

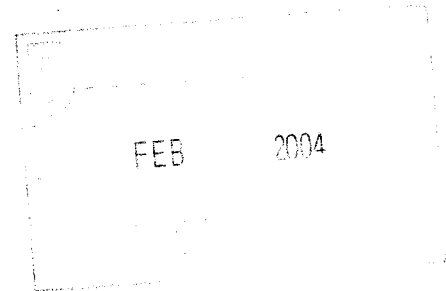
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## NEIGHBORHOOD WORKSHOP

**Date:** Wednesday; January 7, 2004

**Time:** 6:00 p.m.

**Place:** Grace Presbyterian Church  
3146 NW 13<sup>th</sup> Street  
Gainesville, FL



**RE:** PD rezoning and site plan review of a 26± acre single-family attached condominium-style development located at the 1500 block of NW 29<sup>th</sup> Road Gainesville, FL.

1.) Workshop Presentation Summary:

- Explanation of proposed development:
  - o Description of property:
    - Mr. Gerry Dedenbach, AICP Director of Planning and GIS Services and Mr. Robert Walpole, PE Vice President Engineering described the property using the attached PowerPoint slide show.
  - o Description of development:
    - Mr. Dedenbach provided a description of the proposed development and the phasing of the project. He also discussed the outstanding and innovative residential design.
  - o Construction:
    - Mr. Walpole stated that the construction would occur in a phased manner, possibly taking up to five years.
  - o Utilities:
    - Mr. Walpole explained the transportation connection, stormwater management and utility system.
  - o Characteristics (Natural):
    - Mr. Dedenbach and Mr. Walpole discussed the Hogtown Creek and setback requirements, tree canopy and the preservation and

enhancement of the water quality conveyed from the property to the lake.

- Explanation of review process:
  - Mr. Dedenbach and Mr. Walpole explained the City review process.

2.) The following summarizes the issues raised by the citizens present. Comments are not intended to be verbatim and may not be totally inclusive.

- What becomes of 0.1 acre. isolated wetland? It provides buffer along 29<sup>th</sup> Road.
- What is the creek setback?
- Total units per acre is how many?
- What is meant by a condo project?
- Traffic situation - Has anyone looked into the number of trips?
- Where is the entrance?
- How many units if it was not rezoned to PD?
- Concerns over one entrance/exit.
- Type of construction.
- What about the hydrogeologic impact.
- Concerns over density.
- How many stories?
- Sidewalk on 29<sup>th</sup> only on one side.
- City has not cleaned up the construction debris from construction of 29<sup>th</sup> Road.
- What will this do to property values?
- What are the ranges of unit sizes?

- What are prices?

3.) Suggestions:

- Don't line up driveway with a house.
- Outlet into traffic circle on 17<sup>th</sup>.
- Attractive entrance or gateway at entrance. Move higher density away from 29<sup>th</sup> Road.
- Buffer 29<sup>th</sup> Road with lower density.
- Should include amenities.
- Bicycle/pedestrian access through site to Glen Springs.

4.) Conclusion:

- Mr. Dedenbach and Mr. Walpole thanked all the participants.

### PUBLIC NOTICE

A neighborhood workshop will be held to discuss the PD rezoning and site plan review of a single-family attached condominium-style development on 26 +- acres zoned RMF-5 located at the 1500 block of NW 29th Road. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held Wednesday, January 7, 2004 at 6:00 pm at Grace Presbyterian Church, 3146 NW 13th Street, Gainesville, FL.

Contact person: Gerry Dedenbach  
(352) 331-1976

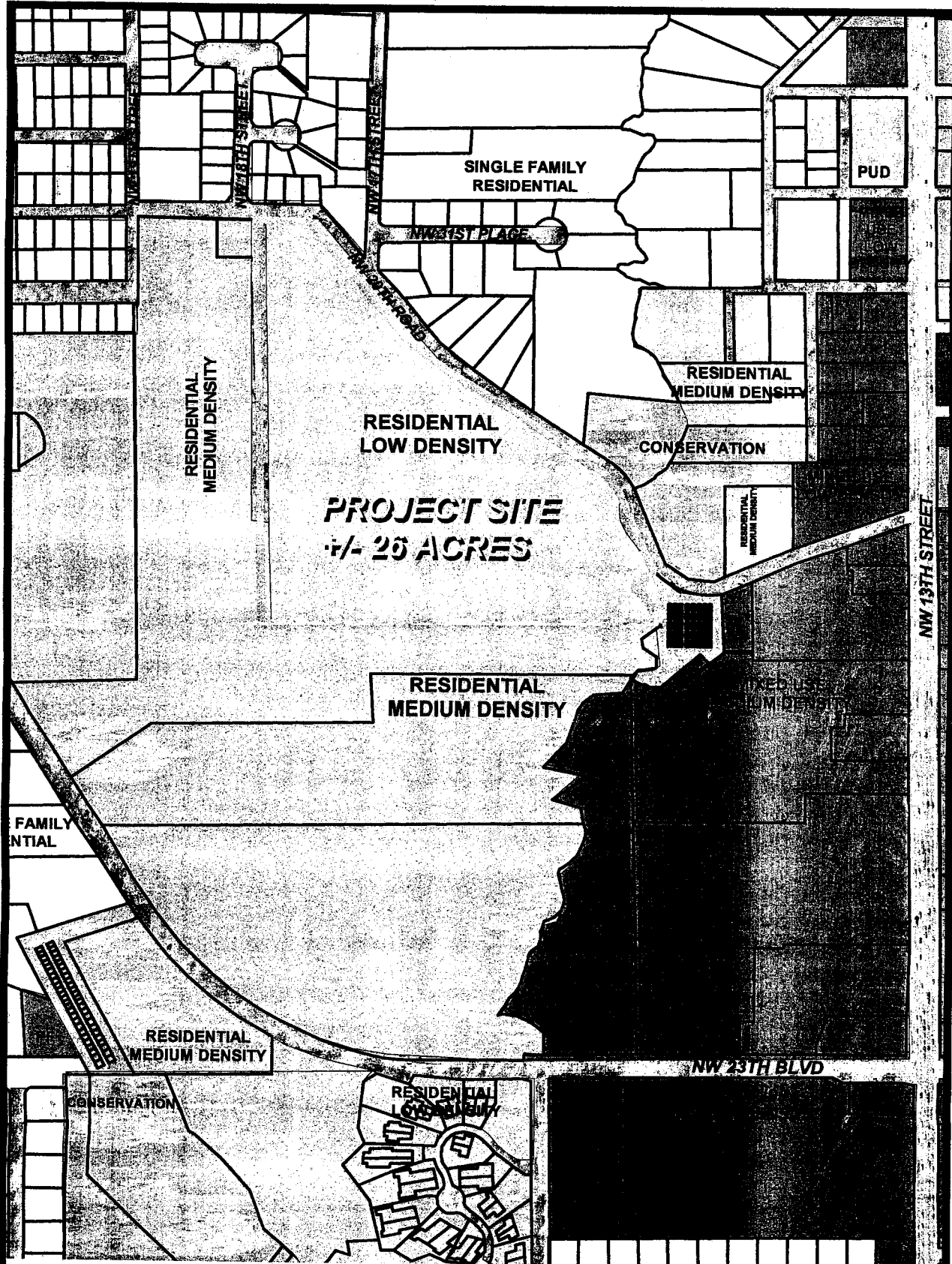
*Revs: Mon  
Attr: Becky*

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*Looks good. Thank you.*





**ILLUSTRATION 2  
SABAL PRESERVE  
SITE FUTURE LAND USE**

300 0 300 600 900 Feet



**Causeaux & Ellington, Inc.**  
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