



Christine Nicole <cnicole@townofbelleair.net>

Fw: Poinsettia Road Closure Matter

Neil V. Palenzuela <neilpalenzuela@hotmail.com>

Mon, Apr 6, 2020 at 9:07 PM

To: "Commission@townofbelleair.net" <Commission@townofbelleair.net>

Commissioners,

I am forwarding you the attached information, relating to the proposed closure of Poinsettia Road for your review and consideration.

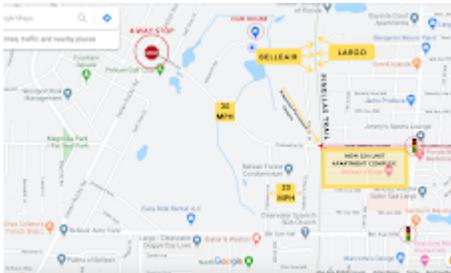
The attached basic analysis was conducted as a personal favor by a friend. My friend is a highly credentialed expert in the Planning field for over 30 years, to include being a partner in a prestigious New Jersey Planning Consulting firm, a member of the American Planners Association and a President of the American Institute of Certified Planners.

Based simply on the attached Google mapping graphic I provided, a cursory examination was conducted of the area and recommendations were provided. It should be noted that the graphic did not include any information relating to the Poinsettia Road grade at the Pinellas Trail, hence the recommendation noted in Point 6, item 4.

Although I am fundamentally opposed to the commitment of any additional taxpayer funds to achieve an intended traffic solution that essentially already exists, I concede the possible negative impact to public safety in the future may warrant the expenditure resources now.

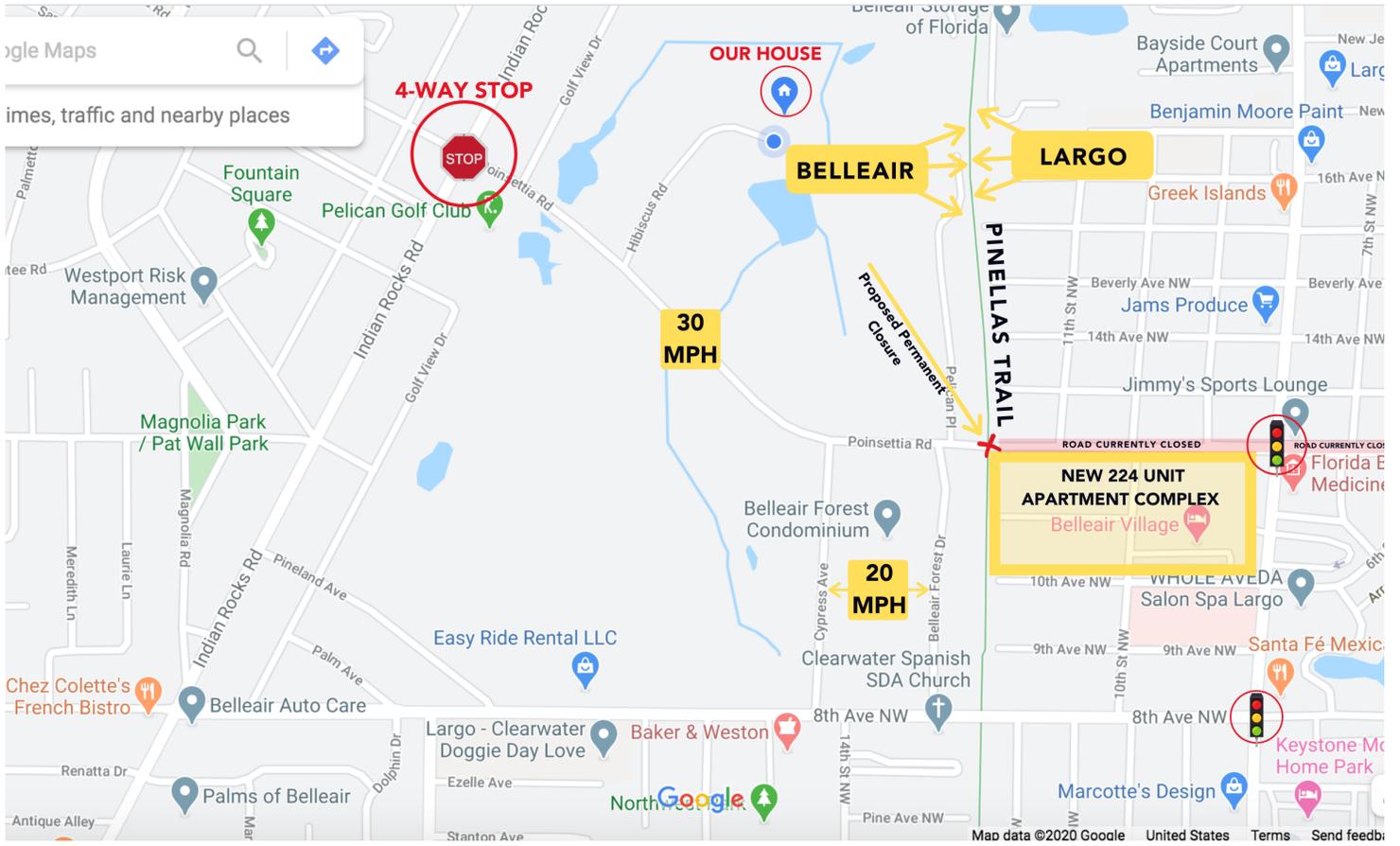
I trust this information will be of some use to the Commission in formulating a reasonable solution to the anticipated traffic dilemma resulting from the reopening of Poinsettia Road.

Respectfully,
Neil V. Palenzuela

2 attachments

Poinsettia_Project.png
1349K

Document1.docx
248K



Belleaire Largo Municipal Line Road Closure Considerations

- Recommend that the municipality hire a traffic engineer or traffic planning consultant to do an analysis
- The road has been closed for a period of time and residents have been successfully redirected with limited inconvenience, so it is worth evaluating a full or partial closure to determine the costs and benefits to the community.
- While complete streets are always desirable, this one intersects with a trail, not another roadway. There are alternatives to this crossing that can be considered.
- The intersection of Poinsettia Road and the Pinellas Trail is at grade. By maintaining the road closure there is one less crossing of vehicular traffic for cyclists and walkers to navigate.
- There is an alternate route along more major roadways in close proximity to reroute the traffic that are not at grade with the Pinellas Trail (8th Avenue NW.)
- Options to assess:
 - Full closure
 - One way leaving Belleaire and entering Largo along Rosary Road
 - Reduce speed on Poinsettia Road by adding traffic calming along the roadway
 - Add a raised traffic calming platform at the intersection of Poinsettia Road, Rosary Road and the Pinellas Trail (you can do this in combination with reduced speed, traffic calming elsewhere on the roadways, or changing to a one -way street.) Between raising the roadway slightly and the visual difference, the raised platform generally reduces speed.



Christine Nicole <cnicole@townofbelleair.net>

Re: Follow up in re to Poinsettia Road

Tom Shelly <tshelly@townofbelleair.net>

Mon, Jun 1, 2020 at 3:09 PM

To: Amy Rosa <Amy.Rosa@raymondjames.com>, Commission <commission@townofbelleair.net>

Mayor and commissioners,
I wanted the entire Belleair Town commission to see the email.
Thank you! Tom Shelly

On Mon, Jun 1, 2020, 12:33 PM Amy Rosa <Amy.Rosa@raymondjames.com> wrote:

Good Afternoon Mr. Shelly, I hope you are doing well and staying healthy. I work with Frank Hibbard and I was talking to him about the Belleair town hall meeting on May 19th. He suggested that I reach out to you. My name is Amy Rosa. I live at 662 Poinsettia Road. During the May 19th meeting I brought up the road opening back up where Poinsettia Road intersects with the trail.

I have three young kids, 1, 4 and 6. I am concerned that with the new apartment complexes going up that we will have a tremendous amount of traffic going through if the road opens back up. Before the road closed and the apartment complexes were not there, people used to use Poinsettia as a through road and would speed through. I am concerned that this could get worse than it was before. I love the city of Belleair and enjoy how quiet and beautiful our city is. I am afraid for my kids, for the people that live on our road, and for the golfers walking across if this opens back up. I wanted to follow up to see if the discussion has gone farther with the Town of Belleair. I appreciate any insight you may be able to give me. Thank you, Amy

Amy Proszki Rosa

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Vice President

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Hibbard Wealth Management Group

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2 attachments



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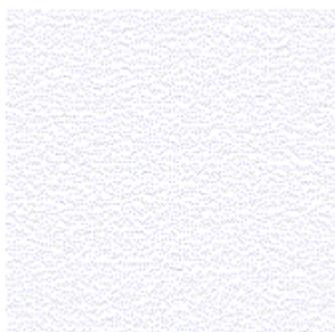


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Christine Nicole <cnicole@townofbelleair.net>

Poinsettia Rd discussion

1 message

Estelle DeMuesy <estelle.demuesy@gmail.com>
To: commission@townofbelleair.net

Thu, Jun 11, 2020 at 10:41 AM

Dear Commissioners

I am sorry I have not been able to attend the past 2 commission meetings via Zoom as I needing to help with a family situation for the summer. However, I have listened to the meetings on recording.

I know that there will be a public meeting regarding the discuss about reopening Poinsettia Rd upon completion of the road work on the Largo side. I want to remind the commission of the prior discussions which had lively discussion online and in the commission meeting. Yes, there may be a convenience to Poinsettia Rd residents to keep the road closed - but that is at the inconvenience and safety of residents of the town. As traffic increases during the reopening, the other access roads are a nightmare. Thank goodness Ponce de Leon has a stop sign at the trail crossing. However, the lack of a sidewalk to the trail remains a dangerous situation. I walk it several times a week and take my life in my hands getting to the sidewalk on the north side of the street even with the stop sign. Of course, the trail crossing on Melenbacher does not have a stop sign and I see repeated near misses at that crossing. This is not just a discussion about the one road - but what it is doing to traversing the alternative roads. The 3 way stop at Belleview and Indian Rocks Rd in another high risk intersection. People do not correctly use the 3 way stop and the intersection has a tremendous amount of traffic. This traffic is increasing due to the additional residents on the BBC property. Yes, the recent sidewalk project along Indian Rocks Rd has improved the walking situation - however, with the volume of traffic on IRR, it is still a difficult walk. I have not heard a recent update regarding installation of the lighted cross walks. My hope is that this will improve access and safety along IRR to counterbalance the other issues.

I will look forward to the public discussion of this issue. However, I don't want the voices asking for maintaining the closure for their immediate benefit to outweigh the rest of the town's interest.

Thank you -

Estelle DeMuesy



Christine Nicole <cnicole@townofbelleair.net>

Poinsettia road

1 message

Kathy Hefele <hefelekathy@gmail.com>
To: commission@townofbelleair.net

Fri, Sep 18, 2020 at 8:32 AM

Commission members,

I would very much like to see the road opening back up, connecting Indian Rocks Rd. to Missouri. It makes frequenting the businesses on Missouri easier and faster. Hopefully the residents living along Poinsettia carry the same weight as all the other citizens fo Belleair.

I am a frequent user of the Pinellas trail, and am used to slowing down on my bicycle at ALL road crossings. Adding the Poinsettia street crossing to the list is no big deal. We are very fortunate to have such a beautiful trail system for those who use bikes instead of cars.

Hopefully this email carries the same weight as the voices who attend the meeting on Tuesday, the 20th.

Thank you,
Kathy Hefe



Christine Nicole <cnicole@townofbelleair.net>

Poinsettia Rd. Closure

pgcarroll@earthlink.net <pgcarroll@earthlink.net>
To: commission@townofbelleair.net

Fri, Sep 18, 2020 at 12:39 PM

Good morning, Commissioners.

We received the postcard from the town identifying special discussions that will be held on three topics, one of which is the Poinsettia Rd. closure. I had heard rumors that some residents were concerned about reopening Poinsettia Rd. once the apartments being built on Rosery are complete. Some have said they are concerned about "Section 8" traffic coming through "our town." This attitude strikes me as elitist. Who is to say that "Section 8" traffic will be a bad thing for the town? These are citizens who have rights to use public rights of way as much as the residents of Belleair enjoy.

What would be a bad thing is if this major access for town residents to Missouri Avenue is not reopened. As things currently stand, it is a slow process to get to major thoroughfares as we leave town boundaries. The amount of traffic that backs up at the three-way intersection of Belleview & Indian Rocks Rd. makes that route less than ideal. Taking Ponce de Leon is also a slow process when you're trying to reach Missouri and, during school hours, we are prevented from turning North once reaching Missouri. I, for one, have been eagerly awaiting the reopening of this vital county access.

Is it possible that the owners of the Pelican Golf Club would rather not have that "icky traffic" coming by their new course? The activity at the Pelican has become so prominent in our town and the drone of blowers can be heard early every morning and sometimes in the afternoons. I find this annoying, and we live on DeSoto Place, several blocks from the course. Once the weather cools down, we like to open our windows and enjoy the fresh air without the daily drone from the club. Can something be done about this loud noise? Perhaps there is a less intrusive alternative.

I urge the Town Commission to abandon this notion of keeping Poinsettia Rd. closed. All citizens of this part of Belleair will use Poinsettia on a regular basis.

Thank you for your time and service to the community.

Gail Carroll

9 DeSoto Place

727/584-4608



Christine Nicole <cnicole@townofbelleair.net>

PLEASE LEAVE POINSETTIA ROAD OPEN

Lissa Dexter <lissadex@gmail.com>
To: commission@townofbelleair.net

Tue, Sep 22, 2020 at 10:48 AM

Poinsettia Road is my preferred route out of Belleair.

I can't imagine any legitimate argument for keeping this road closed.

Please consider the needs of all the residents. Sad to say, I think it would benefit the Pelican Golf Course, not the majority of us who are not members.

Thank you,

Lissa Dexter
1607 Pinellas Road



Christine Nicole <cnicole@townofbelleair.net>

Fwd: Belleair Commission considering the closing of Poinsettia Rd across Trail to Rosery Road.

JP Murphy <jmurphy@townofbelleair.net>
To: Christine Nicole <cnicole@townofbelleair.net>

Tue, Sep 22, 2020 at 6:09 PM

----- Forwarded message -----

From: **Anthony Everett** <aeverett@theeverettcompany.com>
Date: Tue, Sep 22, 2020 at 5:16 PM
Subject: Belleair Commission considering the closing of Poinsettia Rd across Trail to Rosery Road.
To: <jmurphy@townofbelleair.net>

Mr. Murphy – Attached please find a letter from our firm regarding the potential closure of Poinsettia at the Pinellas Trail.

Please give me a call if you wish to discuss this.

Thanks for your consideration.

Anthony M. Everett

Director – Central Florida

aeverett@LiveRangeWater.com

5005 Interbay Boulevard, Tampa, FL 33611

O 813.831.5619 / C 813.493.3277



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JP Murphy, ICMA-CM
Town Manager
Town of Belleair
Belleair, FL 33756
(727)588-3769x205
jmurphy@townofbelleair.net

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2 attachments**Poinsettia Closure Letter.pdf**

135K

**Florida Housing Rent Table 2020.pdf**

1149K



R A N G E W A T E R

Real Estate

September 21, 2020

Mr. JP Murphy
Town Manager
Town of Belleair – Belleair Town Hall
901 Ponce de Leon Boulevard
Belleair, FL 33756

RE: Rosery Apartments

Dear Mr. Murphy:

I understand that there is a proposal to close Poinsettia Road on the Belleair side of the Pinellas Trail where Poinsettia meets Rosery Road. I have been told that there are petitions for and against the closure but that the primary reason for the closure request is to prevent residents from our project from entering into Belleair.

We hope these claims are false as we all know healthy communities are made up of residents of all income levels, from nurses and school teachers to doctors and lawyers. In any case, I would like to provide some information about our project so that you will have accurate and true information rather than getting it piecemeal from unreliable sources.

While the agreement we signed with the City of Largo is called Affordable Housing Density Bonus Agreement, the goal was to provide more affordable housing and housing that was attainable to the workforce in Largo, Belleair and Clearwater. This is not subsidized housing but rather rent controlled housing.

Our residents fill several essential roles within our society. They are firefighters, childcare workers, nurses, electricians and other critical trade professionals, and they need a more affordable place to live. We are technically “attainable housing” and the income levels that are used to assess our residents are at 120% ABOVE the median income level for our census tract. Our residents could be making between \$59,000-\$100,000 and our rents are not subsidized in any way and only 20% of the units are rent controlled. This is what people call “workforce housing”. Our project has rent controls but the maximum rent we can charge for a 1 BR unit is \$1,584, the maximum for a 2 BR unit is \$1,899 and for a 3 BR is \$2,194 (see attached schedule of incomes and allowable rents). We have no units larger than 3 BR and some of these rents are higher than what other new luxury apartments are getting in downtown Clearwater.



RANGEWATER

Real Estate

We believe this road closure will be a significant detriment to your community as many of our residents will be working in the Morton Plant Hospital complex and disconnecting Belleair from Largo only proves to show divisiveness and hostility to Largo residents and our residents in particular.

We realize that the Town of Belleair has tried to remain exclusive but in today's era we are hopeful that your town will prove to be inclusive and welcoming.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony M. Everett', is placed on a light blue rectangular background.

Anthony M. Everett
Director – Central Florida
AME/mm

Note: The general hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release: 3/31/2020

Effective: 4/1/2020

Implement on/before: 5/16/2020

FHFC Posted: 4/9/2020

2020 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Pasco County (Tampa-St.Petersburg-Clearwater MSA) Median: 69,200	20%	9,860	11,260	12,660	14,060	15,200	16,320	17,440	18,560	19,684	20,809	246	264	316	365	408	450
	25%	12,325	14,075	15,825	17,575	19,000	20,400	21,800	23,200	24,605	26,011	308	330	395	457	510	562
	28%	13,804	15,764	17,724	19,684	21,280	22,848	24,416	25,984	27,558	29,132	345	369	443	512	571	630
	30%	14,790	16,890	18,990	21,090	22,800	24,480	26,160	27,840	29,526	31,213	369	396	474	548	612	675
	33%	16,269	18,579	20,889	23,199	25,080	26,928	28,776	30,624	32,479	34,335	406	435	522	603	673	742
	35%	17,255	19,705	22,155	24,605	26,600	28,560	30,520	32,480	34,447	36,415	431	462	553	640	714	787
	40%	19,720	22,520	25,320	28,120	30,400	32,640	34,880	37,120	39,368	41,618	493	528	633	731	816	900
	45%	22,185	25,335	28,485	31,635	34,200	36,720	39,240	41,760	44,289	46,820	554	594	712	822	918	1,012
	50%	24,650	28,150	31,650	35,150	38,000	40,800	43,600	46,400	49,210	52,022	616	660	791	914	1,020	1,125
	60%	29,580	33,780	37,980	42,180	45,600	48,960	52,320	55,680	59,052	62,426	739	792	949	1,097	1,224	1,350
	70%	34,510	39,410	44,310	49,210	53,200	57,120	61,040	64,960	68,894	72,831	862	924	1,107	1,280	1,428	1,575
	80%	39,440	45,040	50,640	56,240	60,800	65,280	69,760	74,240	78,736	83,235	986	1,056	1,266	1,463	1,632	1,800
	120%	59,160	67,560	75,960	84,360	91,200	97,920	104,640	111,360	118,104	124,853	1,479	1,584	1,899	2,194	2,448	2,700
	140%	69,020	78,820	88,620	98,420	106,400	114,240	122,080	129,920	137,788	145,662	1,725	1,848	2,215	2,560	2,856	3,150
Pinellas County (Tampa-St.Petersburg-Clearwater MSA) Median: 69,200	20%	9,860	11,260	12,660	14,060	15,200	16,320	17,440	18,560	19,684	20,809	246	264	316	365	408	450
	25%	12,325	14,075	15,825	17,575	19,000	20,400	21,800	23,200	24,605	26,011	308	330	395	457	510	562
	28%	13,804	15,764	17,724	19,684	21,280	22,848	24,416	25,984	27,558	29,132	345	369	443	512	571	630
	30%	14,790	16,890	18,990	21,090	22,800	24,480	26,160	27,840	29,526	31,213	369	396	474	548	612	675
	33%	16,269	18,579	20,889	23,199	25,080	26,928	28,776	30,624	32,479	34,335	406	435	522	603	673	742
	35%	17,255	19,705	22,155	24,605	26,600	28,560	30,520	32,480	34,447	36,415	431	462	553	640	714	787
	40%	19,720	22,520	25,320	28,120	30,400	32,640	34,880	37,120	39,368	41,618	493	528	633	731	816	900
	45%	22,185	25,335	28,485	31,635	34,200	36,720	39,240	41,760	44,289	46,820	554	594	712	822	918	1,012
	50%	24,650	28,150	31,650	35,150	38,000	40,800	43,600	46,400	49,210	52,022	616	660	791	914	1,020	1,125
	60%	29,580	33,780	37,980	42,180	45,600	48,960	52,320	55,680	59,052	62,426	739	792	949	1,097	1,224	1,350
	70%	34,510	39,410	44,310	49,210	53,200	57,120	61,040	64,960	68,894	72,831	862	924	1,107	1,280	1,428	1,575
	80%	39,440	45,040	50,640	56,240	60,800	65,280	69,760	74,240	78,736	83,235	986	1,056	1,266	1,463	1,632	1,800
	120%	59,160	67,560	75,960	84,360	91,200	97,920	104,640	111,360	118,104	124,853	1,479	1,584	1,899	2,194	2,448	2,700
	140%	69,020	78,820	88,620	98,420	106,400	114,240	122,080	129,920	137,788	145,662	1,725	1,848	2,215	2,560	2,856	3,150

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.



Christine Nicole <cnicole@townofbelleair.net>

Fwd: Poinsettia Road

Tom Shelly <tshelly@townofbelleair.net>
To: Commission <Commission@townofbelleair.net>

Tue, Sep 22, 2020 at 3:35 PM

FYI

----- Forwarded message -----

From: **Lissa Dexter** <lissadex@gmail.com>
Date: Tue, Sep 22, 2020 at 3:12 PM
Subject: Poinsettia Road
To: Tom Shelly <tshelly@townofbelleair.net>

I am emailing you personally because I don't know any of the other commissioners. Please reopen Poinsettia Road. As well as a convenience issue, it's also a safety issue in the event of an emergency weather evacuation. Perhaps a study should be made about that before a decision. Is made.

I am truly losing heart about Belleair in general (which will not come as a surprise to you).

Thanks for your good work and integrity.

Lissa Dexter

Sent from my iPad

--

Tom Shelly
2005-2018 Belleair Commissioner
727-510-8350

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Christine Nicole <cnicole@townofbelleair.net>

Fwd: Poinsettia Road

Tom Shelly <tshelly@townofbelleair.net>
To: Commission <Commission@townofbelleair.net>

Tue, Sep 22, 2020 at 3:53 PM

Mayor & Commissioners FYI on this email.

Thanks, Tom Shelly

----- Forwarded message -----

From: **Rick Hardwick** <rhardwick659@gmail.com>

Date: Tue, Sep 22, 2020 at 11:57 AM

Subject: Poinsettia Road

To: <tshelly@townofbelleair.net>

Cc: jkj1036@gmail.com <jkj1036@gmail.com>, Todd Reich <horse114r@gmail.com>

Tom:

Several of us who live on Poinsettia or Cypress were together last night discussing this issue and another resident asked if the Town had been involved in any input with the original project approval?

If not, why not with a new MF project of 200 + units going in on our border on one of the main streets into and out of the town? You presumably know there is another 200 + units under construction about 1/3 mile by Atlanta Co. Woods Partners, both with density adds for providing units to certain targeted income levels.

This means that in the last 10 years or so there have been about 1,000 units added on Clearwater Largo Road all of which create some traffic through Belleair.

Now I get it, Largo wants to get rid of some of their older properties, which makes sense, but I am now wondering how they got all these new units with seemingly zero or very little road way improvements. I just drove Clearwater Largo Road and don't see one road improvement relative to any of thees projects, incredible!!

I have been involved in maybe 30 developments over 40 years and I don't recall one that I didn't have to do a traffic study and generally make some improvements. The most recent being 75,000 SF of storage (which generates very few trips) in Spring Hill on County Line Road, finished 70 days ago and we had to pay for a \$150,000 right hand decel- turn lane. Can you advise what has been done in Largo for these developments which all added traffic through Belleair?

By the way, the new project has street parking; they just simply could not get it all inside the project, so that will inhibit traffic as well to some extent. No access off Clearwater Largo Road I don't believe.

Tom, as said before, none of us who live nearby want this road opened again and we realize it will cause Belleair residents to make some travel adjustments but hardly any effect as we can all go South to east west roads Mehlenbacker or West Bay, or north for other access. Few reside in Belleair worud be negatively effected this but those on Poinsettia and Cypress will be for sure.

Regards, Rick Hardwick

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