

25 August 2016

Kurt Lannon, Clerk of the City Commission
P.O. Box 490, Station 19
Gainesville, FL 32627

Re: New Generation Home Builder, Inc.
Blues Creek Planned Development

Dear Mr. Lannon,

I ask that you please share this communication with our City Commissioners at the September 01, 2016 meeting related to the Blues Creek Planned Development.

My wife and I live adjacent to the proposed Blues Creek Development, and therefore, we are an affected party and concerned citizens. To date, I have attended and spoken at all of the City Planning and City Commission Meetings related to the proposed new development. However, I will be overseas on business for the September 1, 2016 meeting; hence, I am writing this letter to you.

I have several concerns related to the proposed new Blues Creek Development, some of which I have voiced at previous meetings.

- (1) The first concern relates to the potential of flooding. Our home is currently not in a flood zone. But with hard rains, water rises at the back of our property towards our home. This is partly due to the storm sewer drains that empty at the back corner of our lot into the conservation area. My concern is that the changes in the contours of the land behind our property from bulldozing and landfill could result in increased flooding of our property. The potential of flooding might be increased further if the proposed 8 homes in the south part of the plan were moved to the northeast which abuts our property. If this development is approved, what (legally-binding) guarantee can the developer and City provide that my property and our neighbors' properties will not be compromised by flooding? Clearly, this occurrence would even further reduce the value of our properties, which have never recovered from the 2008 crash. Also, it might lead to the necessity of purchasing expensive flood insurance.
- (2) The second concern relates to the first. The northeast corner of the proposed new development is filled with heritage pines, oaks, and wild life (deer, turkey, coyotes, hawks, etc). One proposal decreases potential damage to this area by leaving some as conservation area. However the others, do not. For example, if the proposed 8 homes in the south part of the plan were moved to the northeast, which abuts our property, then the pristine flora and fauna would be severely impacted or totally destroyed.

- (3) The third concern relates to the length of the road into the new development, which will be the ONLY road. In the event of a natural disaster (e.g., hurricane) when the road could conceivably be blocked by flooding or fallen trees, fire and EMT service would be delayed. The proposed fire sprinklers to be installed in every home alleviates some concern about fire, but not about medical emergencies, which are more likely to occur in stressful conditions like hurricanes and in the older population of Florida citizens who will be living there. Moreover, it is not clear who will be inspecting the fire sprinklers over the lifetime of the homes in order to be sure they are functioning. Just down the street from us, a home recently burned completely to the ground. Adding another 1000-2000 feet of road will compound the problem and not improve response time for fire even without the added imposition of a blocked road by a natural disaster.
- (4) The fourth concern relates to the existing road(s) that will be required to bring in all of the materials and labor for the proposed new construction for at least a year or two, or more (from 43rd into Blues Creek or through Westchester). Unfortunately, the proposed new development is at the back of the plan. PLEASE be aware that there are a multitude of young families that live on these 2 roads with very young children who are outside playing, running and riding bikes near to and in the roads. The pool is also on main road entering Blues Creek, which is another reason that there is an abundance of children there. I am DEEPLY worried about their safety in the face of large trucks hauling fill, dump trucks and pickup trucks that will be using these road(s) for the new construction. I believe that this issue also deserves serious consideration when deciding about the feasibility of the proposed new housing development. At the very least, plans need to be put in place to protect the young children living on these "thoroughfares" during the period of construction.

Finally, I am privy to the recent filed motion by Barry Goldman, and endorse the motion.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk Conrad", written in a cursive style.

Kirk P. Conrad MD
7802 NW 56th Way
Gainesville, FL 32653