, expulsion or bankruptcy of a Member, all contracts authorized by the limited liability company and executed by such Member in his or its representative capacity shall survive and shall inure to the benefit of the limited liability company.

ARTICLE XI

Restrictions on Membership

No new members shall be admitted to the limited liability company without the prior consent of a majority of the existing members interests. Contributions required of new members shall be determined as of the time of their admission to the limited liability company. A member's interest in the limited liability company may not be sold or otherwise transferred except in compliance with

James A. Martin, Jr., Esq.
Macfarlane Ferguson & McMullen
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the operating agreement of the limited liability company. Additional restrictions and conditions on membership may be set forth in regulations adopted by the members.

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TALLAHASSEE, FLORIDA
01 NOV 20

ARTICLE XII

Operating Agreement

The members of the limited liability company shall adopt an operating agreement pertaining to the regulation, management and affairs of the limited liability company, provided that such operating agreement shall not be inconsistent with these Articles of Organization or with the laws of the State of Florida. The operating agreement shall be repealed or altered only by the members of the limited liability company, in the manner now or hereafter prescribed by the laws of the State of Florida.

ARTICLE XIII

Acknowledgment

The undersigned, being the members of the limited liability company, hereby certifies that the foregoing constitutes the Articles of Organization of NOELL FAMILY, LLC. These Articles of Organization may be amended from time to time by the members in the manner now or hereafter prescribed by the laws of the State of Florida.

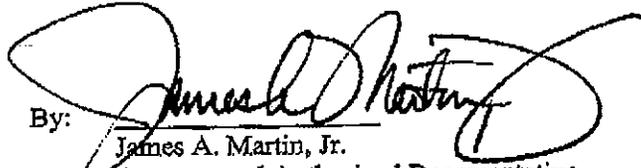
ARTICLE XIV

Voting

Each Member's vote shall be weighted in proportion to the Member's initial capital accounts plus any additional capital contributed by the members at the request of the limited liability company.

James A. Martin, Jr., Esq.
Macfarlane Ferguson & McMullen
625 Court Street, Suite 200
Clearwater, FL 33756
(727) 441-8966

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 19th day of November, 2001.

By: 
James A. Martin, Jr.
Attorney and Authorized Representative
for the Members

01 NOV 20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

James A. Martin, Jr., Esq.
Macfarlane Ferguson & McMullen
625 Court Street, Suite 200
Clearwater, FL 33756
(727) 441-8966

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EXHIBIT "A"
ARTICLES OF ORGANIZATION
FOR
NOELL FAMILY, LLC

01 NOV 20
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

Initial Contribution:

The initial contribution to the capital of NOELL FAMILY, LLC, by its members is as follows:

<u>Members</u>	<u>Interest</u>	<u>Cash or Property</u>
Robert E. Noell and Jean L. Noell, husband and wife	33-1/3%	\$333.33
Robert E. Noell, Jr. and Patricia Noell, husband and wife	33-1/3%	\$333.33
Christopher Noell and Cheryl L. Noell, husband and wife	33-1/3%	<u>\$333.34</u>
Total:		\$1000.00

James A. Martin, Jr., Esq.
 Macfarlane Ferguson & McMullen
 625 Court Street, Suite 200
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CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

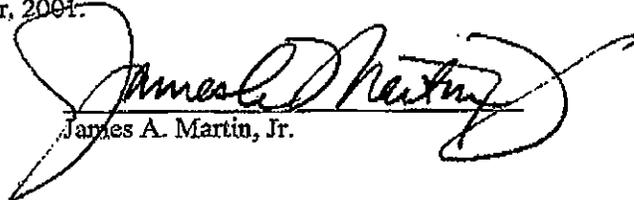
- 1. The name of the limited liability company is:
NOELL FAMILY, LLC
- 2. The name and address of the registered agent and office is:

James A. Martin, Jr.
 625 Court Street
 Suite 200
 Clearwater, Florida 33756

01 NOV 20
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated this 19th day of November, 2001.



James A. Martin, Jr.

H:\Data\Acy\UMM\CORP\Noell\ARTICLES

James A. Martin, Jr., Esq.
 Macfarlane Ferguson & McMullen
 625 Court Street, Suite 200
 Clearwater, FL 33756
 (727) 441-8966

From: zoningabuse@earthfutures.org
Sent: Wednesday, March 10, 2021 7:13 AM
To: Zoning, Planning
Subject: [BULK] Attention: Pinellas County Zoning Board Re: Case No. ZLU 21-01
Importance: Low

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.

Re: Case No. ZLU 21-01

Attention: Pinellas County Zoning Board

I am writing you to inform you that I am very concerned about the proposed zoning change in Palm Harbor of 21.5 acres on the Pinellas Trail directly behind the Suncoast Primate Sanctuary. That is not a good site for 78 condominium units. We need to keep some green space for wildlife in Pinellas County and the Primate Sanctuary is a piece of our Florida and County history. I am asking you look closely at the facts and vote NO on this zoning change.

There is a sizable petition growing against these changes. Citizens and voters are concerned.

Details are here:

www.earthfutures.org

Sincerely,

Doug Adams, Palm Harbor resident and registered Pinellas County voter

Stop R-5 Zoning Changes in Suburban Palm Harbor & Save Natural Habitat

The Noell Family LLC land parcel, located adjacent to the Pinellas Trail and Alt 19 South of Klosterman, is a significant, 21.5-acre piece of natural Florida and should be preserved in order to maintain the much-needed green space for Pinellas County residents and to protect one of the few 70+ year old natural habitats in the County. In Clearwater, Dunedin, and Palm Harbor there are few acres of undeveloped land; this unique parcel has been untouched for over 70 years, and as such, is home to a wealth of local animal and plants species whose habitat will be destroyed if zoning changes and development proceed.

We are asking for your support in opposing the current rezoning proposal for a 21.5 acre parcel of land located adjacent to the Pinellas Trail and Alt 19 South of Klosterman, from Residential Agricultural to Urban Residential R-5.

The proposed development plan includes up to 78 dwellings within the confines of the property, with only a single road access and no defined buffer between the homes' backyards and the Pinellas Trail and

Subject: FW: Proposed Zoning Abuse Pinellas County Re: Case No. ZLU 21-01

From: zoningabuse@earthfutures.org <zoningabuse@earthfutures.org> (Duplicate Name)
Sent: Sunday, March 14, 2021 8:36 AM
To: Eggers, Dave <deggers@co.pinellas.fl.us>; Gerard, Pat <pgerard@co.pinellas.fl.us>
Cc: Blanton, Whit <wblanton@co.pinellas.fl.us>; Chatman, Rodney S <rschatman@co.pinellas.fl.us>; Jablon, Tina <TMJablon@co.pinellas.fl.us>; Stysly, Rebecca <RStysly@co.pinellas.fl.us>; Favero, Chelsea <cfavero@co.pinellas.fl.us>; Kelly, Maria <Mkelly@co.pinellas.fl.us>; Jacobs, Joann <jjacobs@co.pinellas.fl.us>; Elmore, Amy <aelmore@co.pinellas.fl.us>; Caper, Sarah <scaper@co.pinellas.fl.us>; Mendoza, Christina <CMendoza@co.pinellas.fl.us>; Ryan, Angela <aryan@co.pinellas.fl.us>; Fisher, Linda A <lfisher@co.pinellas.fl.us>; Knoebel, Sandra <sknoebel@co.pinellas.fl.us>; Feigel, Robert <rfeigel@co.pinellas.fl.us>; Rahman, Nousheen <NRahman@co.pinellas.fl.us>; Austin, Jared <jaustin@co.pinellas.fl.us>; Historic <Historic@co.pinellas.fl.us>; Planner <Planner@co.pinellas.fl.us>; Ambadi, Smita <sambadi@co.pinellas.fl.us>; Noah Taylor <noah.taylor@stpete.org>; McKibben, Nancy <nmckibben@co.pinellas.fl.us>; Lowack, Brian <blowack@co.pinellas.fl.us>; Moore, Christopher D <cdmoore@co.pinellas.fl.us>; acer@futuregear.com; websolutions@futuregear.com; steve.wonderly@florida.sierraclub.org; grant.gelhardt@florida.sierraclub.org; cas@clearwateraudubonsociety.org; slavensky@pinellascf.org; info@zoomiami.org; Mattaniah Jahn <mjahn@thelawmpowered.com>; larijohnson@hotmail.com; info@klarklar.com; Susan@susanreiter.com; info@wwtia.com; Valerie@plainandpractical.com; Herbic Clinton <herbic@pcsb.org>; charlenebeyerfl@gmail.com
Subject: Proposed Zoning Abuse Pinellas County Re: Case No. ZLU 21-01

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.

The attached emails were sent to Dave Eggers - Pinellas County Commission 2021 Chair, Pat Gerard - District 2 - Countywide, and numerous other Pinellas County planning officials. As a Pinellas County resident, tax payer, and voter, this issue affects you, your family, your children, and future generations. Please take the time to review what is going on here, and take action. Use what ever capacity you have to help stop this proposed abuse.

Attention: Dave Eggers

From zoningabuse@earthfutures.org 
To deggers@pinellascounty.org 
Bcc deb cobb , jennifer blitz , doug@healingcats.com 
Date Today 08:07

Message Body

Re: Case No. ZLU 21-01

Attention: Dave Eggers - Pinellas County Commission 2021 Chair

Hello Dave

I sent you an email on the 10th and I am to understand that you did not personally receive and review it? Somehow it went to the wrong person? Someone named Kimberly? My email was addressed to you Dave. You can scroll down to read the original email. Dave, I am not trying to discuss the matter outside of the hearings, the purpose of my emails is to create a public record that the officials in this matter have been notified and presented more of the facts surrounding this case, so as to better decide the outcome. It is with the greatest respect that I submit these facts. Please review them.

I am sending this email as a follow up, I was able to review a recording of the first hearing on Case No. ZLU 21-01 that was held on 03/11/2021 and i was disturbed at the way it was handled. The applicant D. R. Horton made a joke in a demeaning manner about the Suncoast Primate Sanctuary calling it "the monkey farm" as if it was somehow inferior to D.R. Horton's planned development to cut down all the trees on 22 adjoining acres and wipe out all the wildlife.

There were numerous objections to the plan, and the objectors presented facts that were ignored by the board. Prior to the vote a board member advised the board that they could only vote on facts, but the only facts they voted on were the ones presented by the "largest home builder in the country" that only sees dollar signs. D.R. Horton is not impacted on a local level like the tax payers, voters, and historic landmarks, and monuments, and environment are. Out of all the members sitting on your board only one had actually ever visited the SPS Sanctuary, and surrounding area, and so your members are voting on something they know nothing about?

A quasi-judicial body such as a zoning board is obliged to objectively determine facts and draw conclusions from them so as to provide the basis of an official action,

I will present some more of the truly important facts, here now, that need to be entered into the public record, and not ignored again:

Fact 1 - notices were not sent out announcing the proposals and hearings thus depriving local residents of chances to object and prepare for these hearings

fact 2 - the SPS is a historical landmark that is a treasure to our community and needs to be preserved, please take time to view the history compiled here in this video by **Fox Business aired on "Strange Inheritance" ~ Gorillas In Their Midst ~ #StrangeInheritance ~ S3E14**

<https://www.youtube.com/watch?v=cDMrPXxArZw>

The SPS is a great part of our tourism and heritage, provides and promotes healthy tourism and enjoys a surrounding natural setting that must be preserved

The tourist trap video - Suncoast Primate Sanctuary in Palm Harbor Florida

<https://www.youtube.com/watch?v=uALixss9z8A>

Fact 3 - the primates will become stressed by such an intense development so close

Click this link to view the rear of the property that will be affected

<https://photos.app.goo.gl/y7o3T5MvsMGaHNMT6>

Fact 4 - the damage to the local eco system and environment will be catastrophic

Gopher tortoises threatened – keystone species

<https://www.facebook.com/TheCityofNorthPort/posts/2967855906782417>

Fact 5 - the existing zoning is better suited, half the number of single family homes is much better and will preserve more trees and wildlife, and we need more trees and wildlife not less. Better yet the county should purchase the land and turn it into a park on the Pinellas trail bordering the historic landmark.

Fact 6 - the traffic impact would be enormous creating chaos and danger in the surrounding area, and on surrounding roads

fact 7- just because the largest home builder in the US wants to cut down all trees does not mean we have to do it, the existing zoning will provide a sufficient tax base for the county

fact 8 - the growing number of petition objections is growing rapidly, these are taxpayers and voters, and clearly show our county residents do not want this zoning change, I repeat, the citizens, taxpayers, and voters of Pinellas county don't want this change

Fact 9 - this case deserves special consideration and research for a number of reasons and that is why we are monitoring this case closely

Dave, these emails are now a part of the public record and will be forwarded in the county in an effort to educate the public, taxpayers, and voters as to what is going on here. Please reply that you have received and reviewed them personally. In closing I am sure you agree we need and deserve responsible growth management.

Sincerely,

Doug Adams

www.earthfutures.org

ZLU 21-01

From [Greenleaf, Kim <kgreenleaf@co.pinellas.fl.us>](mailto:kgreenleaf@co.pinellas.fl.us)

To [zoningabuse@earthfutures.org <zoningabuse@earthfutures.org>](mailto:zoningabuse@earthfutures.org)

Date **Today 09:22**

Message Body

On behalf of Commissioner Eggers, thank you for taking the time to share your thoughts and concerns with him regarding this case. This is a quasi-judicial case that will be heard by the Commission on Tuesday, 4/27th, at 6pm. If you are interested in watching or participating in the meeting, you can find information on how to do so by visiting the Public Notice for the meeting date at http://www.pinellascounty.org/BCC_agenda.htm. Please note that should you plan to attend the meeting virtually, you will need to pre-register by 5pm before the day of the meeting, so the Chair knows to recognize you during the meeting.

Kimberly H. Greenleaf

Executive Aide to Commissioner Dave Eggers, Chair

Pinellas Board of County Commissioners, District 4

315 Court Street, Clearwater, FL 33756

727-464-3276 office

727-464-3022 fax

kgreenleaf@pinellascounty.org

www.pinellascounty.org

All government correspondence is subject to the public records law.

From: zoningabuse@earthfutures.org <zoningabuse@earthfutures.org>

Sent: Thursday, March 11, 2021 7:53 AM

To: Eggers, Dave <deggers@co.pinellas.fl.us>

Subject: Attention: Dave Eggers, Pinellas County Commission

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.

Re: Case No. ZLU 21-01

Attention: Dave Eggers, Pinellas County Commission

Hello Dave, Please have the Pinellas County Commission look into this matter, I am writing you to inform you that I am very concerned about the proposed zoning change in Palm Harbor of 21.5 acres on the Pinellas Trail directly behind the Suncoast Primate Sanctuary. That is not a good site for 78 condominium units. We need to keep some green space for wildlife in Pinellas County and the Primate Sanctuary is a piece of our Florida and County history. I am asking you look closely at the facts and vote NO on this zoning change.

There is a sizable petition growing against these changes. Citizens and voters are concerned.

Details are here:

www.earthfutures.org

Sincerely,

Doug Adams, Palm Harbor resident and registered Pinellas County voter

Stop R-5 Zoning Changes in Suburban Palm Harbor & Save Natural Habitat

The Noell Family LLC land parcel, located adjacent to the Pinellas Trail and Alt 19 South of Klosterman, is a significant, 21.5-acre piece of natural Florida and should be preserved in order to maintain the much-needed green space for Pinellas County residents and to protect one of the few 70+year old natural habitats in the County. In Clearwater, Dunedin, and Palm Harbor there are few acres of undeveloped land; this unique parcel has been untouched for over 70 years, and as such, is home to a wealth of local animal and plants species whose habitat will be destroyed if zoning changes and development proceed.

We are asking for your support in opposing the current rezoning proposal for a 21.5 acre parcel of land located adjacent to the Pinellas Trail and Alt 19 South of Klosterman, from Residential Agricultural to Urban Residential R-5.

The proposed development plan includes up to 78 dwellings within the confines of the property, with only a single road access and no defined buffer between the homes' backyards and the Pinellas Trail and adjacent Suncoast Primate Sanctuary. Additionally, the developers have overlooked creating a comprehensive flood plan mitigation strategy for adjacent natural areas to the west which will be significantly impacted by the proposed development.

Of significant note is that the proposed 78 townhomes will house up to 156 adults and adolescents who will drastically impact the traffic patterns and congestion of the area. Valley Road is currently a small, poorly maintained thoroughfare that feeds into a congested highway (Alternate US 19). The deleterious effect of the predicted 549 additional daily trips of the residents of this area would be substantial in terms of road wear and tear, destruction of natural habitat, and public safety.

This land parcel is a significant, 21.5-acre piece of natural Florida and should be preserved in order to maintain the much-needed green space for Pinellas County residents and to protect one of the few 70+year old natural habitats in the County. In Clearwater, Dunedin, and Palm Harbor there are few acres of undeveloped land; this unique parcel has been untouched for over 70 years, and as such, is home to a wealth of local animal and plants species whose habitat will be destroyed if zoning changes and development proceed.

We are asking for your help to maintain the natural landscape, compatibility and consistency of our neighborhood!

There is not another natural area of this size in Palm Harbor; its value in its natural state far outweighs its destruction to create a cramped sub-division. The loss of this habitat is inconceivable by responsible citizens and elected officials who understand the many values of biodiversity and nature in creating a livable community. This property should, and must, be preserved

adjacent Suncoast Primate Sanctuary. Additionally, the developers have overlooked creating a comprehensive flood plan mitigation strategy for adjacent natural areas to the west which will be significantly impacted by the proposed development.

Of significant note is that the proposed 78 townhomes will house up to 156 adults and adolescents who will drastically impact the traffic patterns and congestion of the area. Valley Road is currently a small, poorly maintained thoroughfare that feeds into a congested highway (Alternate US 19). The deleterious effect of the predicted 549 additional daily trips of the residents of this area would be substantial in terms of road wear and tear, destruction of natural habitat, and public safety.

This land parcel is a significant, 21.5-acre piece of natural Florida and should be preserved in order to maintain the much-needed green space for Pinellas County residents and to protect one of the few 70+ year old natural habitats in the County. In Clearwater, Dunedin, and Palm Harbor there are few acres of undeveloped land; this unique parcel has been untouched for over 70 years, and as such, is home to a wealth of local animal and plants species whose habitat will be destroyed if zoning changes and development proceed.

We are asking for your help to maintain the natural landscape, compatibility and consistency of our neighborhood!

There is not another natural area of this size in Palm Harbor; its value in its natural state far outweighs its destruction to create a cramped sub-division. The loss of this habitat is inconceivable by responsible citizens and elected officials who understand the many values of biodiversity and nature in creating a livable community. This property should, and must, be preserved.

From: [Rebecca Hunt](#)
To: [Zoning, Planning](#)
Subject: Case No. ZLU 21-01
Date: Wednesday, March 10, 2021 2:31:10 PM

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To Whom It May Concern:

Hello,

My name is Rebecca and I have been a resident of Pinellas County since 1990. Through this time, I have lived all over the county from as far south as 22nd Ave N in St. Pete to Klosterman in Tarpon Springs and I currently work in Dunedin.

In response to the rezoning for the 22 acres in Palm Harbor, I urge you to reconsider and not rezone for high density/conservation, but keep it at single family/ conservation for several reasons:

1. It will increase traffic in the area. Alternate 19 is already a heavy commute road that backs up during rush hour and the increase will just cause more delays.
2. There will need to be additions to the Pinellas Trail for crossing to make sure pedestrians and bikers stay safe as Pinellas county has had too many instances of them being hit by cars for my liking.
3. The nature appeal to the trail will decrease because of the trees that will be torn down to be made way for the building of condos/ town homes/ etc.
4. With the location in relation to the Suncoast Primate Sanctuary, any building would cause unneeded stress to the animals.
5. Having lived in Tarpon Springs, the noise of the animals can be heard locally, along with the occasional smell. It would be unfair to the Sanctuary for new residents to complain about these issues when the animals have been there 70+ years, which is bound to happen.

I hope you consider these reasons when deciding on whether to rezone the acres. I sincerely hope the negatives that can and will come of the rezoning more than likely outweigh the positives.

--

Rebecca Hunt
727-225-5198

Z/LU-21-01

From: Alexa Mauro <ot200dmm@gmail.com>
Sent: Saturday, March 6, 2021 6:37 PM
To: Zoning, Planning <zoning@co.pinellas.fl.us>
Subject: Usage of land near 4706 Pleasant Avenue, Palm Harbor

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.

To whomever this may concern,
my name is Alexa Mauro, and I'm emailing to express my opinions on the use of land for the 21.5 acres of land south of 4706 Pleasant Avenue in Palm Harbor. I hope this email finds you well, and I hope it's considered while deciding on the land usage.

I firmly disagree with the housing development that is being proposed for this plot of land. As someone who gives my free time to help the animals at the Suncoast Primate Sanctuary not too far from this plot of land, it is my prerogative to try and stop said housing development. First and foremost, the animals at Suncoast are a priority to me and many others. Building on this land will cause these animals, who live just yards away from the land our opponents want to build on, much stress. Loud noises cause stress to us today in the real world. Think of how the animals at Suncoast might feel if a major construction project is approved. It will only cause an abundance of stress.

Also, because of the number of animals we have at Suncoast, many odors and sounds are emitted from the sanctuary. This can cause disturbance after disturbance for those who might move there, and would not be a nice place to live. The animals at the Primate Sanctuary are primarily monkeys, orangutans, and chimpanzees, which can be and are known to be quite loud. They're wild animals who create a lot of noise and scents that may seem unpleasant to anyone looking to buy a home. It would simply not be a wise decision to build homes on this land.

Lastly, this land is needed to promote the welfare of Pinellas County. According to Mrs. Debb Cobb, my associate at the Suncoast Primate Sanctuary, it is one of the last plots of land in Pinellas County to remain that holds an abundance of plant life and trees. This land is needed for oxygen production and homes for wild animals, no matter how big or small. Even our rescued animals from the Sanctuary need this for their welfare. Big houses and buildings on all sides of the monkeys could prove to be harmful to these animals and wild animals alike. We need the oxygen this plantlife provides, and many animals need homes, as well.

Overall, I believe firmly that this land should NOT be used for housing development, as the welfare of the animals that live nearby would be threatened. I hope sincerely you'll consider my e-mail while making the ultimate decision.

Thank you,
Alexa Mauro

From: [Jean](#)
To: [Zoning, Planning](#)
Subject: ZLU21-01
Date: Thursday, March 11, 2021 6:37:55 PM

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.

My husband and I were dismayed to see the proposed zoning and land use changes for the Noell property. We frequently ride out bikes on this section of the Pinellas Trail and would absolutely hate to lose the beautiful and serene woods we traverse through, one of the few undeveloped areas of Pinellas County.

The traffic on Alt. 19 already is atrocious, especially at rush hour. We can't imagine that you would consider making it worse.

Please strongly encourage the commissioners to vote AGAINST this destructive proposal. Thank you.

Sincerely,

Greg and Jean Stock
Crystal Beach