

To: Growth Management/Development Review

From: Diane V. Bendekovic
13735 NW 30th Road
Gainesville, FL
954-980-1137
dbendekovic@gmail.com

Subject: Development Explosion

Please review the impending major projects in **totality not individually**. It goes without saying the infrastructures and land use will be dramatically impacted upon the completion of all requested 844 residential within the area plus 85,220 commercial/retail.

Projects:

Gainesville Cottage TND 212 residential 21,200 sq. ft commercial

West Newberry Road and Northwest 143rd Street

Westlake Traditional Neighborhood Development

128 multi-family unit 18,820 sq. ft commercial

Town of Tioga - South Annex

SW 15th and SW 143 Street

504 residential 45,200 sq. ft commercial

Discussion Points:

Traffic Study: The impact of 844 residential and 85,220 commercial sq. ft. to West Newberry Road traveling east/west, ingress/egress onto West Newberry from NW 122nd St/NW 143 St., and commercial/retail

Impact Fees: Stormwater/Public Works/Schools/Roads/Sidewalks

Public Safety: Fire/Police - 844 residential means a need to increase personnel equals increase budgetary costs; salary, equipment, etc.

Open Space: Recreation Area/Dog Park - Triple the developers recommendation

Landscaping: Mature Trees/ Foliage - Triple the plantings recommendation

Land Use: Units Per Acre ... Decrease number units per acre

Remember:

Developers: Developers are profit seekers/bottom line is generating revenue whereas Growth Management and Development Review promotes positive growth, high environmental standards, quality construction, and creative architectural design.

Control development and maintain low density land use, learn from the mistakes of the counties to the south.

Please don't hesitate to contact me if questions are necessary. Thank you in advance for your consideration in addressing the aforementioned.

