

050367C

Petition 99SUB-05 DB

August 26, 2005

Page 3

050367

Quasi-Judicial Registration Form

RE: Petition 99SUB-05DB, (Quasi-Judicial) Causseaux & Ellington, Inc., agent for Amy Fincher Ritch. Design
Plat approval of Hampton Lane Subdivision, nine (9) lots on 3.29 acres more-or-less. Located at 2502 Northwest
16th Avenue. Zoned: RSF-1 (single family residential, 3.5 du/acre).
City Commission Hearing Date: 9/12/05

2005 SEP - 2 AM 10:59
CITY OF CHESAPEAKE
CITY COMMISSION

Name: (please print) Mr. & Mrs. Robert J. Saunders

Address: 1705 N.W. 26th Way

Telephone Number: 346-6285

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")

Quasi-Judicial Registration Form

2005 SEP -2 AM 11:50

RE: Petition 99SUB-05DB, (Quasi-Judicial) Causseaux & Ellington, Inc., agent for Amy Fincher Ritch. Design Plat approval of Hampton Lane Subdivision, nine (9) lots on 3.29 acres more-or-less. Located at 2502 Northwest 16th Avenue. Zoned: RSF-1 (single family residential, 3.5 du/acre). City Commission Hearing Date: 9/12/05

Name: (please print) ALEXANDRE TURULL

Address: 1720 NW 26th Way, GAINESVILLE, FL 32605

Telephone Number: 352-376 0078

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 99SUB-05 DB, I hereby request that the City Commission conduct a formal quasi-judicial hearing as described above.

Signature: _____

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Attorney Information (If applicable):

Name: (please print) _____

Address: _____

Signature: _____

Telephone Number: _____

Gillette, David R.

From: Alexandre Turull [turull@clas.ufl.edu]
Sent: Saturday, September 03, 2005 12:28 AM
To: citycomm
Cc: turull@math.ufl.edu
Subject: Petition 99SUB-05 DB



Letter for City
Commission

Dear Clerk of the City Commission,

Enclosed is a letter to be given to the City Commission before Petition 99 SUB-05 DB, Hampton Lane subdivision, is heard.

It asks the City Commission to rule on a point of fact before it discusses the merits of the petition itself. I am also sending my letter by regular mail.

Thank you very much.

Best wishes,

Alexandre Turull

Alexandre Turull
1720 N.W. 26th Way
Gainesville, Florida 32605

September 3, 2005

Clerk of the City Commission
Mail Station 19
Quasi-Judicial Hearing
Petition 99SUB-05 DB
P. O. Box 490
Gainesville, FL 32602

For distribution to the City Commission,

Dear Commissioners,

As a resident near the proposed property, I want to point out an error in the recommendation of the Gainesville Development Review Board. As this error would materially influence the City Commission's decision on this petition, I ask the City Commission to rule on whether or not it agrees with me on this issue, before any other merits of the petition are discussed or voted on.

According to the minutes of its meeting of 07/14/05, the board recommended approval of the petition, with conditions. According to the notes (I could not attend the meeting) this recommendation was mainly because, even though many goals of the Comprehensive Plan would be negatively impacted, the lots appeared to those present to comply with the requirements of the City of Gainesville Land Development Code. I want to point out that this was said in error, and that the subdivision does not meet the minimum lot width requirements for the lots.

The petitioner proposes to divide the property into 9 lots. The proposed lots are zoned RSF-1. Accordingly, they are subject to City of Gainesville Land Development Code, Sec. 30-51. However, proposed Lots 4, 5, 6 and 7 do not comply with the minimum lot width requirement.

Indeed, the Land Development Code explicitly states that the *Min-*

Let message to call Paul
12:00 noon
9/6/05 (FL)

imum lot width at minimum front yard setback is 85 feet. It also specifies that the *Minimum front yard setback is 20 feet.* Proposed lots 4, 5, 6 and 7 do not comply with this requirement. The Land Development Code very clearly specifies that the minimum front yard width should be measured **at the minimum front setback**, and that **the minimum front setback** is specified by the the Code and not by the petitioner. As measured in the Plan, we see that, at a setback of 20 feet, Lot 4 has width 70 feet, Lot 5 has width 60 feet, Lot 6 has width 60 feet, and Lot 7 has width 70 feet. Therefore, proposed Lot 4, Lot 5, Lot 6 and Lot 7 do not satisfy the minimum width requirement required by the LDC. Hence, the proposed development does not comply with the LDC.

I enclose a copy of the relevant section of the Gainesville Land Development Code. It specifies exactly what the minimum front yard set back is (20 feet), and that the minimum width should be measured at the minimum front yard setback. The minimum setback is determined by the code, and not by the petitioner. Hence, the setback lines drawn by the petitioner suggesting they satisfy the 85 feet minimum width requirement are drawn in the wrong place. When drawn in the place where they are required to be drawn by the code, they show that Lots 4, 5, 6 and 7 do not satisfy the minimum width requirement of the Land Development Code.

I ask the City Commission to rule on this question before any other merits of the petition are discussed or voted on.

Yours sincerely,

Alexandre Turull

Quasi-Judicial Registration Form

RE: Petition 99SUB-05DB, (Quasi-Judicial) Causseaux & Ellington, Inc., agent for Amy Fincher Ritch. Design Plat approval of Hampton Lane Subdivision, nine (9) lots on 3.29 acres more or less ^{2005 SEP 2 AM 10:54} Located at 2502 Northwest 16th Avenue. Zoned: RSF-1 (single family residential, 3.5 du/acre). City Commission Hearing Date: 9/12/05

John J. Sansalone will make a presentation at the hearing

Hand-delivered on 2 September 2005

Name: (please print) John J. Sansalone

Address: 1708 NW 24th Street, Gainesville, 32605

Telephone Number: 352-375-0796 or jsansal@ufl.edu

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")

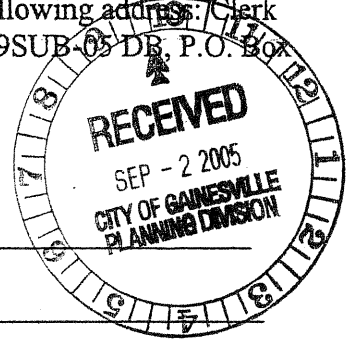
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(Please refer to the enclosed Quasi-Judicial Hearing sheet contained in this mail-out for more information.)

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Signature: _____

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Attorney Information (If applicable):

Name: (please print) _____

Address: _____

Signature: _____

Telephone Number: _____

Quasi-Judicial Registration Form

RE: Petition 99SUB-05DB, (Quasi-Judicial) Causseaux & Ellington, Inc., agent for Amy Fincher Ritch. Design Plat approval of Hampton Lane Subdivision, nine (9) lots on 3.29 acres more-or-less. Located at 2502 Northwest 16th Avenue. Zoned: RSF-1 (single family residential, 3.5 du/acre). City Commission Hearing Date: 9/12/05

2005 SEP -2 AM 10:54

Hand-delivered on 2 September 2005

Name: (please print) Mary C. Sansalone

Address: 1708 NW 24th Street, Gainesville, 32605

Telephone Number: 352-375-0796

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")

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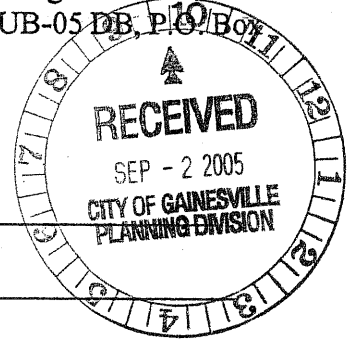
Attorney Information (If applicable):

Name: (please print) _____

Address: _____

Signature: _____

Telephone Number: _____



John J. Sansalone (johnsansalone@cox.net)
Mary C. Sansalone (marysansalone@cox.net)
1708 NW 24th Street
Gainesville, Florida 32605

Date: 06 September 2005

Subject: Petition 99SUB-05 DB, Proposed Hampton Lane Subdivision at 2502 Northwest 16th Avenue; proposed 8 lots on 3.29 acres zoned RSF-1 (single-family residential, 3.5 du/acre)

Dear Mayor Hanrahan and City Commissioners:

As property and homeowners within 400 feet of the proposed Hampton Lane subdivision, as former owners of an ecological land development firm, and as citizens of Gainesville we strongly urge the Commissioners to reject the proposed plan as currently submitted. The proposed development violates hydrologic and ecologic basics as well as violating the intent and spirit of numerous sections of the City's Comprehensive Plan. These violations can be mitigated in large part by simply by cutting the number of lots to 4 or 5, preserving mature trees and vegetation that provide an environmental benefit to the surrounding neighborhoods and watershed, focusing on a development that includes properly designed/implemented/maintained low impact development (LID) practices, reducing impervious area, and minimizing soil compaction and ground cover disturbance. Such concepts are not radical, not new, make good economic sense, and fit into the local hydrologic and ecologic balance that includes all of us as part of the human ecology. An example of an economically-viable infill urban development is provided in the presentation material. As young entrepreneurs just out of college several years, we took a multi-million dollar risk and were successful with an ecological development that did justice to the land, environment and the neighborhood. This success was re-invested in education and we were able to go to graduate school. If we could be successful in the late 1980s with high interest rates in the conservative Midwest, a much more enlightened development (than proposed) that preserves the hydrology and ecology, will be an even bigger success in Gainesville. The City, Developer and Citizens deserve a better legacy than what is proposed.

We asked the Mayor and the Commissioners to seriously consider the many concerns raised in the presentation and summarized in this letter and reject the proposed Hampton Lane subdivision as it is currently planned. Our colleagues are willing to cede a minute or two of time from their public response periods so a coherent 15-minute (no longer) powerpoint presentation of the slide material provided in your packet can be made at the petition hearing. Your consideration of this request is appreciated.

With best regards,

John J. Sansalone
Mary C. Sansalone

Lannon, Kurt M.

From: John Sansalone [johnsansalone@cox.net]
Sent: Tuesday, September 06, 2005 4:53 PM
To: Lannon, Kurt M.
Cc: marysansalone@cox.net; John Sansalone
Subject: Re: Petition 99SUB-05DB hearing letter and request

Kurt:

Attached is our summary letter and request for 15 minutes of time.

Thanks

John and Mary Sansalone

1708 NW 24th Street
Gainesville, Florida 32605
Email: johnsansalone@cox.net
Fax: +352.375.0581
Phone: + 352.375.0796

Quasi-Judicial Registration Form

RE: Petition 99SUB-05DB, (Quasi-Judicial) Causseaux & Ellington, Inc., agent for Amy Fincher Ritch. Design Plat approval of Hampton Lane Subdivision, nine (9) lots on 3.29 acres more-or-less. Located at 2502 Northwest 16th Avenue. Zoned: RSF-1 (single family residential, 3.5 du/acre).
City Commission Hearing Date: 9/12/05

Name: (please print) MR and MRS DOUGLAS L. SMITH

Address: 1826 NW 26 WAY, Gainesville, FL 32605

Telephone Number: 371-7355

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")

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2005 SEP - 6 AM 10:22

Attorney Information (If applicable):

Name: (please print) _____

Address: _____

Signature: _____

Telephone Number: _____

Quasi-Judicial Registration Form

RE: Petition 99SUB-05DB, (Quasi-Judicial) Causseaux & Ellington, Inc., agent for Amy Fincher Bitch, Design Plat approval of Hampton Lane Subdivision, nine (9) lots on 3.29 acres more-or-less. Located at 2502 North West 16th Avenue. Zoned: RSF-1 (single family residential, 3.5 du/acre). City Commission Hearing Date: 9/12/05

2005 SEP 2 11:49 AM

Name: (please print) JOHN D. DISHONG

Address: 1717 N.W. 24th St. Gainesville, Fl. 32605

Telephone Number: 352 372 6952

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")

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Attorney Information (If applicable): I was informed 9/1/05 when I phoned 334 5023 To use mail station 12, not 19 since I was not requesting formal hearing but was not in favor of petition.

Name: (please print) _____

Address: _____

Signature: _____

Telephone Number: _____



Quasi-Judicial Registration Form

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Name: (please print) Carolyn B. Austin

Address: 1811 N 4 26th Way

Telephone Number: 352 372-0381

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

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

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City Commission Hearing Date: 9/12/05

Name: (please print) MARIA LUISA RIVIERE

Address: 1720 NW 26th Way, GAINESVILLE, FL 32605

Telephone Number: 352-376 00 78

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

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

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Attorney Information (If applicable):

Name: (please print) _____

Address: _____

Signature: _____

Telephone Number: _____

2005 SEP -2 AM 11:02

CITY OF GAINESVILLE
CITY COMMISSION