

Public Comments:
Lullwater TND - Preliminary Development Plan Over Threshold

<p>Timothy T Lane</p>	<p>We are concerned that additional intensive development in this area with known recurring flooding is going to further worsen the severity and intensity of the flooding events. We know that climate change is going to increase the severity and frequency of the storms that create the flooding. We are receiving flood creating drainage from surrounding properties that clearly do not have adequate retention areas and have concerns about how new development plans can predict and plan for increasingly severe rainfall events. We request that the current inadequate flood control in our area be solved before it is worsened by new intensive development.</p>
<p>Georgia Kelley</p>	<p>I am interested in the Lullwater Development off of Ft Clark Boulevard</p>
<p>Timothy T Lane (2 – via email)</p>	<p>Dear Ms.McLendon and Alachua County Board of Commissioners, Thank you for allowing me to express our concerns concerning the Lullwater project.</p> <p>My wife and I, and our partners the Doughtons , own a nine house subdivision at Eagle Point Villas. The addresses are 9003, 9017, 9029, 9105, 9121, 9138, 9126, 9130, and 9012 NW. 18th Pl., Gainesville.In the last 15 years we have been experiencing increasingly severe and frequent flooding events after episodes of intense rainfall. This area of Alachua County has also experienced recurrent flooding events which appear to be due to inadequate storm water retention areas and a lack of an overflow area for this part of the county.</p> <p>Our subdivision, Eagle Point Villas, receives the water from Oak Crest subdivision and Hidden Oak Elementary, both of which have efficient drainage systems to get the water off their property but lack adequate retention areas. We are also experiencing back up of water from the Eagle Point Subdivision and inadequate outflow from this entire area into retention and overflow drainage areas. The net result is that we are their retention area and have experienced repeated flooding. We have redone our retention areas and are also working with Ken Cornell from the Alachua County Commision ,and Ramon Gavarrete and James Link from Alachua County Pubic Works Engineering and greatly appreciate their help, but at this point we feel that solving this areas recurrent flooding</p>

problems should occur before there is significant increased development in this location.

Other concerns we have include;

1. How do the engineers designing retention areas for Lullwater handle a more extreme rain event and where will the excess water be housed if Lullwater's retention capacity is exceeded?
2. How will the proposed development of the 77 acre parcel on the corner of Newberry Road and Fort Clarke Boulevard impact the storm water accumulation in this area which is already subject to recurrent flooding?
3. What should we do as owners of Eagle Point Villas if we continue to experience recurrent flooding events caused by a combination of stormwater runoff from our surrounding neighbors and increased development of this area?

In summary, we request that the Alachua County Board of Commissioners and the Planning Board address the recurring flooding issues in this area before permitting additional development which is likely to worsen the flooding in the event of a significant rainfall event.

Respectfully,
Timothy Lane and James Doughton

Date: 6/16/22

Received: Commission Office

Copies to: BOCC, County Manager

County Attorney, Gina Peebles

Mark Sexton, Missy Daniels, Ben Chumley

June 9, 2022

Re: Parcel Number 04321-031-000
12098-211 W. Newberry Road

Dear Ms. Wheeler,

I sent this as an email about a month ago but I'm not sure it was received.

I am asking you to consider the immediate neighbors as you evaluate plans for this property. My home abuts this property and will be exposed to its development. My husband and I selected our property, floor plan and finishes to be our retirement home. Good friends owned companies that constructed the walls and did the plastering. Many memories, family gatherings and the fact that I am now a widow make my attachment to my home very strong.

Probably equally as important is my 4'5" by 9'10" arched glass window in my kitchen breakfast nook built to enjoy the view. If a 4 story 230 unit apartment complex is positioned behind me I will be on stage as I cook, eat and move about and through this busy area. Also transom windows in my master bedroom and guest bedroom will be directly viewed by the upper stories.

Date: 10/10/22

Received: Commission Office

Copies to: BOCC, County Manager

County Attorney, John [unclear]

Mark Sexton, 1234 [unclear], BOCC Manager

My backyard as well. This has caused me great distress as I envision this future. This development would also develop my home. I invite any commissioners to visit my home and experience this exposure and to consider if this were your home.

I don't know how or when a zoning change was made, but it is inappropriate to place this kind of development mere feet next to single family homes. A more reasonable use would be garden/patio homes placed close together.

Another critical concern will be the traffic added to Newberry Road. This road is very difficult at certain times of the day as it is. Newberry Road will not be able to handle the kind of traffic this complex will contribute and the traffic from the many subdivisions and apartments already under construction which will use Newberry Road.

I love Gainesville as I was born and raised here.

Thank you for your consideration and service to our community.

Joan Wilcox Thompson 352-538-0370
908 NW 120 St

