

March 5TH 2024

RE: NEIGHBORHOOD MEETING FOR EMERSON POINTE PHASE 3 REQUEST TO PD

To whom It May Concern:

On March 4, 2024, between the hours of 5:30pm – 6:30pm, located at Woodside Baptist Church 2448 NE 28th Street, Ocala, FL a neighborhood meeting was conducted to inform the public of a proposed development. Notices to property owners within 300' were mailed out 10 days prior to the meeting. Public notice legal ad was placed in local newspaper. City staff were duly notified. This development consists of 72 single family detached units. The owner is requesting to rezone to Planned Development "PD".

People in attendance are as follows;

- Owner/Developer of Project Site- Harvey Vandeven
- Project Engineer- David Tillman
- Presenter from Tillman & Associates Engineering, LLC- Jon Harvey
- Church staff (4 people)
- General Public as listed on sign in sheet (16 people)

An introduction and power point were presented by Jon Harvey. A paper handout of the power point was provided to the public. The presentation demonstrated the location of the project site, the current land use, current zoning, proposed zoning, and proposed concept. It was explained the purpose of this meeting, as well as the meaning of land use and zoning as to what is allowed versus what is being proposed. Concept plans were provided and displayed on 24" x 36" form boards located on easels. After the presentation, comments and questions were welcomed. The primary concern of many attendees was that this was not going to be apartments. They expressed relief that we were proposing single family homes detached. Owner/Developer provided an estimated price of the individual sites. Traffic and access were discussed. It was explained that the northern access may be a full access or a gated emergency only access. This would be determined at the rezoning outcome. The rezoning process was explained to the audience. It was also explained that a traffic study will be conducted to determine what improvements, if any, would be necessary. A question was asked concerning the wildlife on the site. It was explained that an environmental species report would be required per the City Code, and any endangered species will be relocated as required. The meeting concluded at approximately 6:20pm.

Sincerely,

Jon Harvey, Planning Technician III

Tillman & Associates Engineering, LLC.

Enclosed: Sign up sheet, power point presentation.