

**From:** Rob Brinkman [mailto:robbrinkman@cox.net]  
**Sent:** Monday, January 26, 2009 2:36 AM  
**To:** citycomm  
**Subject:** Sierra Club Comments on Hatchet Creek

## Suwannee-St. John's Group

January 26, 2009

Madame Mayor and Commissioners,

The Suwannee-St. Johns (SSJ) group of the Sierra Club Florida remains concerned about several aspects of the Hatchet Creek development. In addition to the specific concerns that follow the entire concept of such an intense development of this ecologically significant parcel is ill conceived.

With regard to the development intensity standard for the Business Industrial land use designation a FAR of 4.0 with a height limitation of five stories has been proposed. The Sierra Club believes that the impervious surface ratio provides a better correlation with ecosystem impacts and that height limitations should be expressed in feet above grade in view of proximity to Airport. Also the Sierra Club supports the defining with full specificity of allowable uses should be addressed at this adoption hearing rather than at PD zoning.

The City Commission should consider the validity of the assumption of lower transportation impacts from an age restricted community; the applicant refers to this community as an active adult. Such typically retired persons could conceivably make more average daily trips than those with fulltime employment in other areas of the region. Failure to adequately weigh the potential increased transportation impacts will impose significant costs on all taxpayers to provide the adopted LOS.

For the record the Sierra Club supports the design principles commonly known as traditional neighborhood design as fostering a more sustainable urban environment. In view of the considerable environmental impacts of this project both on and off site, every opportunity needs to be utilized to improve the sustainability of this project.

In particular the Sierra Club is concerned with the expected extensive reworking of the terrain involved in the construction of the stormwater management facilities releasing a lot of phosphorus into the watershed which drains to the already hyper eutrophic Newnan's Lake. At a recent presentation to the Sierra Club SJRWMD staff again confirmed pending regulations that will strengthen stormwater requirements in the region in order to address impaired water bodies. This project is exactly what the entire Newnan's Lake water shed needs least, for this reason the Sierra Club recommends voting against adoption.

Sincerely,

Rob Brinkman, Chair SSJ group of the Sierra Club Florida