



**BOARD OF COUNTY COMMISSIONERS**

**DATE:** June 18, 2013

**AGENDA ITEM NO.** 25C.

**Consent Agenda** ☐

**Regular Agenda** ☐

**Public Hearing** ☒

**County Administrator's Signature:**

**Subject:**

Zoning Case No. (Q) Z-13-5-13 (Majestic Real Estate Investment, LLC)

**Department:**

Strategic Planning and Initiatives

**Staff Member Responsible:**

Larry Arrington, Director

**Recommended Action:**

I RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE THE ZONING REQUEST.

**Summary Explanation/Background:**

The subject site lies adjacent to a townhome development to the south that is owned by the applicants, and as such, the proposed development will share an access point to U.S. Alt. 19 with this adjacent development. The current R-3 zoning would allow single family development only whereas the proposed RPD zoning will allow both single family and multi-family development, if desired. The additional benefit to the RPD zoning is that it allows the clustering of units to preserve desirable vegetation rather than the typical platting of 60 ft. x 100 ft. lots having 50 ft. wide subdivision streets, which does not encourage the preservation of trees. Because the applicant owns both sites as previously mentioned, the applicant is proposing to transfer 3 unused units from the property to the south to this site, which will result in 16 units being constructed on the subject property.

**Fiscal Impact/Cost/Revenue Summary:**

N/A

**Exhibits/Attachments Attached:**

Staff Report with LPA Recommendation, Zoning Maps, Resolution & Correspondence

# LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS



Regarding: Case No. Z-13-5-13

**LPA Recommendation:** The LPA finds that the proposed amendment is consistent with the Pinellas County Comprehensive Plan, and recommends Approval of the zoning amendment. (The vote was 6-0, in favor).

**LPA Public Hearing: May 8, 2013**

## PLANNING STAFF RECOMMENDATION:

Staff recommends that the LPA find the proposed amendment to the Zoning Atlas to be consistent with the Pinellas County Comprehensive Plan, based on the findings in this Report.

Staff further recommends that the LPA recommend to the Pinellas County Board of County Commissioners approval of the zoning amendment.

## CASE SUMMARY

**APPLICANT'S NAME:** Majestic Real Estate Investment, LLC

**DISCLOSURE:** **Manager:** Alhammd Majid  
(**Existing Contract:** Pioneer Developers of America, Inc. - George Zutes-  
President & George P. Stamas-Secretary/Treasurer)

**REPRESENTED BY:** George P. Stamas

	ZONING CHANGE
<b>FROM:</b>	R-3, Single Family Residential
<b>TO:</b>	RPD-5, Residential Planned Development, 5.0 units per acre

## PROPERTY DESCRIPTION:

Approximately 2.58 acres located on the west side of US Alt. 19 on the north side of Harbor Ridge Drive, Palm Harbor

**PARCEL ID(S):** 24/27/15/89280/000/6100

**PROPOSED BCC HEARING DATE:** June 18, 2013

## CORRESPONDENCE RECEIVED TO DATE:

20 letters and a Petition received with 107 signatures in opposition.

## PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

Two persons appeared in favor. Four persons appeared in opposition.

#### **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning Designation</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Residential Low	R-3	Vacant
<b>Adjacent Properties:</b>			
<b>North</b>	Commercial General & Residential Low	C-2 & R-3	Office & Single Family Subdivision
<b>East</b>	Industrial Limited	C-3	Primate Center
<b>South</b>	Residential Low Medium & Residential Low	RPD-10	Attached Single Family Subdivision
<b>West</b>	Residential Low	R-3	Single Family Subdivision

#### **STAFF DISCUSSION AND ANALYSIS**

##### **COMPATIBILITY WITH SURROUNDING LAND USES**

The subject site abuts R-3 & C-2 zoning to the west and north respectively, C-3 zoning to the east and RPD-10 zoning to the south. The referenced properties are occupied with single family development to the west, a retail center to the north, a primate center to the east, and townhomes to the south. The requested zoning in this instance would allow for the development of townhomes in keeping with the townhome development to the south. The requested zoning is compatible with surrounding zoning and land uses in the area, and as such, should pose no adverse impact to the adjacent single family development to the north and west, respectively, as the site will be developed at a density (5 units/acre) which is compatible with the Future Land Use Map designation for this site.

#### **IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendment is consistent with the following adopted objective and policies of the Pinellas County Comprehensive Plan:

Objective 1.11 Pinellas County shall implement its land use policies in a manner that clearly defines the future land use categories and the regulations pertaining to them that manage growth in Pinellas County.

Policy 1.11.2 Zoning, signage, subdivision, and other existing County land development regulations that are discussed in any element of the *Pinellas County Comprehensive Plan* or have been approved by the Board of County Commissioners shall be consistent with the Plan and include additional regulations that are specified by and based upon the Plan.

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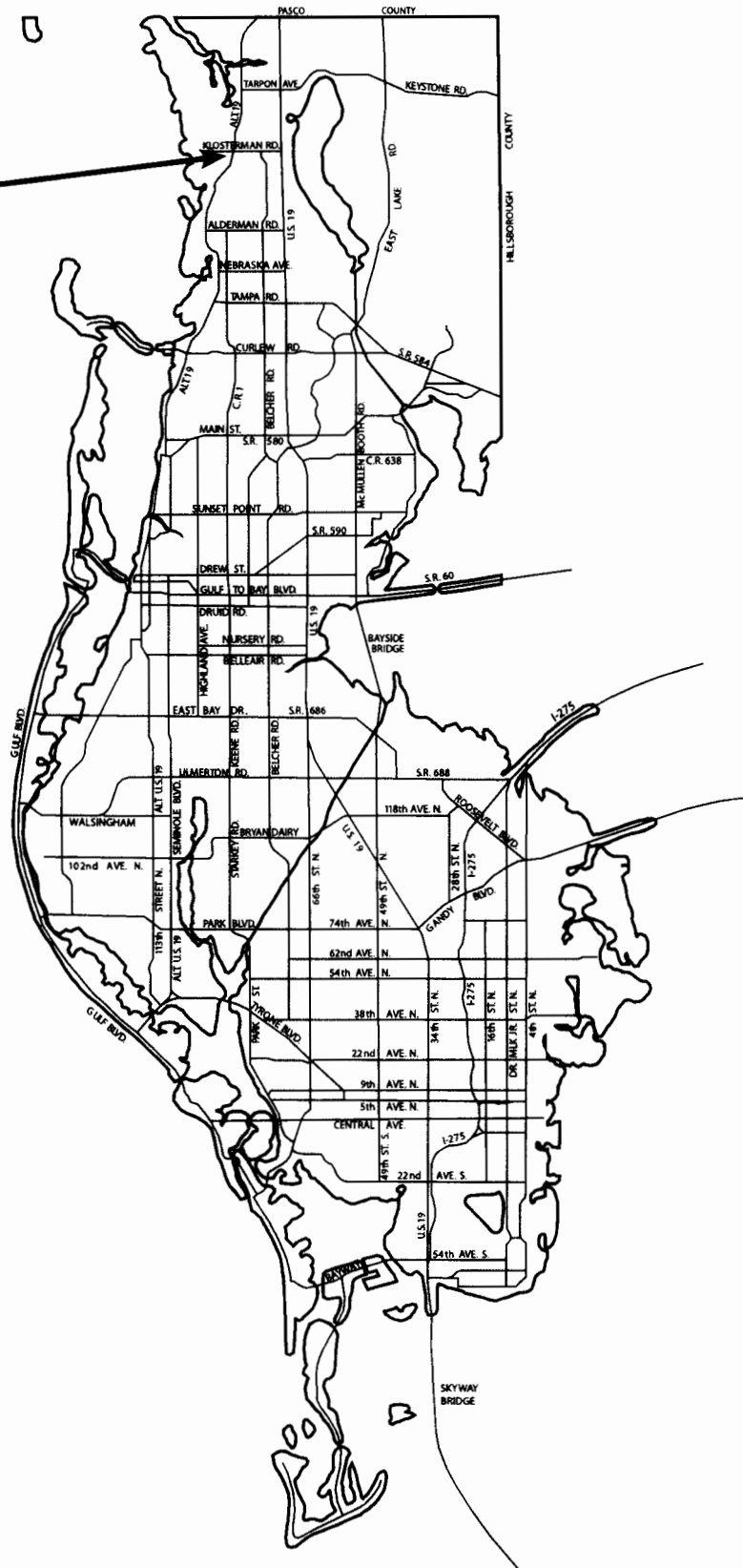
#### **COUNTY DEVELOPMENT REGULATIONS**

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

Attachment (Maps)

# LOCATION MAP

**Z-13-5-13**



MAP-1

**Z-13-5-13**

**Zoning FROM: R-3, Single Family Residential**

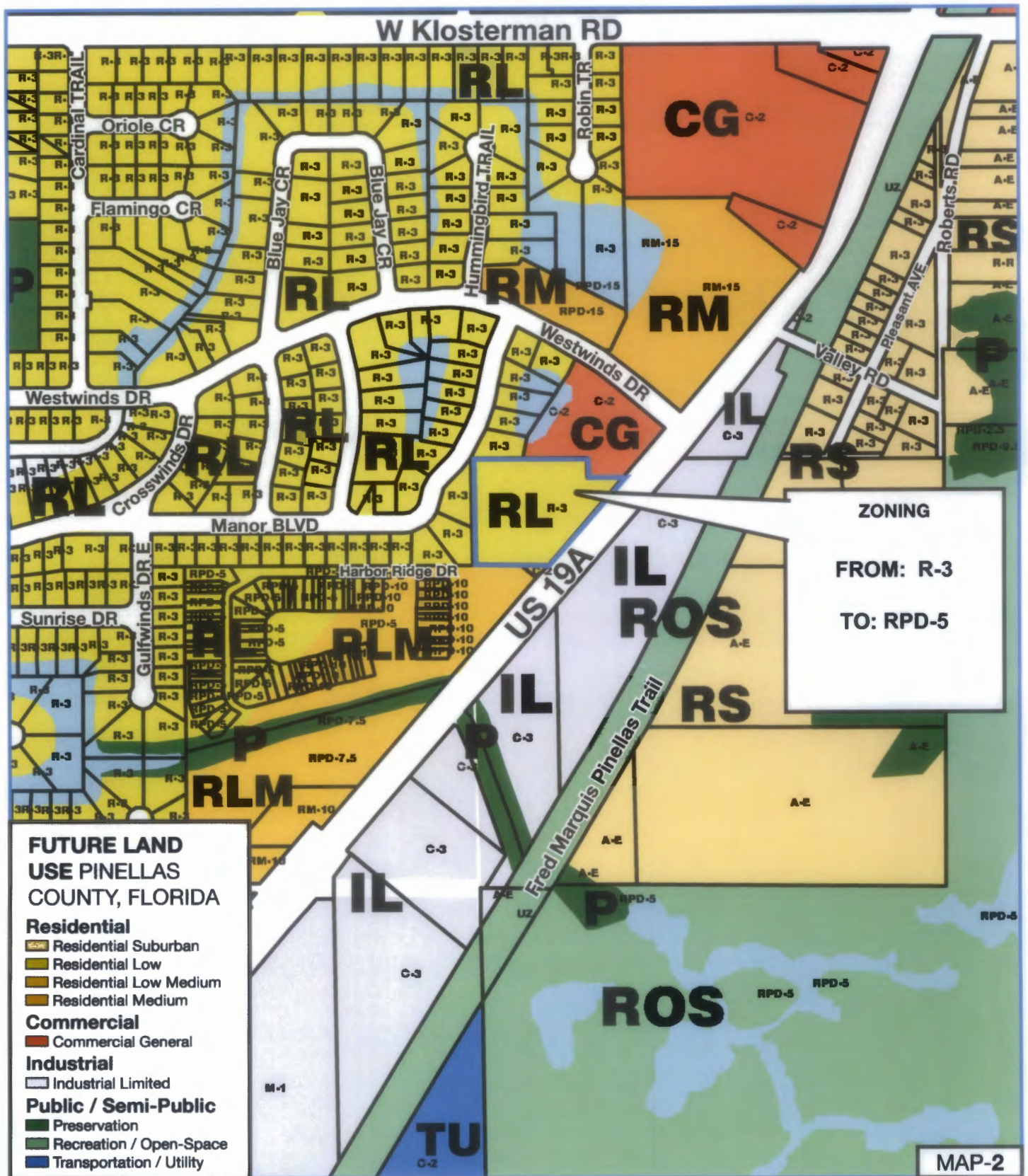
**TO: RPD-5, Residential Planned Development, 5.0 units per acre**

Parcel I.D. 24/27/15/89280/000/6100

Prepared by: Pinellas County Strategic Planning & Initiatives March 2013







**Z-13-5-13**

**Zoning FROM: R-3, Single Family Residential**

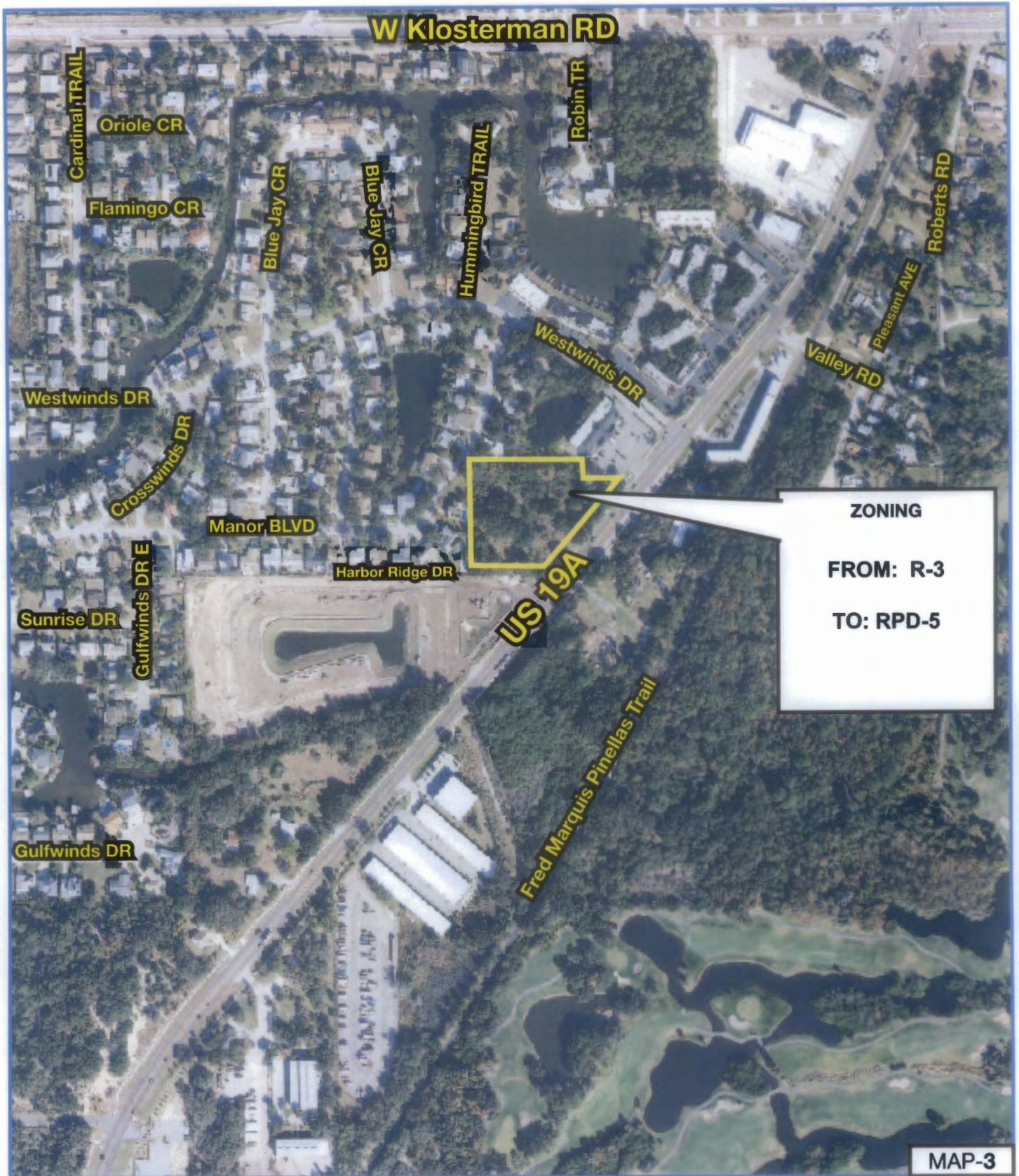
**TO: RPD-5, Residential Planned Development, 5.0 units per acre**

Parcel I.D. 24/27/15/89280/000/6100

Prepared by: Pinellas County Strategic Planning & Initiatives March 2013







**Z-13-5-13**

**Zoning FROM: R-3, Single Family Residential**

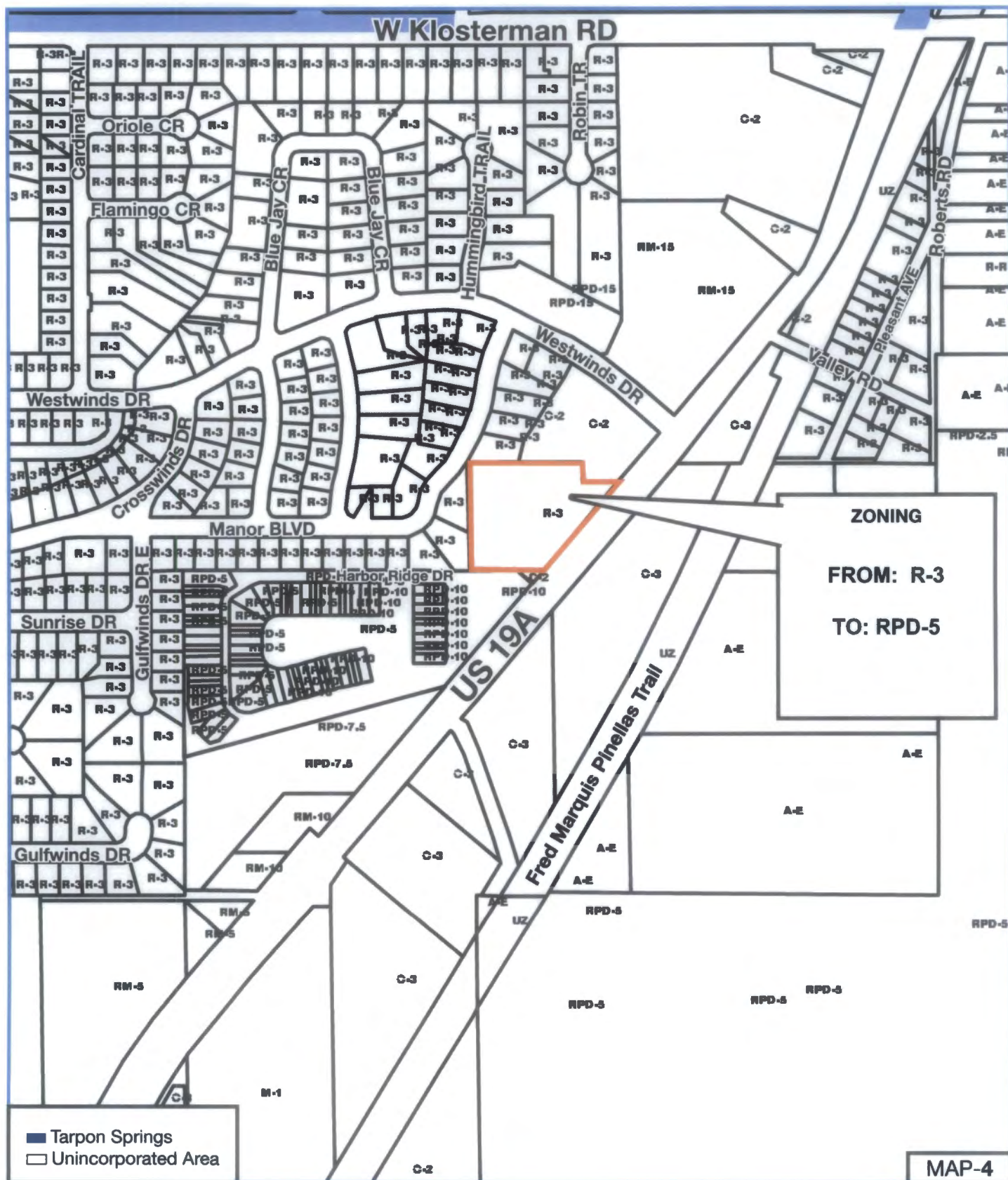
**TO: RPD-5, Residential Planned Development, 5.0 units per acre**

Parcel I.D. 24/27/15/89280/000/6100

Prepared by: Pinellas County Strategic Planning & Initiatives March 2013







**Z-13-5-13**

**Zoning FROM: R-3, Single Family Residential**

**TO: RPD-5, Residential Planned Development, 5.0 units per acre**

Parcel I.D. 24/27/15/89280/000/6100

Prepared by: Pinellas County Strategic Planning & Initiatives March 2013



RESOLUTION NO. \_\_\_\_\_

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 2.58 ACRES LOCATED ON THE WEST SIDE OF US ALT. 19 ON THE NORTH SIDE OF HARBOR RIDGE DRIVE, PALM HARBOR; PAGE 48 OF THE ZONING ATLAS, AS BEING IN SECTION 24, TOWNSHIP 27, RANGE 15; FROM R-3, SINGLE FAMILY RESIDENTIAL TO RPD-5, RESIDENTIAL PLANNED DEVELOPMENT, 5.0 UNITS PER ACRE; UPON APPLICATION OF MAJESTIC REAL ESTATE INVESTMENT, LLC THROUGH GEORGE P. STAMAS, REPRESENTATIVE, Z-13-5-13

WHEREAS, Majestic Real Estate Investment, LLC, Owner(s) of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property hereinafter described from R-3, Single Family Residential to RPD-5, Residential Planned Development, 5.0 units per acre; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 18<sup>th</sup> day of June 2013 that the zone classification of the following described real property in Pinellas County, Florida, to wit:

TAMPA & TARPON SPRINGS LAND CO SW 1/4, THAT PART OF LOT 61 & VAC 15FT R/W ADJ PER O.R. 15572/1700 ALL DESC BEG NW COR OF SW 1/4 OF SW 1/4 TH S89D46'02"E 350FT (S) TH S00D14'13"E 60FT TH S89D45'47"E 108FT(S) TO W R/W OF US ALT 19 TH S40D 33'41"W 352FT(S) ALG R/W TO S LINE OF SD LOT 61 TH N89D36'33"W 225FT(S) TO W SEC LINE TH N01D09'47"W 327.08FT TO POB

be, and the same is hereby changed from R-3, Single Family Residential to RPD-5, Residential Planned Development, 5.0 units per acre, Z-13-5-13.

Commissioner \_\_\_\_\_ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner \_\_\_\_\_ upon the roll call the vote was:


Ayes:

Nays:

Absent and not voting:



APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

By   
Attorney

**Swinton, Tammy M**

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(20)  
Z-13-5-13

**From:** Tina Brodersen [tbrodersen@tampabay.rr.com]  
**Sent:** Tuesday, May 07, 2013 3:51 PM  
**To:** Zoning  
**Subject:** high density affordable income housing

Pinellas County Planning and Initiatives Department,

I am strongly opposed to the High-Density "Affordable Income" Housing Development plan for the 2.58 acres on Alt 19 and Harbor Ridge Drive in Palm Harbor. I can list several reasons for my opposition: excessive traffic, excessive activity and noise during construction and after, traffic inconvenience, loss of green space and privacy, safety issues, especially along the pinellas trail and Alt 19, and the decline in property values in the surrounding area. There are many other options/locations for this project that would improve the quality of the local environment and they must be explored to the fullest. Thank you for your time and consideration in this matter.

Sincerely;

Tina Brodersen  
Baywood Village Resident and Homeowner

Tina Brodersen  
[tbrodersen@tampabay.rr.com](mailto:tbrodersen@tampabay.rr.com)

Z-13-5-13

**Swinton, Tammy M**

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**From:** Rob\_Brodersen@vfc.com  
**Sent:** Wednesday, May 08, 2013 9:09 AM  
**To:** Zoning  
**Subject:** Zoning Concern for Baywood Village

Pinellas County Planning and Initiatives Department,

I am strongly opposed to the High-Density "Affordable Income" Housing Development plan for the 2.58 acres on Alt 19 and Harbor Ridge Drive in Palm Harbor. I can list several reasons for my opposition: excessive traffic, excessive activity and noise during construction and after, traffic inconvenience, loss of green space and privacy, safety issues, especially along the Pinellas trail and Alt 19, and the decline in property values in the surrounding area. There are many other options/locations for this project that would improve the quality of the local environment and they must be explored to the fullest. Thank you for your time and consideration in this matter.

Sincerely;

Rob Brodersen  
Baywood Village Resident and Homeowner

**Rob Brodersen**

VP/GM - NFL | NHL | Harley Davidson | International

PH: 813.969.6179  
FX: 615.882.8105  
C: 613.382.8742  
E: rob\_brodersen@vfc.com



4408 W. Linebaugh Ave  
Tampa, FL 33624

please consider the environment  
before printing this e-mail



**Swinton, Tammy M**

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**From:** Chantal Chretien [chantoux@live.com]  
**Sent:** Monday, May 06, 2013 10:26 AM  
**To:** Zoning

Please take in consideration my opposition for the rezoning from R-3 to RPD-5 of the 2.58 acre property immediately north of Harbor Ridge Drive.

Thank you  
Chantal Chretien

**Swinton, Tammy M**

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**From:** ForHaiti@aol.com  
**Sent:** Tuesday, May 07, 2013 4:52 PM  
**To:** Zoning  
**Cc:** BAYWOODVILLAGECLUBHOUSE@NETZERO.NET  
**Subject:** Rezoning

## **Totally disagree with the petition to rezone**

This zoning change is regarding the vacant property on Alt. 19 east of Baywood Village and on the west side of Alt.19.

As a resident of Baywood Village I want to be **on record as disagreeing** with plans to rezone the vacant lot mentioned above for the following reasons:

1. Both Harbor Ridge and Baywood Village property values would be negatively impacted by having "affordable income housing" between us.
2. Traffic in this area is already heavy - affordable income house implies more than two vehicles per unit and that would be both dangerous and complicated during rush hour traffic and school bus schedules
3. We desperately need to focus on retaining green space and there is no consideration for that in this proposal that we can see.

Eva DeHart  
4767 Simcoe Street  
Palm Harbor FL 34683  
727 942 6945

**Swinton, Tammy M**

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**Subject:** FW: Rezoning meeting may 8, 2013

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**From:** [baywoodvillageclubhouse@netzero.net](mailto:baywoodvillageclubhouse@netzero.net) [<mailto:baywoodvillageclubhouse@netzero.net>]

**Sent:** Tuesday, May 07, 2013 9:12 PM

**To:** Latvala, Susan; Zoning

**Subject:** Rezoning meeting may 8, 2013

Ms. Latvala,

Baywood Village Association has some concerns regarding the rezoning of the property on the west side of Alt. 19 and north of Harbor Ridge Dr. (2.58 acres). The information we received was not from Pinellas County and was rather sketchy.

Our concerns are:

- 1) Traffic Impact
- 2) Housing Density

We would also appreciate being "kept in the loop" regarding this property as many of our residents have questions that we are unable to answer at this time. Our contact on this issue is John O'Hanlon (727-871-1851).

Thank you for your assistance,  
Norman DeVries, President  
John O'Hanlon, Vice President

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This daily 30-second trick BOOSTS your body's #1 fat-burning hormone  
[TheFatBurningHormone.com](http://TheFatBurningHormone.com)



## Swinton, Tammy M

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**From:** DOUG DUSCH [harley708@verizon.net]  
**Sent:** Tuesday, May 07, 2013 3:14 PM  
**To:** Zoning  
**Subject:** zoning change

yes i disapprove of a zoning change to make more homes by the baywood village area of county. taking away the greenery to add more pollution, both in noise and traffic. this area is polluted enough with traffic and accidents please accept my no for this. i am a resident of baywood village. thank you douglas dusch  
344 crosswinds dr palm harbor, fl 34683 727 939 9354

**Swinton, Tammy M**

Z-13-5-13

**Subject:** FW: Rezoning request

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**From:** George Edmonson [<mailto:george.edmonson@gmail.com>]

**Sent:** Monday, May 06, 2013 8:45 PM

**To:** Zoning

**Subject:** Rezoning request

As residents of Pinellas County and frequent users of Alt. 19 in the area of Harbor Ridge Drive, we are writing to express our desire that the single-family zoning for the 2.58 tract just north of the the street not be altered.

It is our belief that allowing a change in the zoning would contribute to increased traffic and a lower quality of life for residents and urge you not to approve the request.

Thanks you for your consideration and attention. Please put our email address on any list you maintain to notify the public of any upcoming hearings or actions involving this land.

George & Carolyn Edmonson  
200 Meres Blvd. #19  
Tarpon Springs, Fla. 34689  
727-939-2725  
[george.edmonson@gmail.com](mailto:george.edmonson@gmail.com)

**Swinton, Tammy M**

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**Subject:** FW: proposed zoning change near Harbor Ridge - Alt 19

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**From:** MWEideFL@aol.com [mailto:MWEideFL@aol.com]

**Sent:** Tuesday, May 07, 2013 7:36 PM

**To:** Zoning

**Subject:** RE: proposed zoning change near Harbor Ridge - Alt 19

Attn: Pinellas County Planning & Initiatives Department

Dear Sir/Madam;

I am writing to express my concern with the proposed zoning change for the 2.58 acres north of Harbor Ridge Drive on the west side of Alt. 19. I just learned about this today and am unable to attend tomorrow's meeting in Clearwater for public input.

I do not feel this change would be in the best interest of the land use nor community for the following reasons;

- 1) The traffic in that area of Alternate 19 is already beyond the road and infrastructure capacity. This was an issue years ago when the McMullian property was submitted and being reviewed for residential zoning.
- 2) Harbor Ridge development itself has not been completed to date. Allowing a zoning change to this land would immediately destroy this green space with empty roads in the hope of sales in the future.
- 3) This land is a green space buffer for the surrounding neighborhoods and businesses. With a zoning change to allow up to 19+ houses per acre, there would be very little green space left.
- 4) Any zoning change from the current R-3 would be in obvious conflict with the existing developments and properties it would border. It would have a negative impact on existing properties and their property values.

We don't need more houses per acre in Pinellas County. We need more green space and less traffic. I believe that was one of the key reasons the County purchased the Wall Springs property. To keep it from future development, save green space and not add congestion to this same area.

I request you deny this proposed zoning change and keep it at its current status of R-3.

Thank you for your consideration and review of my concerns.

Truly,

Mark W. Eide  
33 Baywood Drive  
Palm Harbor FL  
c: 727-510-8071



**Swinton, Tammy M**

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Z-135-13

**Subject:** FW: Rezoning

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**From:** [leroy.green4@knology.net](mailto:leroy.green4@knology.net) [mailto:[leroy.green4@knology.net](mailto:leroy.green4@knology.net)]

**Sent:** Saturday, May 04, 2013 9:46 PM

**To:** Zoning

**Subject:** Rezoning

By this email I am opposing the rezoning of the 2.58 acres of vacant land just North of Harbor Ridge on Alternate 19 (Palm Harbor Blvd.)

It is not in any ones interest to have "affordable housing" on this location considering all the traffic that is already in that area and the dangerous area where the Harbor Ridge road comes out on Palm Harbor Blvd. There have been several accidents there in the past.

Deanna Geen

**Swinton, Tammy M**

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**Subject:** FW: Proposed zoning change North of Harbor Ridge Drive, 2.58 acres on Alternate 19

-----Original Message-----

From: Myra [<mailto:myra@floridasandcastles.com>]

Sent: Tuesday, May 07, 2013 7:12 PM

To: Zoning

Subject: Proposed zoning change North of Harbor Ridge Drive, 2.58 acres on Alternate 19

To County Commissioners:

We are concerned with the proposed zoning change for the 2.58 acre vacant property immediately north of Harbor Ridge Drive. Please reconsider rezoning this property from R-3 to RPD-5.

We live in Baywood Village, and do not believe this zoning change will be in the best interest of our community.

Our main concerns are:

1. The increase in traffic. Affordable income housing would greatly increase the already overwhelming traffic problem.
2. The increase in noise. Our neighborhood would be subjected to increased noise, affecting our quality of life.
3. Decline in property value. Affordable housing would be detrimental to our property values.
4. Increase in crime. This does not always occur in affordable housing areas, but history has shown has shown it is very possible!

Thank You

Jim & Myra Klaue  
20 Baywood Drive  
Palm Harbor, Florida

**Swinton, Tammy M**

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**Subject:** FW: Rezoning vacant 2.58 Ac. property on alt 19 in Palm Harbor

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**From:** Nancy McKibben [<mailto:mckib3@yahoo.com>]

**Sent:** Tuesday, May 07, 2013 9:51 PM

**To:** Zoning

**Subject:** Rezoning vacant 2.58 Ac. property on alt 19 in Palm Harbor

To Whom It May Concern,

I am a property owner and registered voter who lives at 4748 Simcoe St. Palm Harbor, Florida. I am contacting you to object to the proposed zoning change from R-3 to RPD-5 (with a 50% affordable housing bonus equal to 7.3 units per acres) on the 2.58 acre property located adjacent to Harbor Ridge subdivision - west of Alt. 19, and south and east of Baywood Village subdivision for the following reasons:

1. Alternate 19 already has a substandard level of service (LOS) and increasing the density of this property without improving the LOS is to promote irresponsible development.
2. A 7.5 unit per acre density jeopardizes the County's water quality standards with regard to the TMDL restrictions imposed by the EPA as higher densities naturally reduce the available areas required for treatment volumes.
3. My address is approx. 1/8th mile from the property being considered for rezoning. I question that proper due process according to administrative procedure has been followed as I have not received written notice of the proposed re-zoning.
4. The area does not need "affordable housing" - there is plenty of it, including my own home whose market value is approx. 25% lower than what I owe.

I would appreciate being notified of any future public hearings regarding this rezoning issue.

Thank you,

Nancy McKibben

4748 Simcoe St.

Palm Harbor, FL 34683



**Swinton, Tammy M**

---

**Subject:** FW: Proposed Zoning Change for the 2.58 acre vacant property immediately north of Harbor Ridge Drive, Palm Harbor, FL

**Importance:** High

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**From:** Billi Miller [<mailto:billi@francampbell.com>]

**Sent:** Tuesday, May 07, 2013 2:41 PM

**To:** Zoning

**Subject:** Proposed Zoning Change for the 2.58 acre vacant property immediately north of Harbor Ridge Drive, Palm Harbor, FL

**Importance:** High

Dear Pinellas County Planning & Initiatives Department Manager:

I wish to express my concern about the rezoning planned for this property. My home on Gulfwinds Drive East has been seriously, negatively impacted by the creation of the Harbor Ridge Villa development already. The villas are built right up to my property line and, as they are two story, there is absolutely no privacy for our back yard.

The creation of more of these types of properties, and even higher density "affordable housing" will make a bad situation much worse. Our property values have just begun to crawl up from the bottom. This will knock them back down, again! Also, the increased traffic, noise, and crime will only serve to further deflate property values in this area.

I am unable to attend the 5/8/13 meeting in person. Please recognize, and express, my concerns to this assembly.

I look forward to hearing from one of your representatives regarding this meeting.

Sincerely,

**Billi Miller**

ABR, CLHMS, CDPE

Broker/Sales Associate

Fran Campbell Team

RE/MAX Lake of the Ozarks

573.280.4334 Cell

573.302.2384 Office

573.302.2388 Fax

**[www.BilliMiller.com](http://www.BilliMiller.com)**

**Swinton, Tammy M**

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**Subject:** FW: High density housing

-----Original Message-----

From: Gary [<mailto:g.muller@verizon.net>]

Sent: Tuesday, May 07, 2013 10:12 PM

To: Zoning

Subject: High density housing

Please vote NO to County mtg 5/8 9 am concerning rezone High density affordable income housing development near Baywood Village.

Sent from my iPhone

Swinton, Tammy M

Z-13-5-B

**Subject:** FW: Proposed Zoning Change

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**From:** kenneth peltier [<mailto:kjp1953@yahoo.com>]

**Sent:** Sunday, May 05, 2013 9:06 AM

**To:** Zoning

**Subject:** Proposed Zoning Change

I am responding to the proposed zoning change on the 2.58acre property north of Harbor Ridge Drive. Have you seriously considered the negative impact this would have? Besides lowering the value of property surrounding the area of "affordable housing" and the already traffic backed up from Klosterman at times during the day (especially at the 5:00pm time). It is difficult to leave the Suncoast Primate Sanctuary at all times of the day and evening when traffic does not allow people to leave or enter the sanctuary, and additionally the businesses directly across the street. I believe this is not a good change and you should reconsider.

 ALWAYS A PLEASURE KEN

**Swinton, Tammy M**

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**Subject:** FW: zoning disagreement

**From:** Carol Rodriguez [<mailto:carolaer@ymail.com>]

**Sent:** Tuesday, May 07, 2013 7:27 PM

**To:** Zoning

**Subject:** zoning disagreement

Our concerns about the High Density "Affordable Income" Housing Development south of Baywood Village are as follows:

**Excessive Traffic:** Affordable Income Housing implies more than 2 vehicles per unit and this area already has high accident records with Harbor Ridge south of that property.

**Excessive noise:** Both during the construction phase, as well as afterwards, our neighborhood will be subject to increased noise, activity and inconvenience.

**Loss of potential green space and privacy:** No plans appear to be in place for the setting aside of green space or for providing additional recreational areas.

**Decline in effective value:** Due to the geographic proximity and to the use of a common entrance, there will be little to distinguish the value of current properties (Harbor Ridge) from those of our new "affordable" housing neighbors.

**Swinton, Tammy M**

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**Subject:** FW: PLEASE DON'T LET THIS HAPPEN

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**From:** JoAnn [<mailto:joann@joannswimschool.com>]

**Sent:** Tuesday, May 07, 2013 10:36 PM

**To:** Zoning

**Subject:** PLEASE DON'T LET THIS HAPPEN

**To:** Pinellas County Planning & Initiatives Department

**Re:** Proposal for housing development

My husband and I live at 409 Manor Blvd in Palm Harbor, Florida. When we moved into Baywood Village in Palm Harbor, our property was surrounded with green space and a retention pond. Over the past few years, the green space has been leveled and now we have one small piece of land between our house and our neighbors house. There is now a proposal to rezone this land from R-3 to RPD-6. We are definitely against this happening for several reasons.

1. It will lower the value of my home, and my neighbors homes, yet again. The Harbor Ridge development caused havoc on our living conditions and our property values. We have worked hard to increase the value of our property with many improvements. We are constantly working and spending money to improve the value of our home to what avail. This is so frightening and frustrating.
2. There are many unoccupied apartments, houses and condominiums in the area. We do not need more housing.
3. Traffic will increase. There is no way you can add this additional living space without increasing traffic. The department of transportation should be consulted regarding this situation.
4. The crime rate in the area has increased with the development of the lands around our property. We have had vehicles stolen from our property this year and have had to continually increase security. This development will lead to further security problems. We will no longer feel safe in our own home and will not be able to sell our property.



**Swinton, Tammy M**

Z-13-5-13

**Subject:** FW: rezoning hearing May 8 2013

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**From:** Ann Schaefer [<mailto:phgram@yahoo.com>]

**Sent:** Tuesday, May 07, 2013 2:17 PM

**To:** Zoning

**Subject:** rezoning hearing May 8 2013

As a Pinellas County resident and taxpayer I am strongly opposed to the proposed zoning change for the 2.58 acre vacant property immediately north of Harbor Ridge Drive on Alt 19 in Palm Harbor. This developer has not made good on his promises to Baywood Village property owners who were damaged when he put in the Harbor Ridge Development. Our main concerns are the excessive traffic on Alt 19 at this time, excessive noise, loss of green space(which there is precious little left) and the decline of our property values, as there is little to distinguish between "affordable housing" and our existing properties. As this meeting was not publicly announced, we did not even know of this until 1:15 this afternoon, we would respectfully request that this hearing be scheduled and announced so our voices can be heard. Sincerely Anneva Schaefer 229 Westwinds Drive Palm Harbor, Fl 34683 Phone 727 9385584

**Swinton, Tammy M**

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**Subject:** FW: Case No Z-13-5-13

**Importance:** High

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**From:** Scott, David L., M.D. [<mailto:DSCOTT1@PARTNERS.ORG>]

**Sent:** Tuesday, May 07, 2013 11:18 PM

**To:** Zoning

**Subject:** Case No Z-13-5-13

**Importance:** High

**Mae Noell Trust, UTD**

4600 US Alternate 19

Palm Harbor, FL 34683

[Dscott1@Partners.org](mailto:Dscott1@Partners.org)

Pinellas County Strategic Planning & Initiatives Department

Zoning Division

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

May 7, 2013

Re: Case No Z-13-5-13

Majestic Real Estate Investment, LLC, Applicant

George P. Stamas, Representative

Dear Sir:

The Mae Noell Trust owns the property (24-27-15-89280-000-6102) directly across US Alternate 19 from the parcel being considered for rezoning. The Trust wishes to record its opposition to the proposed change.

The Trust's properties are currently leased to the Suncoast Primate Sanctuary Foundation. We are concerned that the increased traffic and population density associated with the proposed rezoning will adversely affect our leasee's operations.

The Trustees also have a legal responsibility to the ultimate beneficiaries of the Trust. A relatively high-density housing complex at the proposed site is likely to reduce the options for development of the Trust property if, at some point, the Sanctuary relocates or ceases operation.

Please contact me with any questions.

Sincerely,

David L. Scott, MD  
Trustee



**Suncoast Primate Sanctuary Foundation, Inc.**

**4600 Alternate US 19**

**Palm Harbor, FL 34683**

**1. 727-943-5897**

**[www.suncoastprimate.org](http://www.suncoastprimate.org)**

**[spsfi@aol.com](mailto:spsfi@aol.com)**

May 7, 2013

John Cueva  
Pinellas County Planning Board  
Zoning Manager  
440 Court Street, 4th floor  
Clearwater, FL 33752

Dear Mr. Cueva:

This letter is two-fold: First, the Harbor Ridge Townhouse subdivision and the BayWood Village subdivision have both asked us for help in letting you know that they are not in agreement nor supportive of the rezoning of the property between them, located on Alt 19 (Palm Harbor Blvd.). Rezoning that property to accommodate "affordable housing" is just adding to the high volume of traffic of cars and people. Also, making the number of accidents which have occurred in front of Harbor Ridge Blvd. even more significant. In the last year we have documented several such accidents and it is always a concern because no turn lane was ever factored into the road situation at the time the complex was built. Secondly: We are writing to you to voice our objection of the rezoning of the property across the street from the Suncoast Primate Sanctuary.

We trust that you will take into consideration the concerns being voiced by the citizens who will directly be impacted by your decision.

Sincerely,

Board of Directors

**Swinton, Tammy M**

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**From:** Kyle Vollenweider [Kyle@newcoastfinancial.com]  
**Sent:** Tuesday, May 07, 2013 4:46 PM  
**To:** Zoning  
**Subject:** Zoning change - 2.58 acres north of Harbor Ridge Dr

To whom it may concern,

I am a property owner at 342 Westwinds Cir. Palm Harbor and I am opposed to the proposed zoning change for the vacant property. This change will allow for increased traffic, increased noise and have a negative impact on my property value due to the proposed affordable housing density bonus. Please do not allow this change.

Regards,

**Kyle Vollenweider**

Newcoast Financial Services  
18167 U.S. 19 N., Suite 300  
Clearwater, FL 33764  
Toll Free 866-639-2627 x14509  
Direct 727-324-1359  
Mobile 727-741-8150  
Fax 727-450-1151

Z-13-5-13

(107)

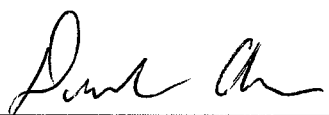
I Chantal Albertson resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: 

Address: 233 Timberlane Dr

Opt Phone: \_\_\_\_\_

I Derek Albertson resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: 

Address: 233 Timberlane Dr

Opt Phone: 727 - 704-3861



I MIKE ANSELMI resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Michael B Anselmi

Address: 318 CIRCLE DRIVE

Opt Phone: (727) 215-2601

I Sandra Allen resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Sandra Allen

Address: 60 Gulfwinds Dr. W.

Opt Phone: \_\_\_\_\_

I John S. Allen resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: John S. Allen

Address: 60 Gulfwinds Dr W

Opt Phone: 727-638-0058

I Teresa Ball resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Teresa Ball

Address: 29 Baywood Dr.

Opt Phone: 727-421-4601

I Pamela A. Bennett resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Pamela A. Bennett

Address: 208 Driftwood Drive South, Palm Harbor, FL 34683

Opt Phone: \_\_\_\_\_

I CLIFFORD BENNETT resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Cliff E. Bennett

Address: 208 DRIFTWOOD DR. S., PALM HARBOR, FL 34683

Opt Phone: \_\_\_\_\_

I SALLY BEWLEY resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Sally Bewley

Address: 436 Y Manor Blvd

Opt Phone: 937-4791

I IAN BLUMS resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Ian Blums

Address: 213 Manor Blvd

Opt Phone: \_\_\_\_\_

I Daniel Bobb resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Dan Bobb

Address: 4738 Innisfil St P.H.

Opt Phone: \_\_\_\_\_

I Lisa Bobb resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Lisa Bobb

Address: 4738 Innisfil St P.H.

Opt Phone: \_\_\_\_\_



I Jackie Boehm resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: J Boehm

Address: 820 Crosswinds Dr.

Opt Phone: \_\_\_\_\_

I Ashley Brewer resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Ashley Brewer

Address: 83 Eastwinds Ct Palm Harbor FL 34683

Opt Phone: 727 3485409

I CARL D BROOK resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Carl D Brook

Address: 4858 BLUE JAY CIR

Opt Phone: \_\_\_\_\_

I Deborah Campbell resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Deborah Campbell

Address: 96 EASTWINDS CT PH 34683

Opt Phone: 727-424-3983

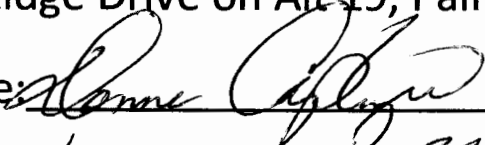
I JAMES CAMPBELL resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: 

Address: 70 EASTWINDS ~~RD~~ CT

Opt Phone: 727 647 1625

I Donna Cifly resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: 

Address: 429 MARION BLVD

Opt Phone: \_\_\_\_\_

I Cody Caplinger resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Cody Caplinger

Address: 429 Manor Blvd

Opt Phone: \_\_\_\_\_

I Jim Caplinger resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Jim Caplinger

Address: 429 Manor Blvd.

Opt Phone: \_\_\_\_\_

1 Justin Caplinger resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Opt Phone: \_\_\_\_\_

1 Elizabeth Carson resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: \_\_\_\_\_

Address: 401 Driftwood Dr. E, Palm Harbor, FL  
34683

Opt Phone: \_\_\_\_\_

I Ralph Cobb resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Ralph Cobb

Address: 409 crosswinds Dr.

Opt Phone: 432-5902

I Randolph L. Cobb resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: [Signature]

Address: 436 Denise St, Tarpon Springs Fl 34689

Opt Phone: \_\_\_\_\_



I William T. Earle resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: William T. Earle

Address: 4724 Innisbrook St. 34683

Opt Phone: \_\_\_\_\_

I Kelly Elliott resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Kelly Elliott

Address: 4753 Innisbrook St. Palm Harbor, FL 34683

Opt Phone: 727-946-2593

2-13-5-13

I Brian Elliott resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Brian Elliott

Address: 4753 Innisfil St

Opt Phone: 7

Kim Edwards resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Kim Edwards

Address: 16 Baywood Dr

Opt Phone: 727-251-8082

Michelle Fellee resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Michelle Fellee

Address: 19 Baywood Dr, Palm Harbor, FL

Opt Phone: 727-541-5625

34683

I BEN FINDSEN resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Ben Findsen

Address: 141 GOLFWOOD DR

Opt Phone: \_\_\_\_\_

I Christine Gallagher resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Christine Gallagher

Address: 320 Crosswinds Dr.

Opt Phone: \_\_\_\_\_

I Cara Fergino resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Cara Fergino

Address: 55 Gulfwinds Dr.

Opt Phone: 727-645-2495

I Kathrin Meisubert resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Kathrin Meisubert  
Address: 24 Baywood Dr PH  
Opt Phone: 727-224-8764

I Richard Gilbreath resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Richard Gilbreath  
Address: 300-Driftwood Dr  
Opt Phone: 813-477-8126

I Perna W. Gilman resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Perna Gilman  
Address: 300 - Driftwood Dr  
Opt Phone: 727-934-7471

I Christa Gooding resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Christa Gooding  
Address: 350 Westwind Lane  
Opt Phone: 727 259 5648  
813 300 - 9920

I STEVEN GOLDBERG resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Steven Goldberg

Address: 121 GULFWINDS DR PALM HARBOR, FL 34683

Opt Phone: 727-937-6015

I Mindy Hashey resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: 384 Westwinds Dr Palm Harbor 34683

Address: M Hashey

Opt Phone: \_\_\_\_\_

I M. EDWINA HERNDON resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: M. Edwin Herndon

Address: 4710 Universal St.

Opt Phone: Palm Harbor, Fl 34683

I James Hoyle resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: James Hoyle

Address: 322 Cude Dr. PH. FL. 34683

Opt Phone: \_\_\_\_\_



I Erin Hoyle resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Erin Hoyle  
Address: 9322 circle drive Palm Harbor  
Opt Phone: 727 9160422

I Dale Ingham resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Dale Ingham  
Address: 63 Gulfwind Dr W, P.H. FL 34683  
Opt Phone: 727 - 9369

I Jeff Jaeger resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Opt Phone: \_\_\_\_\_

I CAROLYN KIES resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Opt Phone: \_\_\_\_\_

I Maya Klane resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Maya Klane

Address: 20 Baywood Drive

Opt Phone: 727-943-9169

I CATHERINE DOKKINK resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: CSU Rofin

Address: 504 Dunthorpe Dr East Palm Harbor FL  
34683

Opt Phone: 727-243-1462

I Nancy Krauss resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Nancy J Krauss  
Address: 63 Gulf Breeze Dr. W. PH. FL  
Opt Phone: 729-9368 34683

I Margaret Krueger resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Margaret Krueger  
Address: 349 West Winds Drive  
Opt Phone: 718-849 7346

Brad Krueger

I Brad Krueger resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Brad Krueger

Address: 249 West winds Drive

Opt Phone: 218 849 7373

I Greg Lane resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: [Signature]

Address: 14 Baywood Dr. P.H. FL 34683

Opt Phone: 727-215-0284

I Jared Larson resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Jared Larson

Address: 1190 Forest Grove Blvd. Palm Harbor, FL

Opt Phone: \_\_\_\_\_

I Michael Lemke resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Michael Lemke

Address: 17 Baywood DR Palm Harbor FL 34683

Opt Phone: Pat 727-944-3576

I Patty Lemke resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Patty Lemke

Address: 17 Baywood Dr. Palm Harbor, FL 34683

Opt Phone: 727-944-3576

I Zachary Lemke resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Zachary Lemke

Address: 17 BAYWOOD DRIVE Palm Harbor FL 34683

Opt Phone: 727-944-3576

I TORI Lewis resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Tori Lewis

Address: 89 Eastwinds Ct. P. H.

Opt Phone: \_\_\_\_\_

I Doris P Lindsay resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Doris P Lindsay

Address: 427 Manor Blvd

Opt Phone: 727-938-6064



I KAREN? William Magenheimer resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: William - Karen Magenheimer

Address: 431 MANOR BLVD

Opt Phone: 727 7861700

I Cory McDonald resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Cory McDonald

Address: 220 Westwinds Dr Palm Harbor FL 34683

Opt Phone: \_\_\_\_\_

I CAROL M'GONIGAL resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: CAROL M'GONIGAL

Address: 215 DRIFTWOOD DR N.

Opt Phone: 727-698-7795

I Brian Moran resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Brian Moran

Address: 377 Westwinds Dr. Palm Harbor FL 34683

Opt Phone: \_\_\_\_\_

I Melissa Moran resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Melissa Moran

Address: 377 Westwinds Dr. Palm Harbor ✓ 34683

Opt Phone: \_\_\_\_\_

I Dee Merriam resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Dee Merriam

Address: 316 Circle Drive

Opt Phone: \_\_\_\_\_

I KEVIN A. MURPHY resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Kevin A. Murphy

Address: 1597 WHARFSIDE DRIVE, TARPON SPRINGS, FL 34689

Opt Phone: \_\_\_\_\_

I Payton S. Parrott resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Payton S. Parrott

Address: 316 Morningside Dr.

Opt Phone: \_\_\_\_\_

I Richard Pipe resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Richard J. Pipe

Address: 3 Baywood Drive P.H.

Opt Phone: \_\_\_\_\_

I Cheryl Raith resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Cheryl Raith

Address: 59 Gulfwinds Dr. Palm Harbor

Opt Phone: \_\_\_\_\_

I Joseph Raith resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Joseph B. Raith

Address: 59 Gulfwinds Dr. Palm Harbor

Opt Phone: \_\_\_\_\_

I Mike Ramos resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Mike Ramos

Address: St Baywood Dr.

Opt Phone: \_\_\_\_\_

I Jim Reinheimer resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Jim Reinheimer

Address: 345 Crosswinds Dr. Palm Harbor FL.  
34683

Opt Phone: 727 510 7443

I Theresa Reinheimer resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Theresa Reinheimer

Address: 345 Crosswinds Dr. Palm Harbor FL  
34683

Opt Phone: 727 460 1584

I Debbie Rehs resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Debbie Rehs

Address: 30 Baywood Dr P.H. FL

Opt Phone: 727 942-2557

I Samantha Reinheimer resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Samantha Reinheimer

Address: 345 Crosswinds Drive Palm Harbor Fl. 34683

Opt Phone: 727 - 560 2174



I Cindy Rorant resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Cindy Rorant  
Address: 102 Gulfwind Dr W  
Opt Phone: 934 01416

I MARK ROMAN resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Mark Roman  
Address: 1486 Manatee Circle Tarpon Springs Fl  
Opt Phone: 34689

I Connie Roman resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Connie Roman  
Address: 1486 MANATEE Circle Tarpon Springs FL  
Opt Phone: 727-939-3070 34689

I TARI ROJAS resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Tari Rojas  
Address: 4725 Innisfil St. Palm Harbor, FL 34683  
Opt Phone: 8138426935

I Katie Roose resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Katie Roose

Address: 406 Crosswinds Dr.

Opt Phone: 942-6272


I Joe Salerno resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: JS

Address: 1588 Pointe Tarpon Blvd

Opt Phone: 727-580-3078

I Cheryl Salerno resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: 

Address: 1588 Pointe Tarpon Blvd

Opt Phone: 727-580-7849

I IRENE SANDS resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Irene Sands

Address: 1848 BRILAND ST. TARPON

Opt Phone: 727-935-5185

I R V GHERO SANTI resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: [Signature]  
Address: Palm Santele  
Opt Phone: 90 East Wind

I CA RLA SANTI resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: [Signature]  
Address: 90 EAST WINDS CT  
Opt Phone: 727 934 959

I HAROLD SCHEDERHORN resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Harold Schederhorn

Address: 405 DRIFTWOOD DR. W. PALM HARBOR, FL. 34683

Opt Phone: \_\_\_\_\_

I Anneva Schaefer resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Anne Schaefer

Address: 229 Westwinds Dr. PH 34683

Opt Phone: 727 9385584

I SUSAN SCHERMERHORN resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Susan Schermerhorn

Address: 405 DRIFTWOOD DR. W. PALM HARBOR, FL 34683

Opt Phone: \_\_\_\_\_

I Carl Von Schmidt resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Carl Von Schmidt

Address: 30 Baywood Dr Palm Harbor, FL 34683

Opt Phone: 727-580-3260

I Susan Scott resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Susan Scott

Address: 4739 Innisfil St P.H.

Opt Phone: \_\_\_\_\_

I Robert Scott resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Robert Scott

Address: 4739 Innisfil St

Opt Phone: \_\_\_\_\_



I Richard Seog resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Richard D Seog

Address: 127 Gultwinds Dr E

Opt Phone: 727 945 8772

I MARY SEVENER resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Mary Sevens

Address: 408 Crosswinds Dr.

Opt Phone:

I Glenn Shaw resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Glenn Shaw

Address: 301 Crosswinds Dr PH 34683

Opt Phone: \_\_\_\_\_

I Aprille Slowinski resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Aprille Slowinski

Address: 4711 Innocent St PH

Opt Phone: \_\_\_\_\_

I Joseph Slowinski resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Joe Slowinski

Address: 4711 Innisfil

Opt Phone: \_\_\_\_\_

I Kip Stanley resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Kip A. Stanley

Address: 443 Denise ST

Opt Phone: 727-946 5542

I Mark Straub resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Mark Straub

Address: 407 Crosswinds Dr Palm Harbor 34683  
777-584-4814

I Bill Summery resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Bill Summery

Address: 89 Eastwinds Ct. P. H.

Opt Phone: \_\_\_\_\_

J.D. Tomlin resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: J.D. Tomlin

Address: 308 Westwind Dr

Opt Phone: \_\_\_\_\_

I SEAN TONNESSEN resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Sean Tonnesen

Address: 1839 Longview Lane

Opt Phone: 727 480-7166

I BRUCE TOSSEN resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Bruce Tossen

Address: 319 Westwinds Dr

Opt Phone: \_\_\_\_\_

I B + R Towell resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: B + R Towell

Address: 4941 W Breese Circle

Opt Phone: \_\_\_\_\_

I Virginia Vollenweider resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: V. Vollenweider  
Address: 342 Westwinds Circle  
Opt Phone: 727 741 2751

I Brad Weinstein resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: Bl  
Address: 401 Driftwood Dr E  
Opt Phone: \_\_\_\_\_

I Tara Weld resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: *Tara Weld*

Address: 213 Manor Blvd palm harbor FL 34683

Opt Phone: \_\_\_\_\_

I *Mark Westcott* resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: *Mark Westcott*

Address: 312 Westwinds Dr

Opt Phone: 727-432-9957



I Mike Wozley resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: 

Address: 2 Baywood Dr

Opt Phone: PH


I JaKe Young resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: 

Address: 429 Manor Blvd

Opt Phone: \_\_\_\_\_

I ROBERT M YOUNG resident of Pinellas County strongly  
oppose the rezoning of the 2.58 acres of vacant land north of  
Harbor Ridge Drive on Alt 19, Palm Harbor, Fl.

Signature: 

Address: 316 Circle Dr

Opt Phone: 727 934-9204