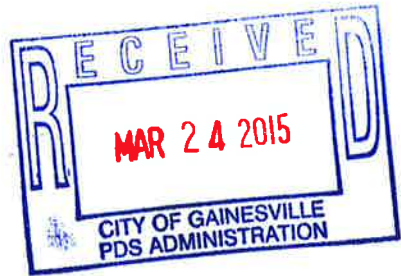


CITY OF GAINESVILLE
CITY COMMISSION

15 MAR 23 PM 12:17

Nancy Loeper
PO Box 6015
Gainesville, FL 32627
niloeper@yahoo.com
March 18, 2015

City Commission
Mail Station 19
Petitions PB-14-42 & PB-14-43 Zon
PO Box 490
Gainesville
FL 32627



To Whom it May Concern,

My concern is the T-O zoning of the Medical Gardens plaza on the corner of NW 8th Ave, NW 10th Street and NW 9th Avenue and how it will be developed.

My home at 1104 NW 9th Ave, as well as my adjacent lot to the east, are directly across from this plaza in Spring Park, a single family neighborhood. This small section of NW 9th Avenue is a one lane dead end avenue. It is paved, but is only 18 feet wide. It does not continue over to NW 12 Street as a section of Rattlesnake Creek runs parallel to NW 12 Street. In fact, a small spring just north, on the corner of NW 10 Ave and NW 12 Street , feeds that section.

If this property develops into a three storied residential/office/restaurant property, my concerns are the Minimum rear setbacks (3-10 feet) and how the ingress and egresses would work. The front of the current one-story Medical Gardens faces a Principal Road, NW 8th Avenue. The rear of the property faces the 18 foot wide/single lane dead end NW 9th Ave. (The dead end and creek are never marked on the maps.)

Last year I spoke with several city employees about environmental impacts to the creek and the large trees. I appreciated their willingness to meet me and listen, but I didn't get my concerns answered.

I would like the City Planning Board to be aware of the problems with developing this property that abuts my single family neighborhood.

I'm sorry that I will not be able to attend the March 30th meeting to express my concerns. I would like answers to how the rear setback, ingress and egress would be addressed.

Thank you. Nancy Loeper

CC: City Manager