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Public
COMMENTS

10/9/01

001964

The Hidden Lake (HL) dry retention pond has become easily challenged by moderate rainfall amounts. The four-inch downpour last September filled the retention pond very rapidly. The storm occurred soon after the asphalt paving of most remaining ground surfaces in the development. These surfaces are no longer available to provide natural percolation of rainwater.

Many of the Lake Meta (LM) owners who endured the insult of the 1999, quasi-judicial Development Review Board (DRB) process, recall that excess water from the HL retention pond would be engineered to flow in a direction toward the southeast of the HL development. To date, HL retention pond contents have, instead, been pumped onto adjoining land surfaces at a rate sufficient to cause substantial runoff into LM, which, is nothing less than the collective private backyards of the LM residents. Pumping of the HL retention pond has occurred with impunity on at least two occasions and both incidents reported to city staff. The latest pumping had a "chalky" appearance, which deposited a visible residue on ground surfaces. LM neighbors have received enough runoff from the HL retention pond pumping to cause LM to appear **augmented**, while the HL retention pond sits bone dry.

An e-mail from "The City" stated that Public Works was told the latest retention pond pump-out was required in order to **clean the bottom** -- and that they thought the developer to be **within his rights** to pump the contents onto **his own** property. The LM neighbors have still not been informed as to what impure compounds might be present to make the retention pond cleaning necessary - nor do they know why the retention pond contents were not pumped **away** from the direction of Lake Meta properties as was stated at the 1999 **DRB** hearing.

Lake Meta property owners have seen **no change** in the discourteous and belligerent behavior of this developer against the welfare of our **endangered neighborhood**. Nor have they seen any significant change in the City's practice of allowing this developer the broadest possible latitude in the areas of questionable soundness of engineering practices and responsible planning.

Lake Meta area residents and property owners would like to know from City staff and Public Works: **(1)** Will Paradigm be permitted to continue pumping the retention pond contents in the current manner each time they deem it necessary to do so?. **(2)** What further authorized or unauthorized changes have been made to the HL site plan that might negatively effect the security, quality of life or property value to LM area residents?.

SEE TRANSCRIPT
ATTACHED

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CITY OF GAINESVILLE
DEVELOPMENT REVIEW BOARD

DECEMBER 9, 1999

1 there that I do think requires some
2 clarification.

3 The first thing is that it is not the
4 purview of the Development Review Board to
5 determine the zoning of property. Some people
6 think that it's within our power to do that.

7 Nor does the Development Review Board
8 establish the development rights or property
9 rights or densities or dimensional requirements
10 in any of the various zoning district
11 categories.

12 Nor does the Development Review Board
13 decide, establish, or legislate policy, be it
14 infill policy or otherwise. All those
15 responsibilities lie solely with the City
16 Commission.

17 The next issue is that the proposed Hidden
18 Lake Apartment Development is not directly on
19 Lake Meta. A lot of people seem to think that
20 it is. Nor will there be any discharge or
21 runoff from development site into Lake Meta. We
22 took care of that with the storm water system.

23 The next is the density bonus points.
24 There seems to be some serious misunderstanding
25 regarding the application of the density bonus

