

Leisner, Betsy

From: michaelturco@cox.net
Sent: Wednesday, July 17, 2024 5:05 PM
To: Willits, Casey W
Cc: citycomm
Subject: [EXTERNAL] Response to Commissioner Willits e-mail regarding the proposed Blues Creek Unit 5, Phase 2 Design Plat

Commissioner Willits:

I will not be able to attend the meeting but want to respond to your e-mail. I am copying the rest of the City Commission in the hope that each of you will take my responses under consideration.

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From: "Willits, Casey W" <WillitsCW@cityofgainesville.org>
Date: July 11, 2024 at 4:45:19 PM EDT
To: michaelturco@cox.net
Subject: Re: [EXTERNAL] Letter for City Commission

Michael,

I'll have other thoughts on this, but two things in your letter stuck out to me.

What's the philosophy behind the idea that parking from Phase 2 should never ever spill over into Phase 1 when new certifications of occupancy from Phase 2 will be required to meet the 2/3 threshold to get the pool built in Phase 1?

Homeowners will park in the pool parking lot, same as they do at the existing pool.

Increasing parking requirements is counterproductive to enabling more affordable housing. There is mounting evidence of this from across the country. You are trying to throw my advocacy for more affordable types of homes (semi-detached, townhouses, etc) in my face to argue against one issue in this plat but then propose decreasing the number of homes and increasing garage parking which is a sure fire way to increase the cost of these homes. Demanding a pool that the new residents of the new homes will have to pay maintenance on through HOA assessments and probably higher purchase prices as well to get the capital to build the pool also doesn't help affordability. So your affordability argument falls flat with me.

Your argument is that a parking space in place of a house increases the overall cost of a housing development. This is only partially true as developers do not have the same investment in building a garage as they do a house, thereby reducing construction costs.

Arguing for affordable housing while making the new homeowners responsible for maintaining a private road and stormwater drainage are in conflict. Have the City accept responsibility for both to reduce HOA fee costs.

What is the price point the developer hopes to achieve with these new townhomes? Indigo Landing townhouses, his last development in Blues Creek, have a value around \$280K. The Gardens, which already represents the largest portion of Blues Creek homes by 2 to 1, also run \$280K - 300K.

According to a NYU Furman Center study, the success of affordable housing in existing developments without causing negative impacts on the existing development is based on three issues: Development quality, management and maintenance. The City will not be involved in management or maintenance, how much thought have you given to both in order to provide the new development the best possible shot at being a success?

Just for example let's take one situation. Looking at the garages which are each individual lot numbers. As time goes on and townhome owners change will the garages be able to be sold separately? Can someone from outside this neighborhood buy just a garage? Can a townhome owner sell their home but keep their garage? Thinking briefly about maintenance, when a leak occurs on this massive garage roof and it originates in one unit but causes damage in a different garage interior how does that get resolved? That's a process involving multiple homeowners, HOA, roofer, and insurance.

However I agree with you that if the developer was supposed to build a pool it seems there is a good argument to hold them to it. I suspect it will drive up the price of the new homes significantly though. The price paid by original lot buyers or home buyers 20 years ago will not make a fair share of what it will now cost and that will be added to the development costs of the new homes. Accepting the \$36,000 would add only \$1,000 to the cost of each new home built. But it sounds like you want the new homes to have much more than that added to their costs to build a pool in your Phase 1 that you don't want any of the new neighbors to be able to park near. It's an odd situation that you and your HOA actually have the option to make the new homes more affordable! Not many people are in that position to help make housing more affordable by getting paid!

The developer owes the Blues Creek community a pool. All platted items need to be adhered too. You confuse what the developer owes with putting the liability on the new development. That is not what I said. How the developer pays for the pool is his decision.

Originally the developer was interested in placing the new development within our HOA. He later decided, without our input, that it would have its own HOA. He took one meeting with our team to negotiate, accomplished nothing, came back offering 5% of what is owed in place of building the pool and has not responded to further inquiries to meet again.

Originally the developer proposed trash and recycling be picked up at each townhouse. We asked where would the homeowners without a garage store their trash and recycling containers? Instead of considering how to address storage the developer changed to a single trash bin. While I prefer the consistency of a garage for every townhouse, trash and recycling for six townhouses can be accomplished by making storage accommodations at the six corner townhouses. A single large trash bin is less convenient for townhouse owners, creates a permanent central waste center next to conserved land, creates an ongoing odor problem in one corner of the development, and can be a handicap for the disabled to access.

If you want this new development to be successful then I suggest denying the design plat as submitted until the developer sits down with our team and negotiates a resolution. There is more to discuss then listed here. If you don't care what happens to the development in the future then barrel ahead.

One third of The Gardens homes are rentals. Our HOA Board overseas 512 homes, over 300 of them are in The Gardens. Ninety percent of the time investment at our HOA Board meetings are spent dealing with management of The Gardens. I'm interested in taking the new development into our HOA with a Sub-Board, however, for that to happen we need to have the legal structure arranged by the developer in advance.

Bottom line, in order for this new development to be successful we need to get the City, Developer, and HOA to sit down and negotiate a deal that gets put in writing.

These are my views, I am not an HOA Board member and I do not speak for the development.