

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.

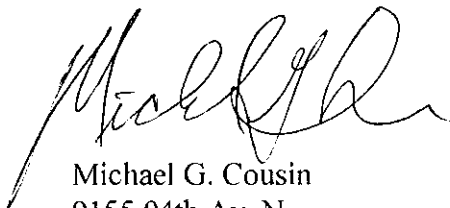
The R-5, Urban Residential District provides for areas where the development of small-lot, detached single-family, two-family and three-family dwellings and townhouses are appropriate. The district is intended to allow compact, urban-style dwelling units typically comprised of smaller living spaces on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

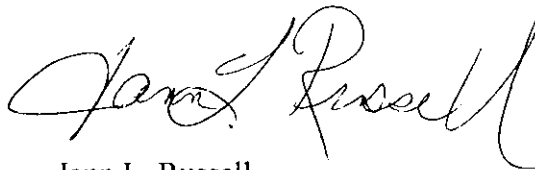
Thank you for your consideration.

Sincerely,



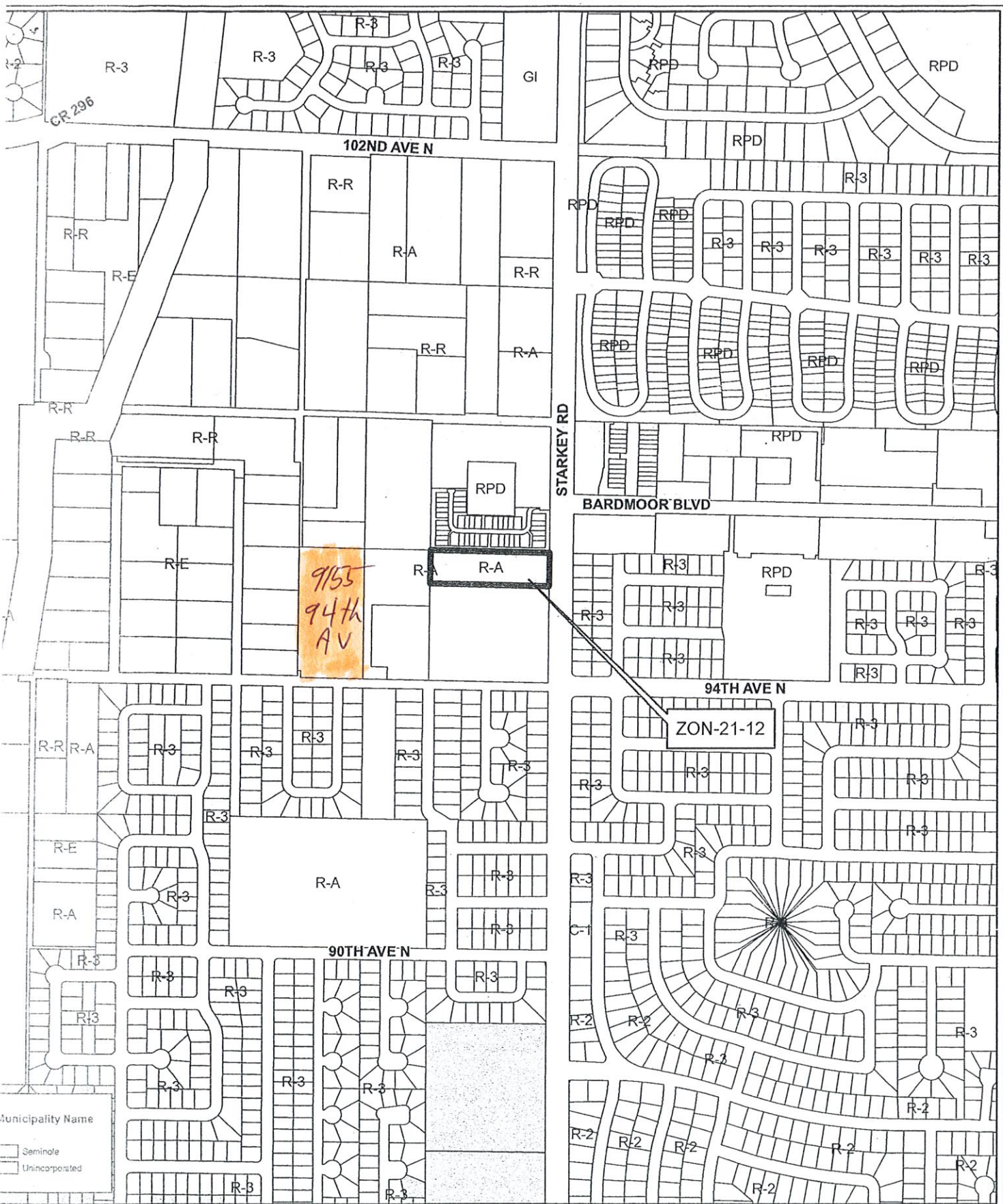
Michael G. Cousin
9155 94th Av. N.
Seminole, FL 33777

Sincerely,



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

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



ZON-21-12
Municipal Map

Zoning
From: R-A, Residential Agriculture
To: R-5, Urban Residential



1/30/15/70704/100/3101

Prepared by: Housing & Community Development Department



Date: 12/1/2021

1 inch = 0.12 miles

From: Charles Delatorre <cde10@yahoo.com>
Sent: Wednesday, January 5, 2022 3:45 PM
To: Zoning, Planning <zoning@co.pinellas.fl.us>
Cc: Lynn De la Torre <lynn_bd@yahoo.com>
Subject: [BULK] Case No. ZON-21-12 First Capital Trusts, LLC, Applicant
Importance: Low

CAUTION: *This message has originated from outside of the organization. **Do not** click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

January 5, 2022
9121 94 Ave
Seminole, FL 33777

Pinellas County Housing & Community Development & Zoning Division
Development Review Services Department
440 Court Street, 4th FL
Clearwater, FL 33756
Email zoning@pinellascounty.org

RE: Case No. ZON-21-12
First Capital Trusts, LLC, Applicant

Dear Pinellas County Housing & Community Development & Zoning Division:

We are writing **in opposition to the rezoning** of the applicant's property from RA-Residential Agricultural to R-5, Urban Residential. Our property is located directly adjacent to this property and therefore directly impacted by this change.

We purchased our property in 2004, built our home, and in 2005 moved in. One of the main reasons we purchased this property was because the neighborhood was zoned R-A Residential Agricultural and the protection this zoning provided. We had other options at the time but realized just how unique this neighborhood was. This small less densely populated section of Pinellas County was just what we were looking for. When we built our home, it was built on a 2.5-acre tract of land in compliance with current zoning regulations, a 2-acre minimum requirement for a single-family dwelling.

It is not unusual to see different types of wildlife on our property. We have gopher turtles

grazing in the yard, red shoulder hawks flying above, peacocks, and others as well. Changing the zoning to allow townhomes, duplexes, triplexes, etc. will change all of that and not for the good.

Pinellas County is the most densely populated county in the State of Florida. The zoning of RA- Residential Agricultural is intended to preserve this small less densely populated section of the county. Our peace of paradise will be adversely impacted by changing the zoning from R- A Residential Agricultural to R-5, Urban Residential.

We kindly request consideration of the Zoning Division to ***not change*** this property from RA- Residential to R-5 Urban Residential. We would like to maintain the current zoning of this property to protect the uniqueness of this small less densely populated area of Pinellas County. Should this property change to R-5 Urban Residential, it sets a precedent to change other areas and the county loses the uniqueness current zoning offers the county.

Respectfully,

Charles R. De la Torre
727.543.5731

Lynn B. De la Torre
727.543.5732