

001117

Submitted by
3/26/01
Sharon Darr

Reasons offered to open NW 27th Street to pedestrian traffic and emergency vehicle traffic only are:

1. This **compromise would offer** children walking from Walnut Creek, Palm Grove, Hidden Pines and Glen Springs Manor to Glen Springs Elementary School a **safer, lower-traffic route**.
2. This route would **offer neighborhood connectivity** for visiting friends.
3. This would **help preserve the long-standing, tranquil nature of the Hidden Pines Subdivision**.
4. This would **eliminate the need for most of the proposed traffic calming measures** in Hidden Pines.
5. This compromise would be **sensible and ameliorate the concerns of many Hidden Pines residents**.

Please mark your first choice. If you have a second preference mark that with a "2".

Signature	Address	Do NOT open NW 27 th St. to Walnut Creek and 39 th Ave.	Open NW 27 th St. to Walnut Creek and 39 th Ave.	Connect NW 27 th St. to Walnut Creek for pedestrians and emergency vehicles only
				✓

Please provide below any personal comments that you would like to make.

I do not understand why Hidden Pines must be the first neighborhood to be a guinea pig for the brand new "connectivity" mantra. In the 22 years I have lived in Gainesville, no neighborhood has been opened up when it was previously a cul-de-sac. On the contrary, streets that were formerly through streets have been interrupted (Stephen Foster), calmed (Univ Park), or round-abouted. Not slashed open. Glen Springs Road is scenic - except for the GRU mutilations of trees - and not suited to such a new load of traffic. Please allow us to maintain the nature and integrity of the neighborhood where we have purchased homes.

Please complete this form and leave it taped to your front door by 5:00 p.m. Saturday, March 24, 2001.

Notice of Meeting and Opinion Survey

March 23, 2001

The Walnut Creek Subdivision will be built on the ~30 acre parcel of land that bounds the Hidden Pines Subdivision on the north and east. The current plan is for this subdivision to be connected to Hidden Pines on the north end of NW 27th Street forming a connection through our neighborhood from Glen Springs Rd. to NW 39th Avenue. Current plans also call for a new street to run through Walnut Creek that will provide a second connection between Glen Springs Rd. and NW 39th Ave. **A public hearing will be held by the City Commission on Monday, March 26, 2001 at 6:00 p.m. following which the City Commission will vote on whether or not to adopt the Design Plat. We urge you to be at the meeting in the City Hall Auditorium, First Floor, 200 East University Avenue, Gainesville, FL to make your concerns and opinions known.**

A group of concerned neighbors have formed an organization called the **Friends of Glen Springs Road** in order to try to bring the opinions of those who live along Glen Springs Road to the attention of the City officials and the developer. **This survey is being conducted by your neighbors to determine if there are near consensus opinions on issues relative to this development.** One issue that is still open to discussion is the connection through Hidden Pines to 39th Avenue. This survey is to determine what the residents of Hidden Pines would prefer. Several alternative choices are presented to give you a chance to express your opinion.

Reasons offered for why the City plans to open NW 27th Street are:

1. To **increase connectivity between neighborhoods**
2. To **offer a route to emergency vehicles**
3. To **offer an additional route out** of the Hidden Pines and Walnut Creek neighborhoods
4. To **provide a connection to 39th Ave.** for residents of Hidden Pines and other commuters
5. To **share the traffic burden** placed on the new street planned in Walnut Creek which will connect Glen Springs Rd and 39th Ave.

Reasons offered to keep NW 27th Street closed to vehicular traffic are:

1. The **new development is creating the need for increased access** and this should be done in a way that would not adversely impact the long-time citizens in a 28 year old neighborhood.
2. To prevent this street from becoming the **preferred route for midpoint access to 39th Ave.** by all of the vehicles using Glen Springs Rd. resulting in a very large increase in traffic in this quiet neighborhood.
3. To open 27th Street to 39th Ave. would pose a **considerable danger to school children** without a second crossing guard at the intersection of 27th Street and Glen Springs Rd.
4. Opening 27th St. as a thoroughfare would **physically and psychologically divide Hidden Pines** as a neighborhood

Reasons offered to open NW 27th Street to pedestrian traffic and emergency vehicle traffic only are:

1. This **compromise would offer** children walking from Walnut Creek, Palm Grove, Hidden Pines and Glen Springs Manor to Glen Springs Elementary School a **safer, lower-traffic route**.
- *2. This route would **offer neighborhood connectivity** for visiting friends.
3. This would **help preserve the long-standing, tranquil nature of the Hidden Pines Subdivision**.
4. This would **eliminate the need for most of the proposed traffic calming measures** in Hidden Pines.
5. This compromise would be **sensible and ameliorate the concerns of many Hidden Pines residents**.

Please mark your first choice. If you have a second preference mark that with a "2".

Signature	Address	Do NOT open NW 27 th St. to Walnut Creek and 39 th Ave.	Open NW 27 th St. to Walnut Creek and 39 th Ave.	Connect NW 27 th St. to Walnut Creek for pedestrians and emergency vehicles only
Geraldine Parmentel	3230 NW 27 th Ten	①		②

Please provide below any personal comments that you would like to make.

Hidden Pines residents do not need access to NW 39 Ave. If we wanted that, we would have bought a home elsewhere! Walnut Creek does not need access to Glen Springs Road at all. Their entrance/exit will be to 39 Ave, a much wider & more accessible highway. *Since when has "neighborhood connectivity for visiting friends" been a priority for a Design Plat? What we do NOT want is costing the city (ultimately the taxpayers) unnecessary expense for traffic calming measures; and a sidewalk down NW 27 Street will destroy the front properties and cost homeowners on one

Please complete this form and leave it taped to your front door by 5:00 p.m. Saturday, March 24, 2001.

side of the street or the other. All of this (traffic calming measures, sidewalks, break-thru paved Street between Hidden Pines & Walnut Creek) are totally unnecessary and unwanted expenses. - and up go property taxes to cover them!

Notice of Meeting and Opinion Survey

March 23, 2001

The Walnut Creek Subdivision will be built on the ~30 acre parcel of land that bounds the Hidden Pines Subdivision on the north and east. The current plan is for this subdivision to be connected to Hidden Pines on the north end of NW 27th Street forming a connection through our neighborhood from Glen Springs Rd. to NW 39th Avenue. Current plans also call for a new street to run through Walnut Creek that will provide a second connection between Glen Springs Rd. and NW 39th Ave. **A public hearing will be held by the City Commission on Monday, March 26, 2001 at 6:00 p.m. following which the City Commission will vote on whether or not to adopt the Design Plat. We urge you to be at the meeting in the City Hall Auditorium, First Floor, 200 East University Avenue, Gainesville, FL to make your concerns and opinions known.**

A group of concerned neighbors have formed an organization called the **Friends of Glen Springs Road** in order to try to bring the opinions of those who live along Glen Springs Road to the attention of the City officials and the developer. **This survey is being conducted by your neighbors to determine if there are near consensus opinions on issues relative to this development.** One issue that is still open to discussion is the connection through Hidden Pines to 39th Avenue. This survey is to determine what the residents of Hidden Pines would prefer. Several alternative choices are presented to give you a chance to express your opinion.

Reasons offered for why the City plans to open NW 27th Street are:

1. To **increase connectivity between neighborhoods** - *don't want or need!*
2. To **offer a route to emergency vehicles** - *They have 34th, 13th Sts and 30th Ave!*
3. To offer **an additional route out** of the Hidden Pines and Walnut Creek neighborhoods - *don't need it!*
4. To provide **a connection to 39th Ave.** for residents of Hidden Pines and other commuters - *don't want it!*
5. To **share the traffic burden** placed on the new street planned in Walnut Creek which will connect Glen Springs Rd and 39th Ave. - *So despite all the hoop-la @ the Glen Springs school meeting when the representative from city traffic control said it's not going to be used by thru traffic, it is!*

Reasons offered to keep NW 27th Street closed to vehicular traffic are:

1. The **new development is creating the need for increased access** and this should be done in a way that would not adversely impact the long-time citizens in a 28 year old neighborhood.
2. To prevent this street from becoming the **preferred route for midpoint access to 39th Ave.** by all of the vehicles using Glen Springs Rd. resulting in a very large increase in traffic in this quiet neighborhood. *to NW 53 Ave via 24th*
3. To open 27th Street to 39th Ave. would pose **a considerable danger to school children** without a second crossing guard at the intersection of 27th Street and Glen Springs Rd.
4. Opening 27th St. as a thoroughfare would **physically and psychologically divide Hidden Pines** as a neighborhood

Reasons offered to open NW 27th Street to pedestrian traffic and emergency vehicle traffic only are:

1. This **compromise would offer** children walking from Walnut Creek, Palm Grove, Hidden Pines and Glen Springs Manor to Glen Springs Elementary School a **safer, lower-traffic route**.
2. This route would **offer neighborhood connectivity** for visiting friends.
3. This would **help preserve the long-standing, tranquil nature of the Hidden Pines Subdivision**.
4. This would **eliminate the need for most of the proposed traffic calming measures** in Hidden Pines.
5. This compromise would be **sensible and ameliorate the concerns of many Hidden Pines residents**.

Please mark your first choice. If you have a second preference mark that with a "2".

Signature	Address	Do NOT open NW 27 th St. to Walnut Creek and 39 th Ave.	Open NW 27 th St. to Walnut Creek and 39 th Ave.	Connect NW 27 th St. to Walnut Creek for pedestrians and emergency vehicles only
Dharon E. Simmons	2726 NW 36 Pl	1		2

Please provide below any personal comments that you would like to make.

I am wheelchair-bound and opening 27th to 39th will create excessive traffic through Hidden Pines Humps, while they may slow traffic down, will eliminate my ability to move around the neighborhood. This would, as you can see, restrict me to a very limited area to move about. I purchased my home in Hidden Pines 2 years ago because the area offered me freedom of movement.

Please complete this form and leave it taped to your front door by 5:00 p.m. Saturday, March 24, 2001.

Dharon E. Simmons
 2726 NW 36 Pl
 335-6241

Notice of Meeting and Opinion Survey

March 23, 2001

The Walnut Creek Subdivision will be built on the ~30 acre parcel of land that bounds the Hidden Pines Subdivision on the north and east. The current plan is for this subdivision to be connected to Hidden Pines on the north end of NW 27th Street forming a connection through our neighborhood from Glen Springs Rd. to NW 39th Avenue. Current plans also call for a new street to run through Walnut Creek that will provide a second connection between Glen Springs Rd. and NW 39th Ave. **A public hearing will be held by the City Commission on Monday, March 26, 2001 at 6:00 p.m. following which the City Commission will vote on whether or not to adopt the Design Plat. We urge you to be at the meeting in the City Hall Auditorium, First Floor, 200 East University Avenue, Gainesville, FL to make your concerns and opinions known.**

A group of concerned neighbors have formed an organization called the **Friends of Glen Springs Road** in order to try to bring the opinions of those who live along Glen Springs Road to the attention of the City officials and the developer. **This survey is being conducted by your neighbors to determine if there are near consensus opinions on issues relative to this development.** One issue that is still open to discussion is the connection through Hidden Pines to 39th Avenue. This survey is to determine what the residents of Hidden Pines would prefer. Several alternative choices are presented to give you a chance to express your opinion.

Reasons offered for why the City plans to open NW 27th Street are:

1. To **increase connectivity between neighborhoods**
2. To **offer a route to emergency vehicles**
3. To offer **an additional route out** of the Hidden Pines and Walnut Creek neighborhoods
4. To provide **a connection to 39th Ave.** for residents of Hidden Pines and other commuters
5. To **share the traffic burden** placed on the new street planned in Walnut Creek which will connect Glen Springs Rd and 39th Ave.

Reasons offered to keep NW 27th Street closed to vehicular traffic are:

1. The **new development is creating the need for increased access** and this should be done in a way that would not adversely impact the long-time citizens in a 28 year old neighborhood.
2. To prevent this street from becoming the **preferred route for midpoint access to 39th Ave.** by all of the vehicles using Glen Springs Rd. resulting in a very large increase in traffic in this quiet neighborhood.
3. To open 27th Street to 39th Ave. would pose **a considerable danger to school children** without a second crossing guard at the intersection of 27th Street and Glen Springs Rd.
4. Opening 27th St. as a thoroughfare would **physically and psychologically divide Hidden Pines** as a neighborhood

Reasons offered to open NW 27th Street to pedestrian traffic and emergency vehicle traffic only are:

1. This **compromise would offer** children walking from Walnut Creek, Palm Grove, Hidden Pines and Glen Springs Manor to Glen Springs Elementary School a **safer, lower-traffic route**.
2. This route would **offer neighborhood connectivity** for visiting friends.
3. This would **help preserve the long-standing, tranquil nature of the Hidden Pines Subdivision**.
4. This would **eliminate the need for most of the proposed traffic calming measures** in Hidden Pines.
5. This compromise would be **sensible and ameliorate the concerns of many Hidden Pines residents**.

Please mark your first choice. If you have a second preference mark that with a "2".

Signature	Address	Do NOT open NW 27 th St. to Walnut Creek and 39 th Ave.	Open NW 27 th St. to Walnut Creek and 39 th Ave.	Connect NW 27 th St. to Walnut Creek for pedestrians and emergency vehicles only
<i>Ernest Macias</i>	3508 NW 26 th TER GAINESVILLE, FL 32605			
<i>Wendy Jones</i>	3508 N.W. 26 th Ter Gville, 32605	①		② ✓

Please provide below any personal comments that you would like to make.

I HAVE LIVED AND RAISED 4 CHILDREN FOR LAST 24 YEARS IN HIDDEN PINES. IN THAT TIME I HAVE HAD NUMEROUS OPPORTUNITIES TO MOVE AWAY TO MAKE MORE MONEY IN A BIGGER JOB. MY DECISION HAS BEEN TO STAY HERE MOSTLY FOR THE QUALITY OF LIFE WE HAVE ENJOYED IN THE NEIGHBORHOOD. IN THIS TIME I HAVE SEEN NUMEROUS FAMILIES RAISE THEIR CHILDREN HERE. THEY HAVE ALL ENJOYED THE SAFETY AND SECURITY OF HIDDEN PINES. THIS NEW ROAD PROPOSAL WILL DENY OTHERS THAT SAME ENVIRONMENT. I DOUBT ANY OF THE DEVELOPERS OR CITY COMMISSIONERS WOULD

Please complete this form and leave it taped to your front door by 5:00 p.m. Saturday, March 24, 2001.

→ WANT THIS DONE IN THEIR NEIGHBORHOODS.

Notice of Meeting and Opinion Survey

March 23, 2001

The Walnut Creek Subdivision will be built on the ~30 acre parcel of land that bounds the Hidden Pines Subdivision on the north and east. The current plan is for this subdivision to be connected to Hidden Pines on the north end of NW 27th Street forming a connection through our neighborhood from Glen Springs Rd. to NW 39th Avenue. Current plans also call for a new street to run through Walnut Creek that will provide a second connection between Glen Springs Rd. and NW 39th Ave. **A public hearing will be held by the City Commission on Monday, March 26, 2001 at 6:00 p.m. following which the City Commission will vote on whether or not to adopt the Design Plat. We urge you to be at the meeting in the City Hall Auditorium, First Floor, 200 East University Avenue, Gainesville, FL to make your concerns and opinions known.**

A group of concerned neighbors have formed an organization called the **Friends of Glen Springs Road** in order to try to bring the opinions of those who live along Glen Springs Road to the attention of the City officials and the developer. **This survey is being conducted by your neighbors to determine if there are near consensus opinions on issues relative to this development.** One issue that is still open to discussion is the connection through Hidden Pines to 39th Avenue. This survey is to determine what the residents of Hidden Pines would prefer. Several alternative choices are presented to give you a chance to express your opinion.

Reasons offered for why the City plans to open NW 27th Street are:

1. To **increase connectivity between neighborhoods**
2. To **offer a route to emergency vehicles**
3. To offer **an additional route out** of the Hidden Pines and Walnut Creek neighborhoods
4. To provide **a connection to 39th Ave.** for residents of Hidden Pines and other commuters
5. To **share the traffic burden** placed on the new street planned in Walnut Creek which will connect Glen Springs Rd and 39th Ave.

Reasons offered to keep NW 27th Street closed to vehicular traffic are:

1. The **new development is creating the need for increased access** and this should be done in a way that would not adversely impact the long-time citizens in a 28 year old neighborhood.
2. To prevent this street from becoming the **preferred route for midpoint access to 39th Ave.** by all of the vehicles using Glen Springs Rd. resulting in a very large increase in traffic in this quiet neighborhood.
3. To open 27th Street to 39th Ave. would pose **a considerable danger to school children** without a second crossing guard at the intersection of 27th Street and Glen Springs Rd.
4. Opening 27th St. as a thoroughfare would **physically and psychologically divide Hidden Pines** as a neighborhood

Reasons offered to open NW 27th Street to pedestrian traffic and emergency vehicle traffic only are:

1. This **compromise would offer** children walking from Walnut Creek, Palm Grove, Hidden Pines and Glen Springs Manor to Glen Springs Elementary School a **safer, lower-traffic route**.
2. This route would **offer neighborhood connectivity** for visiting friends.
3. This would **help preserve the long-standing, tranquil nature of the Hidden Pines Subdivision**.
4. This would **eliminate the need for most of the proposed traffic calming measures** in Hidden Pines.
5. This compromise would be **sensible and ameliorate the concerns of many Hidden Pines residents**.

Please mark your first choice. If you have a second preference mark that with a "2".

Signature	Address	Do NOT open NW 27 th St. to Walnut Creek and 39 th Ave.	Open NW 27 th St. to Walnut Creek and 39 th Ave.	Connect NW 27 th St. to Walnut Creek for pedestrians and <u>emergency vehicles</u> only <i>How?</i>
<i>Cliff L. Hall</i>	3531 N.W. 27 St. 32605	#1		#2

Please provide below any personal comments that you would like to make.

This situation deserves special attention due to the close proximity of Glen Springs Elementary School and the large number of children that live in the area and walk/bike to and from that school. The increased traffic that will result if 27th St is opened will pose a significant safety risk to these children. The safety of children should be of the utmost concern and importance. Trading the safety of children for a bit of vehicular connectivity ^{or} convenience simply doesn't make sense; therefore, NW 27th St should not be opened.

PS: Some years ago Glen Springs Road had "connectivity" straight west to 34th St via 31st Ave. That "connectivity" was eliminated in response

Please complete this form and leave it taped to your front door by 5:00 p.m. Saturday, March 24, 2001.

to the death of a child, and the barrier is still in place today. Have we learned nothing?

Notice of Meeting and Opinion Survey

March 23, 2001

The Walnut Creek Subdivision will be built on the ~30 acre parcel of land that bounds the Hidden Pines Subdivision on the north and east. The current plan is for this subdivision to be connected to Hidden Pines on the north end of NW 27th Street forming a connection through our neighborhood from Glen Springs Rd. to NW 39th Avenue. Current plans also call for a new street to run through Walnut Creek that will provide a second connection between Glen Springs Rd. and NW 39th Ave. **A public hearing will be held by the City Commission on Monday, March 26, 2001 at 6:00 p.m. following which the City Commission will vote on whether or not to adopt the Design Plat. We urge you to be at the meeting in the City Hall Auditorium, First Floor, 200 East University Avenue, Gainesville, FL to make your concerns and opinions known.**

A group of concerned neighbors have formed an organization called the **Friends of Glen Springs Road** in order to try to bring the opinions of those who live along Glen Springs Road to the attention of the City officials and the developer. **This survey is being conducted by your neighbors to determine if there are near consensus opinions on issues relative to this development.** One issue that is still open to discussion is the connection through Hidden Pines to 39th Avenue. This survey is to determine what the residents of Hidden Pines would prefer. Several alternative choices are presented to give you a chance to express your opinion.

Reasons offered for why the City plans to open NW 27th Street are:

1. To **increase connectivity between neighborhoods**
2. To **offer a route to emergency vehicles**
3. To offer **an additional route out** of the Hidden Pines and Walnut Creek neighborhoods
4. To provide **a connection to 39th Ave.** for residents of Hidden Pines and other commuters
5. To **share the traffic burden** placed on the new street planned in Walnut Creek which will connect Glen Springs Rd and 39th Ave.

Reasons offered to keep NW 27th Street closed to vehicular traffic are:

1. The **new development is creating the need for increased access** and this should be done in a way that would not adversely impact the long-time citizens in a 28 year old neighborhood.
2. To prevent this street from becoming the **preferred route for midpoint access to 39th Ave.** by all of the vehicles using Glen Springs Rd. resulting in a very large increase in traffic in this quiet neighborhood.
3. To open 27th Street to 39th Ave. would pose **a considerable danger to school children** without a second crossing guard at the intersection of 27th Street and Glen Springs Rd.
4. Opening 27th St. as a thoroughfare would **physically and psychologically divide Hidden Pines** as a neighborhood

Quasi-Judicial Registration Form

Name: (please print) GORAN HYDEN

Address: 3602 NW 27th Terrace, Gainesville FL 32605

Telephone Number: 375-0285

Please indicate whether you are for or against this petition: FOR or AGAINST (mark "X")

Please indicate whether you are requesting a Formal Hearing: YES or NO (mark "X")

Complete the following section of the form only if you are requesting a formal quasi-judicial hearing:

(Please refer to the enclosed Quasi-Judicial Hearing sheet contained in this mail-out for more information)

As an affected person receiving notice of the public hearing on Petition 142SUB-00 DB, I hereby request that the City Commission conduct a formal quasi-judicial hearing as described above.

Signature: *Goran Hyden*

This form and exhibits to be presented to the City Commission must be delivered to the Clerk of the Commission at least 7 days prior to the public hearing as stated in the notification letter sent to you. The Clerk of the Commission Office is located at City Hall, 1st floor, 200 East University Avenue, Gainesville, Florida. Forms may be mailed to the following address: Clerk of the Commission—Mail Station 19, Quasi-Judicial Hearing, Petition 142SUB-00 DB, P.O. Box 490, Gainesville, Florida, 32602.

Attorney Information (If applicable):

Name: (please print) _____

Address: _____

Signature: _____

Telephone Number: _____

CITY OF GAINESVILLE
CITY COMMISSION

2001 MAR 19 AM 10:48

Quasi-Judicial Hearings

In 1993, the Florida Supreme Court, in the case of Board of County Commissioners of Brevard v. Snyder, held that an individual rezoning was a quasi-judicial act rather than a legislative act of a local governing body. As a result of this decision, the way that the City holds public hearings on individual land use actions such as rezonings, special use permits and site plans has changed dramatically. The City has established two types of quasi-judicial proceedings: informal and formal. The informal process, which is most widely used, includes a presentation by both City staff and the petitioner, followed by questions by the governing body, of staff and the petitioner. The next step in the process is public comment. During public comment, citizens may ask the governing body questions, and offer their testimony and opinions.

The formal quasi-judicial hearing is more like a trial court (an administrative hearing). All public testimony is taken under oath. Everyone testifying before the governing body is subject to cross-examination. All documents and exhibits that the governing body deems admissible is entered into evidence. The giving of opinion testimony is limited to expert witnesses, i.e., people whom the governing body finds have education or practiced experience in an area to be able to render an informed opinion on the subject. Finally, the closing arguments to the governing body are limited to the evidence presented. After hearing closing arguments for and against the petition the governing body receives public comment (5 min. per person maximum) and makes its decision to approve or deny the petition.

Whether informal or formal, decision makers, City Commission, Plan Board, and the Development Review Board are not allowed to discuss quasi-judicial matters outside of the meeting room with anyone. All discussions about petitions must occur during the hearing. The reason for this restriction is that ex parte contacts with decision makers are presumed to be prejudicial to the side not represented.

What is the meaning of quasi-judicial? Quasi-judicial: means somewhat like a trial process. Rezoning, special use permits and site plan approval applications, which have an impact on a limited number of persons or property owners, on identifiable parties and interests, where the decision is contingent on a fact or facts arrived at from distinct alternatives presented at the hearing, where the decision can be functionally viewed as policy application rather than policy setting, are considered quasi-judicial actions. (Source: Zoning Law and Practice After Brevard County v. Snyder, page 5.93)

Who determines if a quasi-judicial item will follow the formal or informal procedures? All quasi-judicial items are placed on the agenda as informal petitions, unless a formal hearing is requested by the petitioners or an affected party.

Who would be considered an affected party? All property owners who are entitled to actual written notice of the petition provided by the Community Development Department. A party who is not entitled to actual written notice, but who believes that he or she has a special interest or would suffer an injury distinct in kind and degree from that shared by the public at large, by the decision, may apply for affected party status by filling an application form with the Clerk of the Commission during regular business hours no less than 7 days prior to the meeting when the petition is scheduled to be heard. The request must be received by the clerk, during business hours. The decision making body will approve or deny the application prior to the start of the hearing.

How do you request a formal hearing? An affected party is automatically sent a registration form; others may request a form from the Department of Community Development. The form must be received by the Community Development Department no less than seven days prior to the public hearing for Special Use Permits and site plan approvals with all the evidence and documentation to support the affected party's or petitioner's position. For all rezoning petitions, the form must be received by the Clerk of the Commission no less than seven days prior to the City Commission public hearing on the petition.



Department of Political Science

234 Anderson Hall
PO Box 117325
Gainesville, FL 32611-7325
(352) 392-0262
Fax (352) 392-8127

Clerk of the Gainesville City Commission
Mail Station 19, Quasi-Judicial Hearing
Petition 142SUB-00 DB
P.O.Box 490
Gainesville FL 32602

March 16, 2001

Dear Sir,

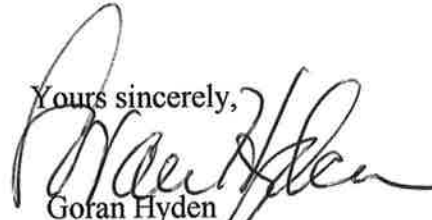
I am writing this letter as an attachment to my Quasi-Judicial Registration Form. I am a long-time resident in the Hidden Pines Sub-Division (since 1986) and for the same period of time a Professor of Political Science at the University of Florida, where, among other things, I teach policy. Regarding the plan for the Walnut Creek sub-division development, I believe there are four strong reasons why the current plan should be modified, if not rejected.

1. The notification of the planned development. Residents in the neighboring sub-divisions on the 31st Boulevard side were notified about this only at a time when it was presented as a fait accompli, i.e. the Director of Cameo Development Corporation at a meeting in October 2000 held at the Alachua Girl Guides premises on NW 39th Avenue, let the concerned residents from Hidden Pines and Royal Gardens know that the whole deal pretty much had the blessing of the City's Planning Board.
2. The creation of a high-density sub-division. I have no problem with the notion of building on empty spaces in the city, thus avoiding suburban sprawl. I do object, however, to the notion that another fancy concept—connectivity—is being abused in this case to create problems rather than solving them. Why should Walnut Creek sub-division have to be such a high-density area, thereby increasing the traffic in and out it? At the same meeting in October that I have referred to, the Cameo Development Corporation Director specifically said that he 'would love to build bungalows in a low-density pattern', but claimed that the City did not want it that way. That surprises—in fact, if it is correct, disappoints—me. It does not give me confidence in the persons responsible for our City's development.
3. The creation of traffic hazards. This would arise from two different proposals: (1) the new roads connecting in and out of Walnut Creek and the neighboring sub-division with 31st Boulevard; and (2) making 27th Street a thoroughfare for residents in Walnut Creek. I am primarily concerned in this argument with what will happen if the second proposal becomes reality. In addition to taking away parts of existing properties to build sidewalks, this quiet neighborhood of ours

will suffer from a substantial increase in traffic at the risk of local residents, not the least children, who take walking in the streets for given precisely because there is no outlet. Even if traffic bumps were introduced and traffic slowed down, Hidden Pines, and especially 27th Street will never again be the same. I have no objection to opening the street so that it connects with Walnut Creek, but if the idea of connectivity, as presented and understood e.g. by Mr David Coffey for the new neighboring sub-division, is taken seriously, e.g. that people can go and shop in the area without having to take to their cars, then 27th Street between Walnut Creek and Hidden Pines should be open only for pedestrians and cyclists.

4. The destruction of a beautiful county road in the city. This is the point that most persons who have criticized the new developments in the area have focused on. I fully agree with these critics. How can the City Fathers with good conscience, especially at a time when they pride themselves with a new form of urbanism, let one of the nicest city roads be destroyed by increasing traffic to the point where its original character will be lost. This does not only mean threats to the old oak trees that line this 'rural' road, but also to the use of the road by joggers and others who simply want to take a walk in the city and feel its 'greenness'. I have already heard many people say that the image of Gainesville as a 'green city', one which people come to because it has a nice atmosphere, would be seriously hurt by the destruction of the existing rural and lush atmosphere that characterizes Glen Springs Road all the way from NW16th Terrace to NW 34th Street.

Yours sincerely,



Goran Hyden

Distinguished Professor

