

Opposition to Item AA##, _____

July 18, 2024 Commission Meeting

Please incorporate this into the official records of today's commission meeting

Dear Mayor and Commission Members,

Rezoning faced opposition when it proposed 3500 square foot minimum frontage; now 3000 ft is being voted upon. Either revert or start the process over. Bait-and-switch is unacceptable.

I fear that unintended consequences have not been anticipated. Specially, where is the analysis of potential environmental harm? Under these new rules, a 3200 square foot house would fit on a 50-by-100-foot lot, resulting in 64% of the area being impervious to rain. That is the root of my concern: the proposal removes land needed for water recharge and for non-human life.

Physics dictates that a greater percentage of impervious surface creates more runoff and will carry more urban pollution into our streams. Will this further threaten the imperiled Suwanee cooter turtles? Downstream fish and wildlife?

The focus has been on building on vacant lots but tear-downs will occur. Trees on private land are a part of the urban forest. When 100-year-old trees and their understory are bulldozed, how does that affect urban wildlife? The pollinators? The bird census? How large will the increase in urban heat become? Have you asked for these analyses? Has anyone modeled the worst-case scenario?

The sewer systems were sized for the existing development. The proposal states there is no fiscal impact to the zoning change. That's untrue: the cost of upgrading sewers just hasn't been evaluated.

While building plans may be reviewed to assess runoff onto neighboring properties, what about the excess runoff into streams? Will property erosion problems along creek beds worsen?

677
267

What are the consequences of more cars using on-street parking? Will street sweepers be able to maintain the gutters and protect the sewers and streams?

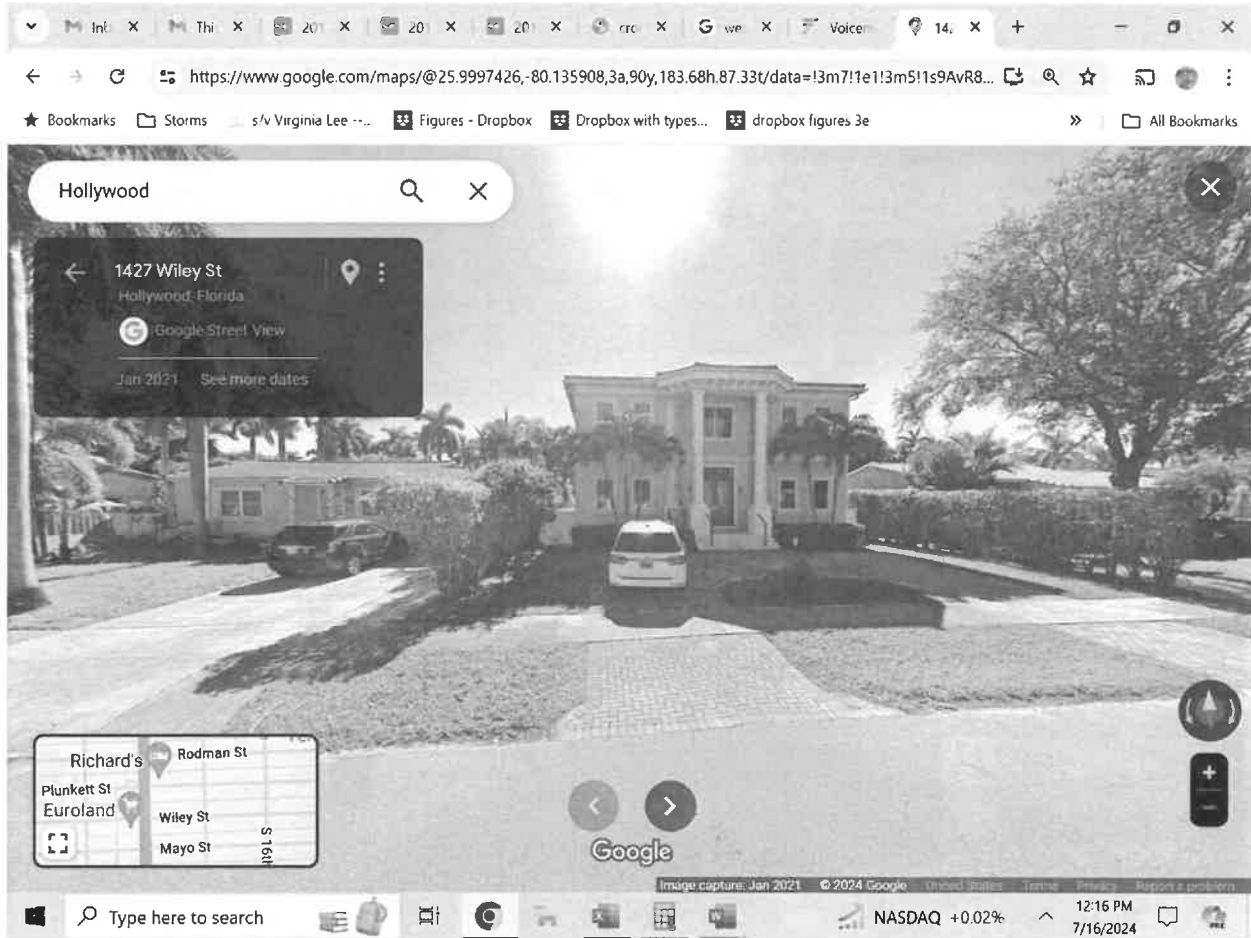
Will the increase in parked cars reduce visibility and increase traffic accidents? Will there be decrease walkability in neighborhoods, like mine, where there are very few sidewalks?

I purchased the home that I did because of location, location, location. It is claimed that I wouldn't be harmed, I am not forced to subdivide. That misses the point. If high density housing replaces urban wildlife habitat, I lose tranquility. My dream home, that I worked my entire life to be able to afford, could lose much of its appeal. This proposal threatens to eliminate the opportunity to live in a city, yet with nature.

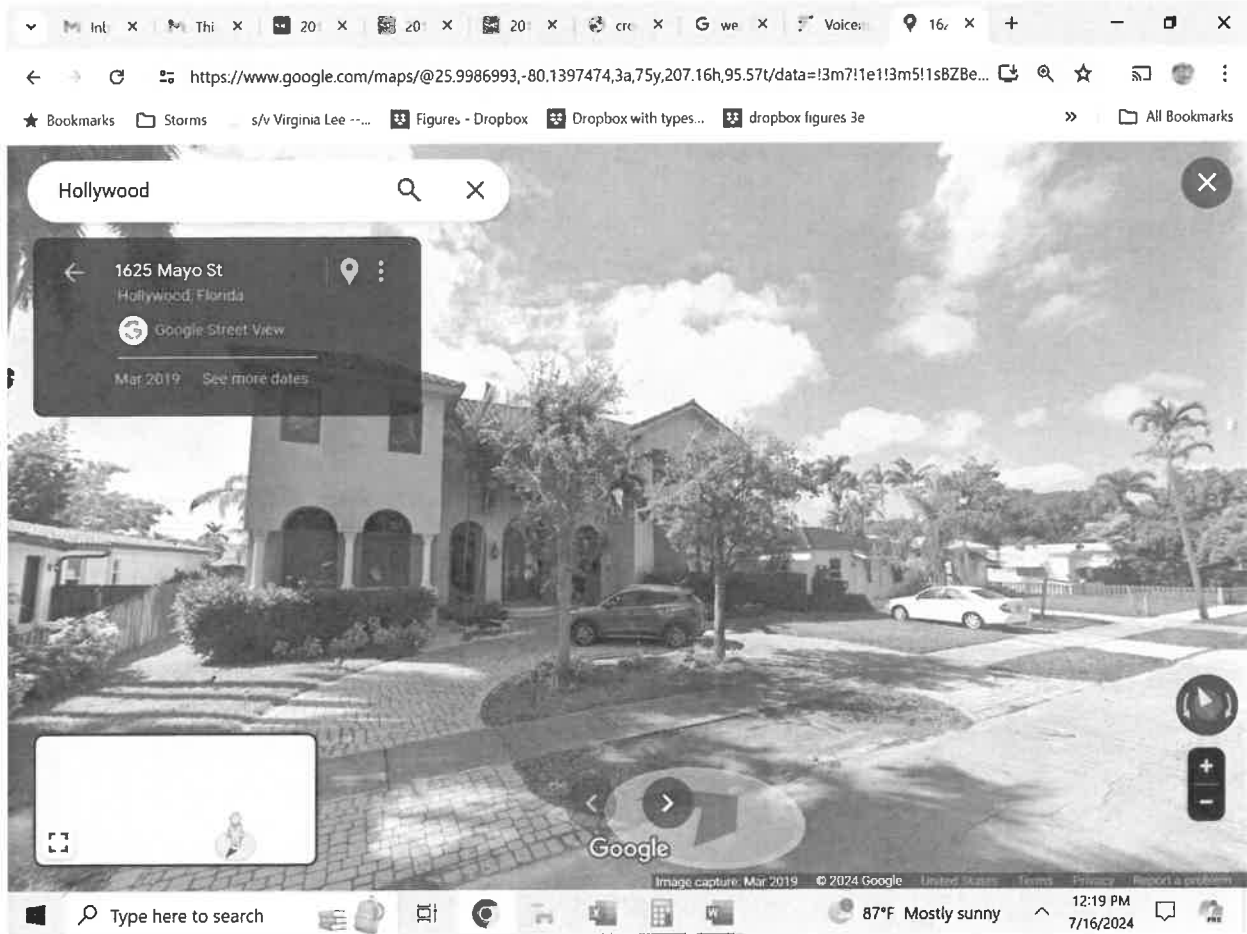
Please, do not go forward with this proposal, not without answering questions about social and environmental unintended consequences.

Continue to evaluate development plans on a case-by-case basis. If that process is too onerous, change the process. Surely there is a happy medium between lot splitting being exceedingly difficult to do, and allowing it everywhere, anytime, without any consideration of the associated ecological and sociological harms.

Part of my opposition stems from experience. The educational power point for the rezoning proposal implied that it will result in charming, small houses of similar architectural style to existing homes. When I lived in Hollywood, Florida, I saw the ugly reality: new buildings are crammed in, taking up as many square feet as possible. Shown below are two examples within a few blocks of my former home (a ~900 SF house + ~300 SF ADU). What is happening in south Florida is not what I want for Gainesville.



1426 Wiley: 4130 SF



1630 Mayo St, 4642 SF. Currently for sale for \$3.5 million.

Small homes do not net large profits.

Not well shown, these two homes are elevated to mitigate their flooding risk, increasing runoff on adjacent lots in this flood-prone area.

Submitted respectfully,

Teri Hamill, PhD

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