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January 31, 2022

Janet C Long, Chairman,
Board of County Commissioners; Pinellas County, Florida
315 Court St.
Clearwater, FL 33756

Reference: ZON-21-12; Application of First Capital Trusts, LLC

Dear Ms. Long:

It is my privilege to consult and to enter this appearance in this matter on behalf of Michael Cousin, a nearby landowner to the property which is the subject of this proceeding. Mr. Cousin has previously corresponded with the commission with respect to this issue. This was by letter dated January 4, 2022, and at that time he expressed concerns primarily with respect to the present legal zoning for this parcel as well as the character of this community and the desire of the present residents to retain such character as demonstrated by their steadfast adherence to the present zoning of that area.

It also appears that there is an easement issue for this property which definitely requires discussion and some form of resolution. It does not appear to be an issue which can be disregarded and it also does not appear to be an issue which can be resolved in favor of granting the zoning request.

It is my understanding of Commission proceedings that written objections can be filed up until one week before the scheduled meeting, which I am told is February 22, 2022. Although I am not in possession of any written notice of this hearing and do not see it as a special matter on the February 22, 2022 agenda, I am told that there may have been a deadline of February 1, 2022, for written objections

Accordingly, I am sending this letter, together with a copy of the previous letter from Mr. Cousin, to you, the Commission at large, and to the Applicant, This ay the 31st day of January, 2022.

Thank you for your attention and consideration of this matter. I look forward to meeting with you.

Very truly yours,

Charles E. Lykes, Jr.

Charles E Lykes, Jr.

Copies to (w/enc.): First Capital trusts, LLC; Board of Commissioners, Pinellas County, Florida
Michael Cousin (w/o enc.)

Pinellas County Housing & Community Development & Zoning Division
Development Review Services Department
440 Court Street - 4th Floor
Clearwater, FL. 33756

January 4th, 2022

Re: Case No. ZON-21-12 First CapitalTrusts, LLC, Applicant

Dear Department Personnel,

This letter is written in opposition to this rezoning application. The current R-A zoning of this property requires 2 acres for construction of one single family dwelling. Like the rest of our neighborhood, that is the lowest density of any residential zone.

Our 5 acre property is located approximately 330 feet west of the subject property. When we built our home we did so in compliance with the 2 acre minimum requirement, as did the owners of the other properties in the area including our neighbor to the east. Their property is approximately the same size as the subject property and is directly adjacent to it. Approval of this zoning application would change the subject property from the lowest density to the very highest density with no buffer whatsoever for us or our neighbors! That can't be right.

The R-A zoning code of this neighborhood and the subject property is as follows:

"Sec. 138-365. - R-A, Residential Agriculture District.

The R-A, Residential Agriculture District provides for large residential lots of a size and character that can accommodate agricultural activities. **The district is intended to retain and preserve much of the natural character of the area** including vegetation, hydrology, and topography. Personal and commercial agricultural uses may be permitted within this district as authorized. Due to the extensively urbanized character of the county, however, agriculture may not be appropriate in certain areas covered by this district."

R-A is the current zoning and the nature of our neighborhood in general. Our objection is that they are asking to skip over R-1, R-2, R-3 and R-4 and go straight to high density R-5 Urban Residential which is as follows:

"Sec. 138-386. - R-5, Urban Residential District.

The R-5, Urban Residential District provides for areas where the development of small-lot, detached single-family, two-family and three-family dwellings and townhouses are appropriate. The district is intended to allow compact, urban-style dwelling units typically comprised of smaller living spaces on smaller lots.

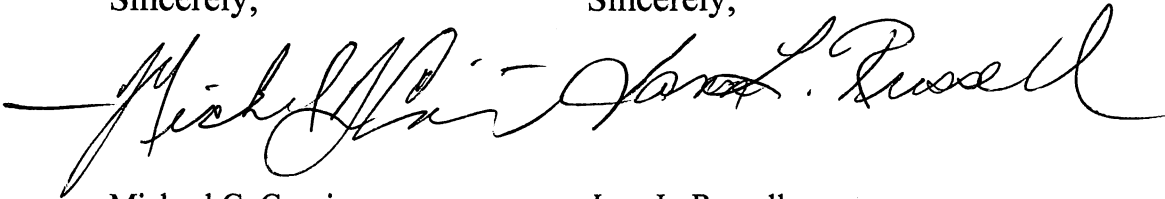
The R-5 district should be located in or near urbanized areas where sufficient transportation facilities and urban infrastructure are readily available. The district is also intended for properties in and around established urban residential neighborhoods that are planned to accommodate infill redevelopment. **The district facilitates compact infill redevelopment by allowing housing types with small lots and minor structural setbacks.** This district shall include all areas indicated on the zoning atlas maps as R-5. R-5 residential neighborhoods should be developed around and incorporate common open space areas such as parks and courtyards."

Many of us are concerned that granting this type of rezoning to a much higher density will set a precedent that could lead to the subdividing of other area properties into ever smaller and more densely zoned parcels. This would ultimately reduce our property values and change the character of the neighborhood. So please keep our neighborhood as it is.

Thank you for your consideration.

Sincerely,

Sincerely,



Michael G. Cousin
9155 94th Av. N.
Seminole, FL 33777

Jann L. Russell
9155 94th Av. N.
Seminole, FL 33777

Email: michael@cousin.com Cell: 727-542-7200

*Dorothy A. Campbell
8963 Antigua Drive
Seminole, FL 33777*

February 15, 2022

TO: Board of County Commissioners

RE: Case No. ZON-21-12

I am a resident at The Village at Antigua Homeowners Association and served as President for 11 years on the board. Our townhome community runs adjacent/parallel to the site that is designated to add 29 townhomes. As a past president of my community, I have several questions and concerns that I hope the County will address. Our current Vice President attended the meeting, however the following questions and concerns were never mentioned or addressed.

1./ Will the land be built/graded up making it a bit higher than our land? Currently, our south wall that runs parallel to the property in question has openings at the bottom to allow drainage to and from both sides. However, over the past years during heavy rain our land has been flooding.

CONCERN: *This could impact us and add to our flooding issue if their land is built on higher ground. Even if it is only $\frac{1}{2}$ "*

2./ The contractor mentioned to our current president he would be removing all the trees and adding Palm Trees. Also considering to add bamboo plants along our wall as a good gesture to provide us privacy.

CONCERNS: ***A:** adding only Palm Trees does not add to the protection of wildlife. There needs to be some Florida trees that are environmentally friendly and safe for our wildlife. **B:** Adding Bamboo plants are so invasive they can spread to our side and also crowd out native plants. **C:** What will happen if the contractor removes the trees that have grown against our wall? Is there a possibility over time it will compromise the wall structure once these trees are removed? These tree roots are under the wall and into our land.*

3./ Will the contractor be required to add a retention pond? And where will that be located?

CONCERN: *With all that cement for buildings and road large drainage pipes and pond still poses a problem of flooding for us. Unfortunately, over the past 17 years we have had our flood zone grade go from a D to C and now a B/C. As our county continues to be progressive, we are squeezing out all the positive things we have had here.*

Understandably we cannot stop progress of building, however asking that our county commissioners take into consideration and protect the people, environment and wildlife when it comes to allowing the contractor to build in our neighborhood.

Thank you for your consideration,

Dorothy Campbell