



October 14, 2024

Re: The Grove at Pine Meadows
Colin and Jessica Cosden
37043 Myrtle Dr Eustis, FL

To whom it may concern:

As part of our re-submittal for the above mentioned project we wanted to include this Summary to help clarify the changes on the plans that have come about from the Community meeting and correspondence with the Neighboring Residents as well as memorialize some of the Q&A that had transpired.

Starting with the community meeting, we believe most of the concerns about the Development came from the simple fact that the Residents were not informed on how things were going to be handled and addressed, ie: Offsite Utility construction, Construction and Daily traffic, Lake effects, Environmental concerns, Storm Water and Drainage, School Capacity, Wild life and Privacy. Which are all legitimate and Viable concerns.

One of the hot topics from the meeting was Flooding. So our Civil educated and showed the Residents how the Storm water is captured on the site plan and how we will not be contributing to this issue. We also explained that we will not be doing any offsite work on Orange Ave, as this was miscommunicated during the initial hearing, and that the project will not be tearing up the roads to add in the Sewer connection which will be off of Pine Meadows Road. This in turn helped lower the concern about roads being shut down and complicating traffic while under construction. We also mentioned that we control the location of the Construction entrances and that there will not be large trucks coming in off of McKinley as well as the that the site balances for Fill, so there will not be a great deal of Dump trucks filled with dirt coming through any of the Roads.

With regards to the concerns about the Lake, we explained the State rules and Regulations on how it is literally illegal to touch Foliage and Trees around Lakes and Wetlands. We showed them on the plans where there will be a 25ft Natural buffer around the lake. There was also a concern about the Park on the Lake, we will be limiting this to just a walking trail and Bench. We also provided Residents who requested the Environmental studies a copy and explained that both this and the Wildlife Studies were submitted and approved by staff along with the Traffic, Geo-Tech and the School Capacity Reports.

Lastly, to address the concerns about Privacy for all the Contiguous properties we added in a 6ft Tall PVC fence around the entire property on the Plans.

Moving forward, we know Growth can be hard to deal with. So our consultants and us had multiple discussions with the Residents educating them about how things work in the Development world. Starting with Impact Fees and how they are supposed to contribute to Road improvements and Schools as well as how Roof tops drive Commercial growth and Stability for your local Restaurants and stores. In the end we did reiterate the fact that we are above the requirement for Green space and well below the allowed density at 2.88 units per acre, instead of the 5 that code allows, and that from our Initial submission we have lowered our lot count from 79 to 60.

We are truly excited for this project and hoping we can bring more residents to come see Eustis's small city Charm!!

Sincerely,

Epic Development Group, LLC
Nicholas A. Burden