

Dear Ms. Lazzari:

I appreciate your attempting to get the exact legal. Obviously, without an exact legal I cannot support their petition for rezoning and land use change because I do not know where the property is that they would be changing. A drawing on a map is helpful but not sufficient, as it does not legally define the property. Hopefully, you and your staff agree.

As I mentioned, the existing church facility and buildings, while they may have met past storm water retention requirements, likely do not meet current standards. Since the Church contemplates additional development on their property, I have concern that severing the 5 acre parcel may preclude the Church from making their planned improvements because it will remove areas perhaps needed for potential future storm water retention capacity should the church wish to add or renovate their existing structures. It is questionable if they remove the proposed 5 acres from the church land that the remaining land will be able to accommodate future renovation, expansion, or change to the existing sanctuary, office buildings, residences, school, and gift shop which currently exist on the Holy Faith site. These improvements, because they are substantial changes, versus *de minimus*, should trigger evaluation of the entire property storm drainage system to meet current code requirements, to prevent detrimental off-site increases in storm water volume or intensity that would affect my property and other downstream property owners.

I certainly would be in favor of the future land use change of the entire Diocese of Saint Augustine property to Mixed-Use commercial, including, of course, the proposed 5-acres, believing that by changing the future land use of all of the Church property, appropriate storm water requirements, public works protocols for access to Newberry road and environmental assessments would be triggered before any development would take place.

Changing land use and zoning just to sell 5-acres so the church can change and expand in its existing footprint after the sale will create hop-scotch zoning, commercial then residential then commercial (my property currently MU-1). It also will increase pressure on planners to accept compromises to the standards for stormwater treatment and retention if there is insufficient property available to provide the required stormwater facilities.

Rather than changing the future land use and zoning in a vacuum, I hope the plan board would consider the following:

1. Will the land use and zoning change of the Holy Faith downhill 5-acres, if the property is developed, exacerbate the uphill drainage problems that already exist or cause future problems if the church wishes to change or build new buildings on their remaining land?
2. If the 5-acres is rezoned, will there be ingress and egress for properties on 39th road, or will the properties be even further land-locked by the development on the 5-acres once the property is sold and developed?
3. Will the church, at their discretion, continue to close or open access across their property from 39th road to 43rd street once the rezoning takes place unless the city makes stipulations on the access across church property or across the newly zoned property to Newberry Road?

I believe it is necessary for you to consider these and several other long range planning issues for the entire current Church property and adjoining properties rather than allowing the 5 acre parcel to go through separate re-zoning in a vacuum.

Yours truly,

J. Andrew Williams, owner TP# 6503, 560 NW 39th Road, Gainesville, FL 32607, 352-870-003

Dear Plan Board Members:

We are unable to attend the September 25th Plan Board meeting, but we wish to comment on these petitions as residents of Gainesville and as members of Holy Faith Catholic Church. We believe that the change in land use from Residential Low (RL) to Mixed Use-Low Intensity (MUL) is entirely appropriate for the property in question given the surrounding existing land uses. Maintaining the current land use designation, Residential Low, is not appropriate for the same reason, that the surrounding existing land uses are primarily professional offices and mixed use commercial in nature.

Likewise, we believe that the change in zoning from 8 units/acre single-family residential (RSF-4) to 8-30 units/acre mixed use low intensity (MU-1) is entirely appropriate for the property in question given the current zoning and existing uses of surrounding properties. We do not believe it is at all likely that the subject property would ever be developed for single-family residential uses for these same reasons.

We therefore ask that the Plan Board approve both petitions as submitted.

Thank you for your consideration,

James & Susan Hencin



September 23, 2014

Dear Planning Board Members:

Southeastern Integrated Medical, P.L. is a multispecialty health care system with medical clinics, integrated health care services and our corporate headquarters operating out of the property at 4343 W. Newberry Road. We are aware that Holy Faith Church is requesting from you a change of Land Use for their five acre property which is immediately to the north of our property, separated by Newberry Road.

We moved into our building in 2005, and are the initial occupants. Prior to and during our time here we have had very good relations with Holy Faith Church. SIMED gives their full support to Holy Faith's efforts towards changing the designated Land Use for their property.

Sincerely,

Daniel M. Duncanson, M.D., C.P.E.
Chief Executive Officer



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Allstate Insurance Company
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September 23, 2014

RE: Letter of Support RE: Land Use Change Proposed by Holy Faith Church

Dear City of Gainesville Planning Board Members:

My name is Judy L. Locascio and I am an Allstate Agent and co-owner of the office building located at 4056 Newberry Road, Gainesville, Florida.

My office and property is immediately east and adjacent to the Holy Faith Church property that is currently before you regarding Land Use matters.

The Church has been a good neighbor to me for over 18 years and I fully support Holy Faith's petition proposing a change in zoning to Multiple Use.

Thank you in advance for your favorable consideration.

Sincerely,

Judy Locascio,
Allstate Agency Owner