

July 17, 2024

City Commission
City of Gainesville
200E. University Ave.
Gainesville, FL 32601

Dear Honorable Mayor and Commissioners,

On July 18th you will be reviewing a Design Plat petition submitted by EDA on behalf of New Generation Home Builders. We are Affected Parties and unfortunately unable to attend the meeting due to family and work obligations, but it is important to us that you see and consider our concerns as neighboring homeowners. We are aware that other homeowners have shared similar concerns with you and we fully support and echo those concerns. Specifically, neighbor Michael Turco has shared his detailed and thoughtfully researched letter describing our collective concerns. Those concerns include:

- 1) the developer's obligation to provide a pool or sufficient financing to build a pool for the homeowners of Blues Creek;
- 2) The future problems that will be potentially created by having three different entities obligated to maintain different sections of a drainage pipe (drainage issues have already caused real issues for neighboring homeowners in the past);
- 3) fundamentally changing the character of our neighborhood by placing a small townhouse community at the very back of Blues Creek;
- 4) placing a dumpster in the very back of our neighborhood because there are insufficient garages in the developer's plans for each unit to have a proper trash receptacle; and
- 5) erosion issues exacerbated by the lack of gutters for each townhouse.

Mr. Turco has already provided you with a detailed history of: 1) the neighborhood and developer's obligation to provide a pool; 2) the historical stormwater drainage issues in our neighborhood that we are concerned will be exacerbated by having three different entities maintain the drainage pipe that had to be installed after the neighborhood was built to alleviate flooding issues; and 3) prior representations made at City Commission meetings not reflected in this proposal. There is no need for me to rehash this history, but I will reiterate that we (and our neighbors) fully support the position shared by Mr. Turco.

We are counting on the Commission to think about the wisdom of this plan, the historical issues faced by the neighborhood and the obligations to current homeowners and do the right thing. If a developer can obligate itself to provide something of substantial value (such as a pool) to homeowners in a plan endorsed by the City, and then later can ignore that obligation, how are homeowners to have faith in the Commission when future developers make agreements for the benefit of homeowners? If prospective buyers purchase a single-family home in the back of a neighborhood where the city has approved only more homes of the same character, how can they have any assurance that the commission will not later approve multi-unit buildings with a dumpster adjacent to their homes? If this were your neighborhood and home, how would you feel?

While we genuinely support the Commission's efforts to create options for affordable housing in our ever-increasing and unaffordable housing market, placing condominiums in the very back of a neighborhood that was not originally planned or designed to accommodate condominiums does little to create meaningful affordable housing. There is no bus line nearby and Blues Creek is about as far away from major employers in Gainesville as you can get. The plan causes substantial burden to existing homeowners while failing to meaningfully accomplish the stated goal. So many things about this plan just do not make sense and we respectfully request that the Commission consider current homeowner concerns as you consider this plan.

Respectfully,

Larry and Monica McDowell