

LETTER AND EMAIL IDEAS FOR PROTESTING ALLURA

If you are writing a letter to protest the re-zoning the property at the Southeast corner of Veterans Parkway and Livingston Road (ALLURA development), you may want to include some of these discussion points, in addition to the obvious objections regarding congested traffic patterns, schools at capacity, wetland, green space, and bear habitat protection.

- The proposed apartment complex zone changes, if approved would be an example of 'spot zoning', an example of bad development. Almost every property within two miles of the proposed apartments is a single-family home.
- The proposed apartment complex will have no standards or controls such as the developments near the site have that control the operation, maintenance and behavior of the owners and controlled by a board of directors.
- The developer, Stock, will have no control of over what this proposed apartment complex will look like in 10 years and beyond. They will most likely sell the project to any investor who could then do anything they desired. During a downturn in the real estate rental market, the owner could forgo maintenance work, hence reducing the 'luxury' apartment to something much less than "luxurious."
- The incompatibility of the apartment architecture, given the architecture of the surrounding single-family homes in neighboring developments, is of a density that requires 3 to 4 levels. This will do doubt negatively affect property values of adjoining real estate.
- Buyers looking to purchase a single-family home in the area may be negatively influenced by an apartment complex in the middle of a single-family home area. This could negatively affect single family home values in a very significant way.
- Zone changes or variances are generally granted due to a hardship on the part of the property owner. However, this does not seem to be the case in this instance. The land in question has been zoned for a long period of time. All the surrounding property has been developed in compliance with the current zoning.

The folks who purchased in the surrounding single-family home developments did so relying on the fact that neighboring projects would be of a like kind. Changing the adjoining land to allow an apartment project is unfair to those taxpayers

Please address your letters to:

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