

From: [MaryBeth Yodis](#)
To: [Brotherton, Kyle](#)
Subject: ANX2015-09002, ANX2015-09024
Date: Friday, December 04, 2015 3:39:58 PM

I am writing concerning the annexation and change in zoning of 2425 McMullen Booth Road and an unaddressed parcel. The request has been made to change the zoning from "residential low" to "institutional".

I presently reside in the development known as Shady Oaks Farms. This development intersects McMullen Booth Road at Marlo Boulevard. I have waited to write until now because I wanted to collect some concrete data to share with you concerning the amount of traffic on McMullen Booth Road.

I leave via Marlo Boulevard and turn north onto McMullen Booth Road daily to go to work in Oldsmar. I kept data for the week before and the week since Thanksgiving break. I have had to wait anywhere from 8 to 20 minutes to turn north. On several mornings, I gave up and turned right and went all the way around to US 19 via Sunset Point Road. The traffic does not abate during the day. In the evening, I attempt to leave to go to dinner with family and it is the same wait time. Traveling north on McMullen Booth and trying to turn left onto Marlo Boulevard is also difficult. It is not that the traffic backs up and stops, it is a steady stream of speeding cars which will only be complicated by the increased traffic if this land is changed to institutional and approved for the Assisted Living Facility proposed for this property.

The Assisted Living Facility is proposing to have 241 residential units. These residents will have visitors as well as employees of the facility adding traffic to the all ready over crowded and dangerous McMullen Booth Road.

Please consider the impact of additional traffic, as well as the loss of green space, before you make this change in zoning. When my parents purchased this house in 1985, there were cows in our backyard. I understand the need for change and growth, but there is a limit to how many cars and people can be crammed into a finite space.

If you have any questions, please do not hesitate to contact me.

MaryBeth Yodis/George Rerig
3008 Oak Hill Road
Clearwater, FL 33759

727-422-4336

From: [MaryBeth Yodis](#)
To: [Brotherton, Kyle](#)
Subject: ANX2015-09002, ANX2015-09024
Date: Tuesday, December 15, 2015 9:29:48 PM

I am writing concerning the annexation and change in zoning of 2425 McMullen Booth Road and an unaddressed parcel. The request has been made to change the zoning from "residential low" to "institutional".

I am concerned about this change for multiple reasons. First is traffic. The traffic on McMullen Booth Road now is unbearable at times, particularly rush hour, and you are proposing adding 241 more residences along with the support people needed for this facility to an all ready crowded road. I am not only referring to the amount of traffic on the road but also to the number of accidents and illegal U turns at the intersection directly south of the proposed site. We reside in Shady Oaks Farms and daily I personally witness multiple illegal U turns while I am attempting to exit the development legally.

My second concern is the impact this will have on the local property values. A facility that is 4 stories high right next to a residential area will be an eyesore. The height of the proposed building will allow the residents of these new buildings direct site lines into the back yards and back windows of the homes located adjacent to the property line. I personally do not want strangers looking into my backyard at all hours of the day and night. This is a quality of life issue for all of the current residents in the adjacent property. Currently the maximum height of the homes in this development is limited to 2 stories.

Due to commitments and illnesses within our family, I will be unable to attend this meeting. Please accept this email as a vote against this zoning change.

If you have any questions, please do not hesitate to contact me.

MaryBeth Yodis/George Rerig
3008 Oak Hill Road
Clearwater, FL 33759

727-422-4336

From: rmvannname@verizon.net
To: [Brotherton, Kyle](#)
Subject: Case REZ2015-09002
Date: Tuesday, November 17, 2015 9:37:49 AM

Mr. Brotherton;

I live in the neighbor just south of the property in question, near the intersection of McMullen Booth and Enterprise Road. The proposed plan calls for an assisted living facility with 241 units. The traffic situation exiting my neighborhood and turning left onto McMullen Booth is already very dangerous. The additional traffic that this facility will generate, I believe will have deadly consequences. I am not trying to sound dramatic, I truly believe this. There is also a plan directly across the street for a smaller assisted living facility. I just don't think the increase in traffic is safe. I just ask that you observe the existing situation before you make this decision. You will witness a daily game of Frogger (hope you are familiar). Thank You for you consideration in this matter

Sincerely,

Rosemary VanName
2382 Shade Tree Ln.
Clearwater

From: [Darlene](#)
To: [Brotherton, Kyle](#)
Subject: Case REZ2015-09002
Date: Tuesday, November 17, 2015 12:14:27 PM

As property owners at 2381 Podocarpus Way we are concerned with increased traffic on McMullen Booth Road that would result from institutional development. Please consider alternative location with less residential and traffic volume. Frank and Darlene Stringfellow.

Kris Kline, 3044 Oak Hill Rd, Clearwater, FL 33759 klinekris@aol.com 813.451.9360

RE: FUTURE LAND USE: Kim A. Preedom Trust, Kim A. Preedom TRE, Randall R. Preedom Trust, Randall R. Preedom, TRE) LUP2015-09003/REZ2015-09002

First, I want to thank you for inviting those of us with concerns to speak.

I have read the City's Goals, Objectives, and Policies for Future Land Use.

I found a significant part of its goals and objectives to be:

- Significant open space areas.
- Protect community assets such as... neighborhood character features.
- Development should be designed to maintain and support the existing or envisioned character of the neighborhood. The city of Clearwater shall utilize planning to ensure neighborhood preservation and advance community character and quality of life.

It is difficult to see how changing agricultural and residential zoning to institutional zoning would meet those goals.

My specific concerns involve the following:

The properties in question are now home to 100s year-old live oak trees and wildlife, which includes everything from falcons to butterflies living in natural butterfly habitats.

Our neighborhood is very "green" and very quiet.

If an institutional zoning would mean enclosed parking, single entrance off McMullen Booth Road, guest parking running alongside 0 McMullen Booth Rd irrigation canal, channel ditch; plenty of green lawn; gardens; trees (and saving the irreplaceable oaks); with no potential traffic increase, the negative effects of the zoning change could be minimal.

However, if it would mean open, uncovered parking; ongoing deliveries; 24-hour shift changes with high resident/caregiver ratio; large landscapes of concrete; an expansive building structure and traffic intrusion decreasing our neighborhood safety and enjoyment; it would destroy the entire quality of life our neighbors now experience.

Of further concern is the strain on the area's infrastructure (see legal attachment).

I respectfully ask to see the results of your opinion survey concerning this proposal, as well as your traffic study.

Thanks you.



Kris Kline

Attachment Case #09-008160-C1-21

COMMISSION AGENDA

12.14.10 #24

TO: The Honorable Chairman and Members of the Board of County Commissioners

FROM: James L. Bennett, County Attorney

JLB

SUBJECT: Authority for County Attorney to Settle Litigation
Pinellas County v. Kim Freedom and Randall Freedom, as Co-Trustees,
Freedom Land Trust, and KOS Corporation
Case No. 09-008160-CI-21

DATE: December 14, 2010

RECOMMENDATION: I RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS APPROVE THE SETTLEMENT IN THE CASE AGAINST KIM FREEDOM AND RANDALL FREEDOM AS TRUSTEES, FREEDOM LAND TRUST, AND KOS CORPORATION

DISCUSSION: This case involves an alleged environmental infraction which occurred at a commercial plaza located off of McMullen Booth Road. The suit relates to several discharges of non-stormwater effluent to Mullet Creek, which is part of the County's municipal separate storm sewer system (MS4). As you may be aware, the County holds permit number FLS000005, which requires that it manage its MS4 throughout unincorporated Pinellas County. As part of that permit, the County is required to prevent non-stormwater discharges to its MS4.

This suit was brought pursuant to the County's authority under the referenced permit, associated ordinances contained in Chapter 58, and the Pinellas County Environmental Enforcement Act, which currently provides for penalties of up to Ten Thousand Dollars (\$10,000.00) per day, per incident for violations of County ordinances that result in degradation to the national resources of Pinellas County. A settlement has been negotiated with the defendants' representatives wherein the Defendants have agreed to pay a civil penalty in the amount of \$33,400.75 and make various repairs to the subject property's stormwater system. A copy of the signed consent order setting forth the negotiated settlement is attached and a cashier's check for \$33,400.75 has been received.

JLB:JWC:vms

Attachment

H:\USERS\ATYKB11\WPdocs\UWC\DEM Department\WATER\Freedom Land Trust\Authority to Defend 040709 agenda.doc

From: [JillCopek](#)
To: [Brotherton, Kyle](#)
Subject: OBJECTION to proposed Senior Living- McMullen Booth Rd
Date: Tuesday, November 17, 2015 11:18:39 AM

Hello Kyle,

In my opinion as a realtor and resident of Shady Oak Farms, anytime trees and greenspace are replaced with buildings and cement, it's unappealing and has a negative impact. Properties which line the senior living "wall" will be affected the most. When owners sell, they won't get as much per square foot. Had the agricultural property remained, the view would be more desirable, bringing a higher price per square foot when sold. Of course comps are usually calculated using an entire subdivision so our home values will decrease also.

In addition to decreasing values, this change from agricultural to residential in Pinellas County will remove green-space desperately needed. With pollution and chemical emissions from nearby businesses, we need oxygen and the benefits mature trees and foliage provide.

Thank you for considering this property to be kept as agricultural.

Jill Copek, P.A.

From: [Betsy Marvin](#)
To: [Brotherton, Kyle](#)
Subject: Property on the corner of McMullen Booth and Enterprise
Date: Tuesday, November 17, 2015 3:40:37 PM

Hello Mr. Brotherton,

I am writing regarding the property that the city is proposing a change in zoning for on the property that abuts our neighborhood. This will create an over-abundance of traffic on an already ridiculously busy corner. There are already many emergency vehicles traversing our streets at all hours of the day and night but if you add a facility such as the one planned it will be even more troublesome for us.

People trying to make a Uturn on McMullen Booth heading north turning south have a hard enough time making the already 'short' light cycle not to mention the people heading east on Enterprise that turn south on MMB on a RED in front of the U-turners. It causes great trouble.

We have finally come out of our housing slump of 5-8 years and our property values are starting to head back in the direction that we all want. This added facility will lower the value of our homes tremendously as the marketability will become stagnant and depressed.

Certainly making that property a subdivision of homes would benefit everyone as opposed to hurting many of us that border the property. I am going to try to be at the meeting tomorrow but I was just informed of this situation a couple of days ago.

Please- I encourage you to survey the surrounding neighbors because I'm fairly certain most would agree with the above.

Thank you for your time.

Elizabeth Cortis/aka Betsy Marvin
2367 Barton Lane Clearwater FL 33759
727 460-8487

From: [Richard Theriault](#)
To: [Brotherton, Kyle](#)
Subject: Proposed rezoning, Ordnances 8791-16 & 8792-16
Date: Sunday, November 15, 2015 12:50:45 PM

Dear Mr. Brotherton:

We plan to be present at the 11/17 Planning Commission meeting concerning proposed rezoning to "Institutional" of the Freedom property south of Enterprise Road and west of McMullen-Booth Road, but wish to assure that our concerns are registered in the event that we are unable to attend.

1: Runoff. The proposed use is essentially the paving over of the entire 6+ acres with buildings, roads, and parking.

We are concerned that this large impervious area will create significant runoff problems similar to those our neighbors experienced when the Oakbrook Circle development was built, graded so that Oakbrook back yards were several feet higher than those in shady Oak Farms, creating severe flood conditions. If the proposed development is allowed, a constraint should be that it is graded so that runoff from rains will be directed to the north and the existing retention pond.

2: Parking density and location. The present plan shows dense parking lineups along the west and south perimeters, adjacent to our bedrooms and those of the Oakbrook development. The noise of starting engines and slamming car doors is a potential problem at this close proximity and density, and there is some question of the lighting for these parking areas impinging on our properties. Also, we feel that staff parking needs to be to the north near the retention pond, and away from existing residences.

3: Ventilation. We are concerned that the bulk of the proposed building, and the surrounding wall (which is *essential* to provide us necessary visual and noise protection) will also block all airflow from the north and east, eliminating the natural ventilation of our properties and its relief from the Florida heat. This sounds trivial but it definitely is not. A major challenge to this development will be design of a perimeter wall of sufficient porosity to permit reasonable airflow while still affording adequate visual and noise barriers.

4: Conservation. The south perimeter of "the tract," along the north perimeter of Shady Oak Farms, contains several magnificent oaks of great size, mostly situated where they can be incorporated in the perimeter treatment. We are deeply concerned, and believe the City of Clearwater forestry department will be also, that these trees be preserved to the greatest extent possible, and not just eliminated to "get them out of the way."

5: Traffic. Beyond question, McMullen-Booth traffic is already a nightmare. Whatever ultimately goes into this property will generate additional traffic of some sort. We need some assurance that, the proposed use being a group residence for seniors, the predictable influx of emergency vehicles will be somehow regulated to spare us from frequent "lights and sirens" while also serving the emergency needs of the development's residents.

6: Sheer bulk. The visual impact of a large four-story building in this stretch of low-lying structures may be severe. We are certain that concerns about this aspect

of the proposal will be addressed by others of our neighbors.

7: Coordination and cooperation. The level of predictable resistance by adjacent established communities will depend greatly on the proposer's willingness to address our concerns, work with us, and avoid infringing our traditional "right to quiet enjoyment of our homes."

Please register these concerns of Shady Oak Farms residents in the Commission's consideration of this proposal.

Thank you for your attention.

Richard and Barbara Theriault
3038 Oak Hill Road
Clearwater FL 33759-1319
727-799-3038

ribit@earthlink.net

From: [MARYLOU BOELKE](#)
To: [Brotherton, Kyle](#)
Subject: RE: ANX2015-09024 and ANX2015-09025 meeting today
Date: Tuesday, November 17, 2015 2:06:51 AM

Mr. and Mrs. Russell A Boelke
3074 Oak Hill Road
Clearwater, FL 33759
Home: (727) 726-2422

RE: ANX2015-09024 and ANX2015-09025

Dear Mr. Brotherton,

My Husband and I purchased our home at the above address in June of 2005. The home was in need of repairs, and we have been renovating off and on ever since. We have raised our family here. We are invested in this community. Shady Oak Farms is a small, quiet development, made up of a large amount of long term residents, many of whom have lived here since the homes were first built in the early 1980's.

I am writing this to voice my extreme concerns about the proposed petition for annexation and change of zoning to (I) Institutional of 2425 McMullen Booth Road, and the unaddressed parcel located approximately 836 ft. south of Enterprise Road East. Apparently, no plans had been submitted at the time of the zoning request.

On November 5, 2015, a meeting was held for residents of the multiple developments affected by this plan. However, only a small group was there, due to the extremely vague nature of the invitation (see attached). McMullen Booth Road is a long road and since there was no address stating WHERE the Senior Living Facility was to be located, I am sure many residents simply did not realize it was concerning the property adjacent to us.

This was the information we were presented with:

The proposal is to rezone and allow a 241 unit, 3 and 4 story senior independent living facility with a 250 car parking lot adjacent to our development. The site plan showed a 6' wall with a 12' buffer of trees (their example was spruce and oaks). However, they were not the 40' oaks that are now on the property, they will be smaller trees planted. It seemed their intention was to eliminate all the old growth oaks.

There are also plans to develop a sister project, for an assisted living and memory care building directly across McMullen Booth Road on the Safety Harbor side between the McDonalds and Northwood Estates East and Weatherstone communities. That would be 88

beds and also 3 and 4 stories. We were informed that even if the Safety Harbor project was not approved (they may get more resistance in Safety Harbor), they intend to move forward with the Clearwater site.

As residents whose yard borders this proposed development, you better believe my Husband and I have concerns!

1) TRAFFIC: They intend to have classes and restaurants and bistros and be a vibrant community, sounds nice. But between the staff and the residents and visitors, and delivery vehicles, traffic will increase in an area that is already extremely overburdened and often dangerous. As you know, McMullen Booth Road is a 6 lane, 45 mph highway. Rush hours are extremely difficult to maneuver and the solid traffic goes on for miles with no break. In the morning the extreme traffic starts at about 6:30 am and lasts until about 8:30 or 9:00 am. In the afternoon, it begins at about 3:30 pm and does not slow until 6:30 to 7:00 pm. We have a left hand turn inlet between the entrance of Weatherstone and Marlo Blvd. (the entrance to our development). During certain times of the day, it is completely blocked with solid traffic waiting for the light at Enterprise Road (daily traveling north in the evening) or, less often, the light at Union/Cedar in the morning heading south.

Also, it is specifically designated No U turn. Yet, almost every day I see someone making an illegal U turn and causing residents to sit several extra minutes trying to get another small break in traffic. These illegal U turns increased dramatically when they started building Renaissance Oaks and it continues now. Renaissance Oaks is a small community of single family residences, MUCH smaller than the amount of people this ALF will accommodate.

2) COMMERCIAL: The zoning may say institutional, but essentially this is a commercial enterprise, similar to a hotel or motel, only with permanent residents. There will be restaurants, nursing, and cleaning staff, deliveries of food and supplies, etc.

3) EMERGENCY VEHICLES: At all times of the day and night, with the lights and noise that go along with it. As with any elderly care facility, it will happen often.

4) 3 and 4 STORY BUILDING: They keep trying to downplay the 4th story, but a building's height is measured by the tallest point, so we ARE discussing a 4 story building. Taller than any of the other structures in the general vicinity, even the commercial buildings, it will be highly visible. They are proposing a 6' wall, the height of a residential privacy fence and a 12' green space buffer. That will not mask the eyesore of multiple stories, even for those whose direct property lines are unaffected. Which leads me to,

5) LIGHTING: (For the building and the parking lot) While they addressed this in the meeting by saying all lighting must be aimed into their property, it is unreasonable to say they have

any control where lights brighten at night.

6) SNEAKINESS and MANIPULATION: While most of us would like to see this land continue to go undeveloped, we understand that is unrealistic. I cannot speak for anyone else, but I don't think there would be any objection to a development of single family residential homes on this property. However, we never saw this property offered for sale. That meeting notification card for the presentation to residents as a group, had no location indicated, which insured that it was not well attended, and made it difficult for the residents to get organized. Mr. Ron Carlson went around the neighborhood on a Friday morning (when many are not home) to supposedly listen to our opinions, and hear our concerns. Residents who did not attend the meeting then only got his perspective. Also, even though many residents object to this project, they have no intention of withdrawing the petition, so who is he really listening to? They are saying they want to work with us cooperatively, when all they are really trying to do is manipulate us into not causing a fuss, so they can get what they want.

7) DECREASING OUR PROPERTY VALUES: At a time when our property values are finally recovering some, this will have a negative impact. Mr. Carlson was trying to tell me I was wrong about that the other day. His argument was self serving and unrealistic. Real estate is all about "Location, Location, Location". The back of our property also borders McMullen Booth Road. Some people do not want to live on a busy street with the noise, dirt and traffic. Real estate is a commodity that is subject to the laws of supply and demand. Any time you reduce the pool of potential buyers for a property, it will take longer to sell, and you will not get a premium price for it, no matter how nice it is. Backing up to McMullen Booth Road was a known issue when we purchased the property, and we accepted it. If this proposal goes through as planned, through no choice of ours, our property will become significantly less desirable, will be much harder to sell and ultimately sell for less. That, in turn, will reduce the comparables. When that happens, even those not directly effected by this, may take a financial hit when they attempt to sell.

The developer and the current property owners do not live Clearwater or Safety Harbor. They will not face the noise or the extra traffic, the lights in their back yards, the increased auto accidents, or property devaluation. They are not invested in the long term effects of this project, or even the safety of the residents. They just want to make their money and move on to the next project, leaving us all to suffer for their profit.

Please take care of us, your neighbors and constituents. Don't grant the rezoning of these residential properties.

Sincerely,
Marylou Boelke and Russell Boelke

From: [MARYLOU BOELKE](#)
To: [Brotherton, Kyle](#)
Subject: RE: ANX2015-09024 and ANX2015-09025 meeting today
Date: Tuesday, November 17, 2015 7:54:04 AM

Mr. and Mrs. Russell A Boelke
3074 Oak Hill Road
Clearwater, FL 33759
Home: (727) 726-2422

RE: ANX2015-09024 and ANX2015-09025

Dear Mr. Brotherton,

We have one more item to add to our long list of concerns about the request to amend this property's future land use from Residential Low (RL) (Pinellas County) to Institutional (City of Clearwater). The city of Clearwater is clearly only one part of a larger entity, the County of Pinellas. If there is a **Countywide Rule** that limits the size of institutional uses within residential areas to no more than five acres, how can the City of Clearwater allow this project of approximately 6.5 acres to move forward? I am sure Pinellas County has good reasons not to allow this.

Sincerely,
Marylou Boelke and Russell Boelke

From: [Richard Theriault](#)
To: [Brotherton, Kyle](#)
Subject: Re: Proposed rezoning, Ordinances 8791-16 & 8792-16
Date: Monday, November 16, 2015 12:08:58 PM

Good morning!

Thank you very much for your response, and your attempt to phone. Yes, the line has been busy for hours, as my wife struggled with eBay to unscramble a mess THEY made. I'm sorry you couldn't get through, and I have left a message on your voicemail when I tried to return your call.

I didn't know until Sunday afternoon that there was an avenue of contact, and that's why you got my email so late.

It is reassuring to know that this proposal is still very preliminary, based on only a conceptual plan. I believe my neighbors thought the ordinances might possibly be enacted on this basis alone. From your email and attachments it is clear that far more realistic plans are required, and significant city regulations and requirements will help to address our concerns.

We look forward to working with all parties to achieve an optimum result, and we thank you for your efforts.

Richard Theriault
3038 Oak Hill Road
Clearwater FL 33759-1319
727-799-3038

ribit@earthlink.net

P.S. I just caught my typo in the subject! I meant "Ordinances," of course; not "Ordnances" as in "artillery."

On Nov 16, 2015, at 10:10 AM, <kyle.brotherton@MyClearwater.com>
<kyle.brotherton@MyClearwater.com> wrote:

Good morning,

I just tried to call, but your line was busy. I'm going to see if I can address some of your concerns brought forward in the email below. I have also attached my staff reports for the cases as well.

For these two cases, the Land Use Amendment and the Rezoning, all we have from the applicants are conceptual site plans. We can't review against conceptual site plans,

and any site plan that is formally submitted in the future will be reviewed by our staff plus staff from other departments. Those departments include planning for density/intensity, land resources for trees, traffic for the traffic concerns, storm water for drainage and run off, as well as fire, solid waste, and others.

The applicants, when formally submitting a site plan, will also have to submit a tree inventory that was conducted by a certified arborist. Our land resources staff would then go out and grade the trees and make sure the tree inventory is correct.

The applicants had a meeting with community members a little over a week ago, which brought forward some of the same concerns you have listed below. If you wish to speak further with the applicants about that meeting, you can contact Mr. Todd Pressman at 727-804-1760.

After reading through my staff reports, and speaking with the applicants regarding their community meeting, if you still have concerns or wish to pull the case from consent, please let me know via email. If you wish to speak in person about the concerns, I am available today before 1:00 pm. My direct line is 727-562-4626.

Thank you

Kyle

From: Richard Theriault [<mailto:ribit.g@gmail.com>] **On Behalf Of** Richard Theriault
Sent: Sunday, November 15, 2015 12:51 PM
To: Brotherton, Kyle
Subject: Proposed rezoning, Ordnances 8791-16 & 8792-16

Dear Mr. Brotherton:

We plan to be present at the 11/17 Planning Commission meeting concerning proposed rezoning to “Institutional” of the Freedom property south of Enterprise Road and west of McMullen-Booth Road, but wish to assure that our concerns are registered in the event that we are unable to attend.

1: Runoff. The proposed use is essentially the paving over of the entire 6+ acres with buildings, roads, and parking.

We are concerned that this large impervious area will create significant runoff problems similar to those our neighbors experienced when the Oakbrook Circle development was built, graded so that Oakbrook back yards were several feet higher than those in shady Oak Farms, creating severe flood conditions. If the proposed development is allowed, a constraint should be that it is graded so that runoff from rains will be directed to the north and the existing retention pond.

2: Parking density and location. The present plan shows dense parking lineups along the west and south perimeters, adjacent to our bedrooms and those of the Oakbrook development. The noise of starting engines and slamming car doors is a potential problem at this close proximity and density, and there is some question of the lighting for these parking areas impinging on our properties. Also,

we feel that staff parking needs to be to the north near the retention pond, and away from existing residences.

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Please register these concerns of Shady Oak Farms residents in the Commission’s consideration of this proposal.

Thank you for your attention.

Richard and Barbara Theriault
3038 Oak Hill Road
Clearwater FL 33759-1319
727-799-3038

ribit@earthlink.net

<REZ_SignedStaffReport.pdf> <LUP_SignedStaffReport.pdf>

From: eric@oceanliferealty.com
To: [Brotherton, Kyle](#)
Subject: REZ2015-09002
Date: Tuesday, November 17, 2015 3:40:41 PM

Hello Kyle,

I know this inquiry is some what late but I just found out about tomorrows meeting from a neighbor. I assume I was not notified directly since my home is not within 200 feet of the proposed property requesting zoning changes. My concern is the amount of additional traffic on a already congested roadway during the 2 hours of every week day morning and 2 hours of every week day afternoon. The business rush hours make it extremely difficult to exit our subdivision known as Shady Oak Farms which is just south of this proposed site. Thank you for your time.

Sincerely,

Eric Von Heal
Ocean Life Realty, Inc.
3078 Marlo Blvd
Clearwater, Fl. 33759
727-447-3995
727-712-8343 fax
www.oceanliferealty.com
eric@oceanliferealty.com

From: [Susan Clairmont](#)
To: [Brotherton, Kyle](#)
Subject: Shady Oaks Farms/New Senior Living Facility
Date: Tuesday, November 17, 2015 11:26:02 AM

Dear Mr. Brotherton,

As a resident of Shady Oaks Farms for 23 years, I am against changing the zoning for the property in the north side of our subdivision. Not only will it affect our property values negatively, but will again burden our neighborhood with additional traffic woes.

As an engineer, I submitted plans long ago requesting relief from trying to pull out of the neighborhood and onto McMullen-Booth Road. Of course, to no avail. We are the only neighborhood that has another neighborhood (Weatherstone) directly across from us. It is very dangerous and difficult to turn north. In addition, we have the new neighborhood to the south (Renaissance Oaks) that uses our entrance as their U-turn loop, as the city did not require their developer to incorporate a proper ingress/egress into their subdivision. Now, we will have the added traffic from this major facility.

The original request was to close the entrance to McMullen-Booth Road, off of Marlo Boulevard, and open Marlo on the other end at Landmark Drive. This option would be so much safer for our residents.

I am asking for a detailed traffic study, preferable via a third (and impartial) party. In addition, I am requesting an evaluation on how my property value will be affected if this facility is constructed.

Thank you for your time, and as a longtime citizen of Clearwater, I expect to have the studies that I requested.

Susan Clairmont
3039 Pin Oak Drive
Clearwater, FL
727-726-7074
Sent from my iPhone