

14 APR 21 PM 12:40

April 18, 2014

Clerk of the Commission- Station 19
Quasi-Judicial Hearing / Petition PB-14-21 PDA
PO Box 490
Gainesville, Florida 32627

Re: Petition PB-14-21 PDA
University Towne Center Planned Development

Dear Clerk of the Commission:

We received the Notice of Public Meeting, regarding the Petition to Rezone Property (University Towne Center: 3100 Block of SW 34th Street, Gainesville, Florida) and it is our understanding that this rezoning amendment petition pertains only to signage regulations. We are not contesting the petition and we support the new development. Additionally, we are not requesting a formal quasi-judicial hearing on this matter; however, while your files are at hand, please review our multiple complaints concerning the drainage. We are requesting that the City of Gainesville address the flooding issue that is associated with this development.

Some time ago, the drainage area of the PUD was relocated and shortly thereafter, during a serious rain, it overflowed into the north end of our property (Rocky Point Apartments: 3100 SW 35th Place, Gainesville, Florida 32608). This water overflow resulted in the flooding of several residential units. We notified the developer and they made some basic and partial corrections; however, it was not sufficient to solve the issue. To-date, if there is a heavy rain, we are required to sandbag several sliding glass doors to prevent flooding.

While this matter is unrelated to the petition for rezoning, we ask that this matter be addressed by the appropriate department.

If you have any questions or can provide a contact for addressing this matter, please contact me at 352/240-9006 (phone), 352/240-9016 (fax) and/or christy@saulsilber.com (email).

Thank you for your time and consideration in helping us resolve this continued issue.

Respectfully,



Christy Bracken, Assistant to Saul Silber
Saul Silber Properties, LLC

cb
Attachments

Saul Silber Properties, LLC

www.saulsilber.com

3434 SW 24th Avenue, Ste. A
Gainesville, Florida 32607
Phone (352) 338-1000
Fax (352) 338-1576

February 28, 2014

Via Electronic Mail (sts@argateproperties.com)

Steven T. Siegel, President
Argate Properties, Inc.
5445 North Bay Road
Miami Beach, FL 33140

Re: Development (University Towne Center, Gainesville, Florida)

Dear Mr. Siegel,

I am writing to you as the owner of Rocky Point Apartments, an adjacent property, and as a neighbor of the property that you may be developing in Gainesville, Florida (University Towne Center).

Some time ago, the drainage area of the PUD was relocated and shortly thereafter, during a serious rain, it overflowed into the north end of my property and it flooded a couple of the apartments. We notified the developer and they made some basic and partial corrections but not enough, as the issue still remains and during a heavy rain, we actually sandbag several sliding glass doors to keep the water out of the apartments.

A new development concerns me because it may increase the runoff into the overflowing area.

In the process of designing your drainage, please keep the above in mind and correction of same, if it applies. In the meantime, if I can be of any help with any of the issues, please do not hesitate to call me.

Sincerely,



Saul Silber
Saul Silber Properties, LLC

SS/cb

cc: Nick Banks, Managing Director- Front Street Commercial Real Estate Group
Via Electronic Mail (nickb@frontstreet.net)
Craig Brashier, AICP, Planning Project Manager- Causseaux, Hewett & Walpole, Inc.
Via Electronic Mail (CraigB@chw-inc.com)
Planning Department, Alachua County

Christy Bracken

From: Christy Bracken <christy@saulsilber.com>
Sent: Friday, February 28, 2014 2:39 PM
To: 'sts@argateproperties.com'
Cc: 'nickb@frontstreet.net'; 'CraigB@chw-inc.com'
Subject: Development: University Towne Center (Gainesville, FL)
Attachments: ArgatePropertiesMiamiFLUniversityTowneCenterGainesvilleFL02-28-2014Scan.pdf

Dear Mr. Siegel,

Attached herewith is a scanned copy of the letter, drafted by Mr. Silber, regarding the above.

Sincerely,
Christy Bracken, Assistant to Saul Silber
Saul Silber Properties, LLC
3434 SW 24th Avenue, Suite A
Gainesville, Florida 32607
Phone: (352) 240-9006
Fax: (352) 240-9016
Email: christy@saulsilber.com

cc: Nick Banks, Managing Director- Front Street Commercial Real Estate Group
Craig Brashier, AICP, Planning Project Manager- Causseaux, Hewett & Walpole, Inc.

Christy Bracken

From: Bridges, Samuel H. <bridgessh@cityofgainesville.org>
Sent: Thursday, March 27, 2014 4:51 PM
To: Christy Bracken
Subject: Re: Rocky Point Apartments: 3100 SW 35th Place, Gainesville, FL 32608 (Water Runoff Issue Follow-up)

I will forward this information to the engineer to see what we can do. Thanks

Sent from my iPhone

On Mar 27, 2014, at 4:02 PM, "Christy Bracken" <christy@saulsilber.com<<mailto:christy@saulsilber.com>>> wrote:

Mr. Bridges,

We received the temporary construction easement, associated with a portion of lot 40 / Serenola Manor No. 2 area. Mr. Silber has no issue with signing the Temporary Construction Easement but asked that, while I had a name in front of me, I contact the City and inquire about the water run-off issue at Rocky Point Apartments (3100 SW 35th Place, Gainesville, Florida 32608). He would like to know when/if the City will be addressing the continued issue of flooding, resulting from the run-off that overflows from the property to the north of the complex.

Sincerely,

Christy Bracken, Assistant to Saul Silber Saul Silber Properties, LLC
3434 SW 24th Avenue, Suite A
Gainesville, Florida 32607
Phone: (352) 240-9006
Fax: (352) 240-9016
Email: christy@saulsilber.com<<mailto:christy@saulsilber.com>>