

Dear Neighbors,

We want to update you on the Paine Development project next door. As we have previously advised you, the Board has been watching the progress of this project, from the submission by Paine of a plan for “conceptual review” back in the early part of the year, to the submission by Paine of what the City calls a “Formal Application” in late August. What we have learned is:

1. Shortly after the public meeting with Paine Development in early October, the City delivered to Paine its 10-14-21 response to the “Formal Application” - finding that it was **DEFICIENT** in several respects and must be resubmitted.
2. This means that Paine must resubmit and go through the review process again, before it can be posted for public comments and go through public hearings before the City Commission.
3. The most significant deficiencies cited in the City’s 10-14-21 Response to Paine:
 - Paine must show it has the legal right to use the stormwater retention ponds on CT Condos property (which Paine does NOT have).
 - Paine must show that it has legal easements to tie his development into Hanley and Mill Creek before his transportation plan can be approved.
Based upon research done by the committee working for the Board – as well as what the City has told the committee - no such easements exist.
 - Paine has also told the Board (and the community in the OCT public meeting) that he opposes connecting to Mill Creek.
 - Paine must remove the on street parking spots on Hanley shown on the site plan submitted to the City; the City says that these parking spots have been deleted.
 - Paine’s plan for mitigating light “spill over” into CT Condos property from his outdoor lighting does not meet City requirements and must be redesigned.

Bottom line: Paine’s Application has been rejected and must be re-submitted. There is no need at this point for either the Board or individual owners to submit comments or objections, because there is nothing up for approval until he resubmits his plans. The Board will stay on top of this and will let you know as soon as we know when a new Application has been submitted.

CT Condominium Board of Directors