

**Community Meeting Summary**  
**The Grove at Pine Meadows**  
**Tuesday, September 17, 2024**  
**5:17 p.m.**

Meeting opened up by Police Chief Craig Capri welcoming the attendees and asking that they be civil and respectful of others.

Sasha Garcia, the City Attorney, then explained why the meeting was occurring. She emphasized that this meeting was the developer's meeting – not the City's. She gave a brief summary of the City Commission Meeting where the project was denied by the City Commission and the subsequent request for relief (a less aggressive approach instead of litigation provided by Florida Statutes Section 70.51) by the developer's attorney.

Christopher Germana, Design Engineer, discussed the project and their intent to meet the City's Land Development Regulations (also referred to as the code). He explained that they were allowed to build 5 units per acre; however, the project provided for 2.88 units per acre. The open space allowed was 5.2 acres but they were proposing 5.7 acres which provided more space than the Code required. The project included sewer lines with a lift station that the developer will include in the area. The project had to adhere to the St. Johns River Water Management District (SJRWMD) for the wetlands. The County maintains the roads in the area and the developer is in discussions with the County about the impacted roads for this project.

Summary of questions and statements:

**Residents' Statements & Questions:**

*How is Myrtle Drive included in this project?*

*Is the developer aware that Lake Ann water rises and falls? Where does the water go?*

*Where are the children of this project going to go to school?*

*Can we get the FDOT to install a traffic light on SR19 at either McKinley or Pine Meadows Golf Course Road?*

*The residents have an option of sending their children to either Eustis or Umatilla schools. The buses run for both schools through the area.*

*Houses have been built with the septic tanks in the front yard. This has caused flooding in the area every time it rains.*

*The property was formerly used as a plant nursery which used a lot of chemicals on the plants. The property has got to be contaminated from these chemicals.*

*The current residents' septic tank leach fields are failing now that the Pine Meadows Project has begun construction.*

*The traffic study appears skewed – not really accounting for the Pine Meadows Reserve traffic.*

*Everyone (of the residents) plays chicken daily when they enter State Road 19, as they go to work. A lot of times, it takes over 2 minutes just to get out onto SR 19.*

*The size of the homes has not been provided. We don't want this project to destroy the value of our homes.*

*The City Commission approved a project for ranchettes on this property some years ago. What happened to that project?*

*Everyone in the area has a well.*

*There used to be wildlife everywhere in the area. That is no longer the case.*

*The roads won't handle the growth. The City and County aren't keeping up with the potholes, now. **Chief Capri announced that the police and fire will be able to get to the area during construction. The contractors aren't going to completely block the residents from coming into and leaving the area.***

*All the additional residents will impact and destroy the lake and the wildlife will no longer be able to use this area.*

*60 homes just don't add up. How can this many homes be viable?*

*There aren't enough people to work the number of jobs now in this area.*

*Why wasn't the ranchettes project recorded in the County records?*

*We ran from the cities to get away from the growth.*

*What can be done to protect our privacy and access, can screening or a wall be added?*

#### **Development Team Statements:**

*The developer will review the Myrtle Drive situation and work with residents to maintain access.*

*The developer has conducted a Phase 1 environmental analysis and is willing to share the information.*

*The developer has conducted title work on the property and is willing to share the information.*

*The proposed homes will be in the 1,800 to 3,000 square feet range.*

*The lake has been reviewed with the 100-year elevation. The developer is accounting for this elevation. They will not exceed it. The engineer looks at the worst data and designs to mitigate any of these impacts on the project and the area.*

*The project is designed with stormwater needs in mind. The project can't push any more water on surrounding properties than that which already occurs. The engineers have to examine pre- and post-development conditions to determine what the allowable conditions will be. This data is then reviewed*

*and examined by the Water Management District. When they (SJRWMD) are comfortable with the calculations, they will then issue the stormwater permit for this project.*

*The developer mentioned that they had originally wanted to place 80 homes on the property but the City staff pushed back.*

*The developer stated that he would be happy to work with the current home owners on putting a privacy screen (and in some places, a wall) around the entire boundary. They would certainly consider this option.*

*The developer also said that he would look at the area of Turner and Orange and see if he can try and assist the owners with their current flooding issues.*

*The project buildout will be 18 to 24 months. It will take 6 to 7 months to get the infrastructure in the ground.*

*The developer's engineer addressed the concerns related to the utility lines by emphasizing that the lines are not under the roadways but in the right-of-way so construction won't be blocking traffic flow.*

*The developer explained that this property is unique in that they will not be bringing in fill dirt. The property is well balanced so they will be moving some dirt but it will only be from one area of the site to another.*

The meeting was adjourned. A number of residents remained after the meeting to continue to discuss their concerns with the developer's team.

**Attendees:**

Lisa G Bovee  
Michael J Eggenberger  
Bobby & Julie Eisenbrandt  
Amanda Hall  
Robin Hamel  
Chris Herod  
Amber Hupp  
Ayden Jantone  
Nicole Jenkins  
Judy Kilgis  
Joe & Mary Ramirez  
John Rooney  
Marcus Savage  
Patrick Sides  
Cecil & Darlene Wells

**City Staff:**

Tom Carrino  
Miranda Burrowes  
Craig Capri  
Marissa Cello  
Mike Lane  
Al Latimer  
Jeff Richardson  
Sasha Garcia (City Attorney)

**Developer:**

Nicholas Burden  
Andy Lopez  
Christopher Germana