



*Ozona Village  
Improvement Society  
O.V.I.S.*

P.O. Box 81 • Ozona, Florida 34660

Chair County Commissioner Karen Seel  
And Members of the Board of County Commissioners  
315 court Street, fifth floor, Clearwater Florida 33756

March 26, 2019

Dear Hon. Chair,

There is a proposed residential rezoning in Ozona scheduled for the County Commissioners' consideration at your April 23 meeting. The proposal is a 5 acre property located at 600 Pennsylvania Ave. and would change the zoning from single family ( R- 3) to multi family (RM- 5). There is considerable concern within the community of Ozona with this proposal and OVIS is on record as recommending that the zoning remain as it is and that a new category and type of development should not be introduced.

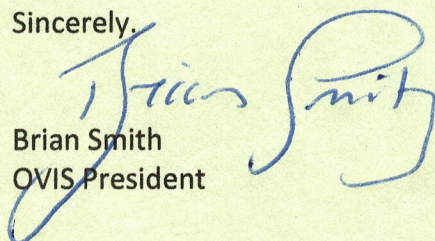
There are several reasons for this recommendation. The proposed rezoning is not consistent with the community character as recognized in the Ozona Community Overlay adopted by the County Commission in the County Comprehensive Plan. We believe the low intensive residential character as called for in that overlay should be maintained.

In addition there are considerable negative impacts. Ozona is a coastal community with a fragile coastline and this property falls within that zone. This will make it very difficult to develop this property in an environmentally sensitive way. Increasing the intensity of the development will increase this challenge. Access to the property will be primarily on Ohio which is a street on the east side of the property that is currently a cul-de-sac. While it is recognized future access maybe from this location it would be desirable to keep the impact to a minimum.

It can be debated how many single family houses can be realistically designed for this property with R-3 zoning. However, changing the zoning to RM-5 would insure the developer five multi family units per acre. The more important point is that the character of the development with the zoning change would not be consistent with the community character of Ozona.

In summary, OVIS would encourage the Board to keep the zoning the same and not create an unstable zoning environment for our community by introducing the concept of changing the zoning for more development and a higher value.

Sincerely,

  
Brian Smith  
OVIS President