

**Leisner, Betsy**

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**From:** Katrina <katrina.r.sharp@gmail.com>  
**Sent:** Tuesday, May 14, 2024 7:54 PM  
**To:** Lewis, Phimetto D  
**Cc:** Mike Turco; Stacey Cricchio; Gouri Kumar; Nick Alford; Book, Edwin A; Michele Lossius; monica mcdowell; carolmazi@aol.com  
**Subject:** [EXTERNAL] Sign confusion: Request to postpone the May meeting

Hello Ms. Lewis,

I hope you are doing well. I am extremely confused and concerned because I was looking at the signs that were posted and they both clearly state that the proposed development of Blues Creek will be done on 1.19 acres (see attached).

I request that you postpone the development review meeting because this is at odds of what we were previously told was the original plan and do not have adequate time to prepare for this meeting.

If this was an error on the sign, the misrepresentation of the proposed Design Plat will cause citizens to think that the proposed development has been reduced in size from 4.19 to 1.19 acres. The confusion that is being generated with the signage is at odds of the “goals of fostering community dialogue and understanding of the issue”, per the planning division website. I believe that we the citizens need to have adequate time to prepare with the most accurate information, and at this time we do not know what is accurate. Replacement of correct signs will be outside the window of required notice time per the development review board website, and therefore is not an adequate solution (if this is a case of there being an error on the sign and not a change in the proposed plan).

Due these factors, I request that the meeting be postponed until next month so that we citizens have adequate time to prepare and to clear up the confusion around this notice.

What's going on? PROPOSE  
36 ATTACHED SINGLE FAM

ON 1.19 ACRES ON A PORTION  
FAMILY RESIDENTIAL FULT  
DEVELOPMENT (PD) ZON

Petition Number/ Project

SUB 23-000027

Hearing Date/Time

Thank you for working with us to ensure that we are able to actively participate in the meeting with the correct information.

Sincerely,

Katrina Alford

Sent from my iPhone

**Leisner, Betsy**

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**From:** David Buff <[dbuff500@gmail.com](mailto:dbuff500@gmail.com)>  
**Sent:** Friday, July 12, 2024 10:20 AM  
**To:** citycomm  
**Subject:** [EXTERNAL] Blues Creek Pool Replacement/Renovation

As a homeowner in Blues Creek Subdivision, I request that the city commission require the original builder of Blues Creek to meet their legal obligation. The original builder of Blues Creek (New Generation Home Builders) has an obligation to provide Blues Creek with either a new pool or money towards making the existing pool better. The city has the potential to enforce this obligation as this decision is on the original plat map. The replacement/renovation will have a very positive effect upon the community. Thank you.

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**David A. Buff**  
[dbuff500@gmail.com](mailto:dbuff500@gmail.com)  
**(352)514-5600**  
4943 NW 75th Lane

**Leisner, Betsy**

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**From:** Scott Knight <scottknight70@gmail.com>  
**Sent:** Friday, July 12, 2024 12:22 PM  
**To:** Ward, Harvey L  
**Cc:** Chestnut, Cynthia M; Saco, Reina E; Walker, Desmon N; Book, Edwin A; Willits, Casey W; Eastman, Bryan M  
**Subject:** [EXTERNAL] Blues Creek-General Contractor's Commitment

Dear City Commissioners:

I am requesting that you hold the Developers to their obligations regarding the Blues Creek development association's pool complex.

Developers make these commitments to gain approval for their projects, and to obtain certain concessions from governmental bodies such as yours.

Maintaining the value of these properties is an investment made in a municipalities tax base. I have recently moved my family to Gainesville. The condition of the developments amenities including the Association's pool /tennis court complex was an important factor in our decision to purchase.

Therefore, I am requesting that you hold the Developer to these important obligations.

Sincerely,

Scott P Knight  
Gainesville Property Owner

Sent from my iPhone

Scott P Knight  
(954) 683-5610

**Leisner, Betsy**

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**From:** saisha zenon <saisha.zenon@gmail.com>  
**Sent:** Tuesday, July 16, 2024 5:50 PM  
**To:** Ward, Harvey L  
**Subject:** BLUES CREEK POOL

7/16/24

Mayor and City Commissioners

Dear Mayor Harvey Ward and City Commissioners,

I am writing to you as a concerned homeowner in Blues Creek. My name is Donald Slinn, and I have been a resident of this community for 17yrs. I am reaching out to address an important issue that affects all of us here in Blues Creek.

As you may be aware, our community needs the necessary funds to improve the existing pool. This situation is unacceptable, and it is imperative that action be taken to rectify this matter. I urge you to hold the builder accountable and ensure that they provide the financial resources needed to enhance the current facility.

The upcoming city commission meeting on July 18th at 10 AM presents a crucial opportunity for us to address this issue collectively. I strongly encourage you to prioritize this matter and advocate for the rights and interests of the Blues Creek residents.

Thank you for your attention to this pressing issue. I look forward to a favorable resolution that will benefit our entire community.

Sincerely,

Donald Slinn

5520 NW 80th Ave

352-514-5457

## Leisner, Betsy

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**From:** Maureen Fiallo <jakobslanding@bellsouth.net>  
**Sent:** Tuesday, July 16, 2024 6:51 PM  
**To:** Ward, Harvey L; Chestnut, Cynthia M; Saco, Reina E; Walker, Desmon N; Book, Edwin A; Willits, Casey W; Eastman, Bryan M  
**Cc:** kperez@vestapropertyservices.com; Maureen Moore-Fiallo  
**Subject:** [EXTERNAL] Fwd: Blues Creek: Need assistance with City Commission

To whom it may concern,

We are residents of the Blues Creek residential area and are writing to you requesting your support for either a new pool or money towards making the pool larger.

We have resided here since April 2023 and have seen an increase in the amount of persons and events held at the facility.

We would really appreciate your understanding as we only want to continue to keep this area as beautiful as it is.

We reside at : 4821 NW 75th Road, Gainesville, Fl. 32653

Thank you in advance,

Michael and Maureen Fiallo

Begin forwarded message:

**From:** [kperez@vestapropertyservices.com](mailto:kperez@vestapropertyservices.com)  
**Subject:** Blues Creek: Need assistance with City Commission  
**Date:** July 12, 2024 at 9:54:37 AM EDT  
**To:** [jakobslanding@bellsouth.net](mailto:jakobslanding@bellsouth.net)

Blues Creek Residents,

The original builder of Blues Creek (New Generation Home Builders) has an obligation to provide Blues Creek with either a new pool or money towards making the existing pool better. The city has the potential to enforce this obligation as this decision is on the original plat map. WE NEED YOUR LETTER!

Seeking everyone in Blues Creek to write to the city commission on how the builder owes Blues Creek a pool or money to make the existing pool better. Every letter we can get driving home the pool issue to the city commission from Blues Creek citizens before the meeting on July 18th at 10am would be great! Thanks so much for your time. Below is the website where you can email your letter to the mayor and city commissioners. Thanks again!

Website to find emails:



<https://www.gainesvillefl.gov/City-Commission>

Your Board of Directors of Blues Creek

**Leisner, Betsy**

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**From:** Kara Winslow <karawinslow@gmail.com>  
**Sent:** Wednesday, July 17, 2024 10:30 AM  
**To:** Ward, Harvey L  
**Subject:** Blues Creek

As a resident of Blues Creek our HOA has informed us that our original builders - New Generation Home Builders - is obligated to build our community a new pool or provide the money for one to be built since it is on the original plat map. Due to the fact that the current pool is literally disintegrating and becoming a safety liability to the residents it's time for NGHB to be held to their obligation to replace it. Vesta Property Management, our community property managers, has asked to write you in hopes to hold them to this obligation. Thank you for your assistance in this matter.

*Kara Winslow*

**Kara Winslow - Makeup Artist LLC**  
321-356-3116  
[www.karawinslow.com](http://www.karawinslow.com)

Sent from my iPhone

**Leisner, Betsy**

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**From:** Kathy Reger <kathyrn1mt@gmail.com>  
**Sent:** Tuesday, July 16, 2024 1:06 PM  
**To:** citycomm; kperez@vestapropertyservices.com; Ward, Harvey L  
**Subject:** [EXTERNAL] Blues Creek Community Pool

To: City Commission meeting July 18, 2024

I am writing to the Gainesville mayor and city commissioners about the obligation of the original builder of Blues Creek (New Generation Home Builders) has to provide Blues Creek with either a new pool or money towards making the existing pool better. The city has the potential to enforce this obligation as this decision is on the original plat map.

Thank you for your attention to this matter.

Kathy Reger >^.,^<  
4835 NW 76th Road  
Gainesville FL 32653

## Leisner, Betsy

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**From:** Michele Lossius <lossimn@gmail.com>  
**Sent:** Tuesday, July 16, 2024 11:09 AM  
**To:** Eastman, Bryan M  
**Subject:** [EXTERNAL] Fwd: Blues Creek

Dear Mr. Eastman,

Thank you for taking the time to read this letter. This letter is in response to a rumor that the City Commissioners may not enforce the approved requirements of the original Blues Creek plat map. I want you to know I fully support the requirements of the original plat map for the New Generation Home Builders, the original builder of Blues Creek, with either a pool or money toward making the existing pool better.

This requirement was well thought out during the approval of the original plat map and should not be arbitrarily disregarded at a later date. Please fulfill the obligation committed to by your predecessors.

We, as a community, are frustrated by the process of not being heard. Our concerns keep getting passed on to the next phase without careful review. For example, at the last design plat review committee, we learned that the city is using a 40-year-old environmental plan that clearly is out of date due to all of our existing flood issues. One of the committee members said that there are clearly issues with this development but we will pass it on because the next phase will likely deal with the concerns/issues.

Thank you for submitting this letter on my behalf at the City Commission meeting on July 18th at 10 am. Due to my work schedule, I am unable to attend this meeting.

Thank you  
Michele N Lossius, MD

**Leisner, Betsy**

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**From:** peg peggall.com <peg@peggall.com>  
**Sent:** Monday, July 15, 2024 3:55 PM  
**To:** citycomm  
**Cc:** peg peggall.com  
**Subject:** Concerning Blues Creek subdivision pool issue

Dear Commissioners,

I am a homeowner in the Blues Creek subdivision. I understand that the original developer of the subdivision, New Generation Home Builders, has an unfulfilled obligation to provide additional swimming pool access related to the number of homes the developer was allowed to build here.

To the degree that you can help to enforce this obligation, I would respectfully request your attention to the issue and assistance in our obtaining a satisfactory resolution of this apparently outstanding obligation.

Cordially,

Margarete Hall

5123 NW 75th Lane

Gainesville 32653

## Leisner, Betsy

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**From:** Sherri Mizrahy <mizrahys@bellsouth.net>  
**Sent:** Monday, July 15, 2024 4:30 PM  
**To:** citycomm  
**Subject:** [EXTERNAL] Blues Creek Pool

Hello Gainesville City Commissioners,

I am a long time resident of Blues Creek Common (27yrs) and I love our neighborhood. It is concerning to me that New Generation Builders are reluctant to provide the necessary updates/repairs to the only pool in this neighborhood but are seeking to expand their building in the back portion of Blues Creek.

The pool/clubhouse/tennis courts is one of the great features of our neighborhood. Pools in general require maintenance and updates, so prior to allowing New Generation Builders to build additional units in the back part of Blues Creek (thus increasing the number of residents who may use the facilities), is enabling the current structure(s) to decline.

I thank all of the commissioners for their service to the Gainesville Community, and we rely on you to enforce builders obligations to the neighborhoods they create.

Regards,  
Sherri Mizrahy  
5140 NW 80th Avenue

## Leisner, Betsy

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**From:** Katrina <katrina.r.sharp@gmail.com>  
**Sent:** Thursday, May 23, 2024 4:32 PM  
**To:** City Of Gainesville - GIS  
**Cc:** Eddleton, Forrest K; McMullen, Brittany A; Lewis, Phimetto D; Book, Edwin A; carolmazz@aol.com; Stacey Cricchio; Gouri Kumar; Monica Mcdowell; Mike Turco; Nick Alford; Betsy Sharp; evan.g.sharp@gmail.com; Michele Lossius; savethemaggots@cox.net; larrym815@hotmail.com; lhowell810@aol.com  
**Subject:** [EXTERNAL] Please assist in establishing dialogue

To whom it may concern,

My name is Katrina Alford and I am a resident of the Blues Creek community. We have been trying to contact the Development and Planning Division regarding a violation of their rules regarding proper notification for an upcoming DRB meeting scheduled for 5/28. Below is the latest email I sent to Mr. Eddleton on the 21st that outlines the concerns we have.

Despite numerous emails for answers to our questions, we have not heard back from anyone and I was wondering who I need to contact in order to get some answers. We have tried contacting Ms. Lewis, Ms. McMullen, and Mr. Eddleton.

We have concerns about the reasoning behind the blanket statement we have been given that “the staff determined proper notification was given” and are concerned by the lack of transparency. We are requesting information from the staff on how they have come to this decision but have had emails repeatedly ignored.

Your assistance in helping us ensure our voices are being heard through dialogue and transparency would be greatly appreciated. If you need any copies of the previous emails (and timestamps) please let me know.

Thank you in advance for your help.

Sincerely,

Katrina Alford

Email sent on 5/21 that outlines the questions we have regarding the decision to proceed with a meeting that did not have proper notification.

> Hello Mr. Eddleton,

>

> Thank you for your reply. You mentioned that the staff determined that proper legal notice was provided, without specifically addressing our concerns. While I plan to attend the DRB meeting, I do not think this is an appropriate setting to discuss our concerns regarding this process.

>

> In the name of transparency, can you (or a member of your staff) please provide your reasoning for why the meeting should go forward? Specifically can you address the following two points?:

>

> 1. BOTH signs that were posted by the approved date clearly stated 1.19 acres, which has thrown everyone in the community into confusion since all previous discussions focused on 4.19. Ms. Lewis stated that the signs were properly posted, implying that the 1.19 acres was correct information. Since we have never had a discussions or reviews with the DRB regarding the 1.19 acres, this is a violation of the process.

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> 2. New signs were posted outside of the window of proper notification (they were placed a few days after the stated deadline). This was not a replacement of signs, since it was confirmed previously by Ms. Lewis that the original signs were considered proper notification and these new signs had different information. The new signs were placed outside of the stated timeframe, which contradicts the idea that proper notification was given. Previous violations regarding the lack of proper notification (including signs posted after the deadline) have resulted in the postpone of the meeting.

>

> Despite numerous emails, we have not had a satisfactory explanation from the staff as to why they deem that proper notification was given. No one has addressed our points and concerns, besides repeating that proper notification was given and the meeting will proceeded. In order to be transparent, please provide the staffs' reasoning and justification for proceeding with a meeting that clearly contradicts the DRB's policies regarding notification and citizen input.

>

> Waiting until the meeting to discuss these violations is not an appropriate solution and I would like this matter to be resolved promptly. With the meeting coming up in less than a week, a three day delay in responding to emails is not acceptable (last week there was no response to any of our messages from Wednesday morning to Friday afternoon). I look forward to hearing from someone today or tomorrow morning, that addresses our concerns and provides a rationale for not delaying the meeting.

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> Thank you.

>

> Sincerely,

>

> Katrina Alford

Sent from my iPhone



**Leisner, Betsy**

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**From:** jhklruss@aol.com  
**Sent:** Friday, July 12, 2024 9:41 AM  
**To:** citycomm  
**Subject:** [EXTERNAL] Blues Creek pool repair

**Dear Commissioners ,  
As a resident of Blues Creek neighborhood for 24 years, I implore you to vote the necessary action to repair the pool and tile / decking area at the Blues Creek clubhouse area.**

**I understand the developer of Blues Creek is contractually obligated to make these urgent repairs or to provide for a new pool .**

**I swim daily for over half of the year (warm season) and the pool is one of the main reasons we purchased here. It is sadly in need of resurfacing and the tiles are cracking and crumbling into the pool or the decking area.**

**It most certainly is NOT an attractive or welcoming or safe place for residents or prospective residents alike .**

**Thank you for your caring, your concern, and your action !**

**Sincerely ,  
Karen Russ  
5222 NW 80th Ave  
Blues Creek**

[Sent from the all new AOL app for iOS](#)

## Leisner, Betsy

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**From:** Stephanie Miller <stephaniemiller2011@gmail.com>  
**Sent:** Friday, July 12, 2024 10:07 AM  
**To:** citycomm  
**Cc:** Kelly M. Perez  
**Subject:** [EXTERNAL] Enforcement of element of Blues Creek plat map re: pool vs. New Generation Home Builders

Dear Commissioners:

I am a resident of Blues Creek and I have used the pool a great deal for medical therapy (total knee replacements), and my roommate is scheduling her knee surgery soon. The use of the pool for this physical therapy is not just a convenience, it has a financial impact as well. After my initial three weeks of therapy, I was able to save \$120 a week by using the pool instead of traveling to PT and paying a \$40 copay.

The pool at Blues Creek is a welcome haven that allows us to be outdoors and have solace from the high temperatures.

THE POOL AT BLUES CREEK IS NOT JUST A PERK. It's necessary for us as residents.

The original builder of Blues Creek (New Generation Home Builders) has an obligation to provide Blues Creek with either a new pool or money towards making the existing pool better. The city has the potential to enforce this obligation as this decision is on the original plat map.

I have lived here 14 years and the pool has never been perfect. New Generation Home Builders should be sanctioned and not permitted to do further developments until this pool issue is made right.

Sincerely,  
Stephanie Miller  
7805 NW 47th Way  
Gainesville, Florida 32653  
352-256-0730

**Leisner, Betsy**

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**From:** David Mytnick <davidmytnick@outlook.com>  
**Sent:** Sunday, July 14, 2024 2:57 PM  
**To:** Eastman, Bryan M  
**Subject:** [EXTERNAL] Blues Creek Community Pool

I have been a resident of Blues Creek for 7 years. My wife and I love the community and have no problem paying for improvements and maintenance to our home and community areas. I do ask for your consideration in enforcing the obligation that New Generation Home Builders has in either rebuilding or repairing our community pool. It is my understanding this topic will be coming before you at the July 18th meeting.

Regards,

David Mytnick  
Blues Creek Gardens

## Leisner, Betsy

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**From:** Liz Stewart <marmstew002@gmail.com>  
**Sent:** Sunday, July 14, 2024 3:44 PM  
**To:** citycomm  
**Cc:** Kelly M. Perez  
**Subject:** [EXTERNAL] Concerned Blues Creek Homeowner

Dear Honorable Commissioners—

It has come to my attention that our lovely neighborhood has need of your support. When New Generation Home Builders created Blues Creek over 20 years ago, there was an agreement that as the neighborhood grew and expanded a second swimming pool would be built to accommodate additional homeowners. Apparently, this was never done. Now, with potential for even more additional growth, it is time for this agreement to be honored. Either a new, additional pool should be provided or our current pool upgraded with a comparable amount of expenditure.

I am hopeful you will take this matter under your consideration and assist us in getting what is our legal due.

Thank you for you time.

Sincerely,

Elizabeth A. Stewart  
4923 NW 75th Lane  
Gainesville, FL. 32653