

From: [Kathy Schimmelman](#)
To: [planningdepartment](#)
Subject: Cannery Station PUD
Date: Monday, April 08, 2019 4:44:44 PM

To: Florence Planning Commission Department
Reference: Cannery Station PUD

To All It May Concern:

I am a concerned 24-year resident of Florentine Estates, and current Florentine Estates Homeowner's Association Board President.

I wish to thank the Planning Commissioners, Director Wendy Farley-Campbell and her staff, and Cannery Station developer Dr. Chuck McGlade and his representatives, for all the time and energy being spent in bringing this proposed PUD to our great City of Florence. I believe it is the biggest development of its kind to come to our city. Given its location, terrain and existing infrastructures, plus the various State, County and Local agency involved, its complexities are obvious.

This PUD has been trying to get developed since 2008, originally with Arlie & Co. and Dr. Chuck McGlade. At that time these developers proposed the same plan as is now being proposed by Dr. McGlade. Briefly listed below are significant changes being made concerning Florentine Estates 55+ gated community:

1. Loss of privacy due to 2-story duplex units backing up to Florentine Estates properties in the 400-500 area.
2. Concerns of flooding within the 400-500 area of Florentine Estates due to detention/retention ponds being built above ground which may erode causing overflow/failure due to extreme, long periods of rain.
3. Substantially greater security risks and noise levels due to lack of a minimal 8' concrete sound buffer wall.
4. Removing the 55+ restrictions from all residential units in Cannery Station thus causing conflict between 'mixed-use' residents and Florentine Estates 55+ residents.

There are other concerns, but these are the major concerns of Florentine Estates Homeowners.

As a retired realtor from Florence, plus a former realtor in Sacramento, CA, I have knowledge regarding real property development, both residential and commercial. Most developers want to be liked and accepted by the communities around them. It enhances their development and the residents around them.

If the developer would provide an 8' concrete barrier along the east/west property line, and indemnity against Florentine Estates homes damaged due to flooding created by Cannery Station drainage systems, it would bring the security and peace of mind our residents are seeking from our neighbor, Cannery Station PUD.

Respectfully,

Kathy Schimmelman

Board President

Florentine Estates Homeowners Association