

Chen, Xinyi

From: Cory Presnick <cpresnick@cortadev.com>
Sent: Monday, April 22, 2024 11:52 PM
To: Chen, Xinyi
Cc: John Stoeckel; John-Michael Simpson; Laurie Hall
Subject: Re: CORTA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP

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Hi Cindy - thank you. We will update and add to the commercial table to clarify the green space percentage per request. We are in the 30% range given the DRA and landscape buffer areas. We will send revised plan prior to noon tomorrow. Thank you.

We will work with our landscape architect to add more detailed sections for landscape buffers. We did not anticipate that this level of detail would be required for the zoning/PUD process. We certainly are anxious to comply but was preparing for that to be more in focus in the detailed civil CD/site plan portion of the review. Given we are working on simultaneous reviews will jump into this to be ready to add to PUD plan asap.

Cory Presnick
404-625-5119

Sent from my iPhone

On Apr 22, 2024, at 5:24 PM, Chen, Xinyi <Xinyi.Chen@marionfl.org> wrote:

Hi Cory,

We can take this email as an attachment to the staff report for P&Z hearing, as your commitment of adhering to the buffer requirements in the current LDC and the condition specified in the Resolution. For the next round - BCC report following the P&Z hearing, I do need a plan and illustrations detailing each type of buffer proposed, specifying the area or particular sections along the property line externally and internally. This information will be crucial for the Board's deliberation when presented on the BCC.

We received the updated plan from John with updated information for multifamily area. However, we still need the area amount and percentage of open space in commercial area (shall be at least 20% of total commercial area). Open space is usually green space such as natural space, lawn, DRA, and landscape buffer, or some open space amenities. Please note that parking lot may not be counted as open space per LDC – please refer to the sections and design criteria I provided in the previous email. Could you please provide the numbers or a statement by tomorrow noon?

Let me know if you have any questions. Thanks.

Best,

Cindy



Xinyi Cindy Chen, AICP, LEED AP
Senior Planner
Growth Services

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2600 | Direct: 352-439-2623

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From: Cory Presnick <cpresnick@cortadev.com>
Sent: Thursday, April 18, 2024 3:09 PM
To: Chen, Xinyi <Xinyi.Chen@marionfl.org>; John Stoeckel <jjs@mjstokesconsulting.com>
Cc: John-Michael Simpson <john-michaels@chw-inc.com>; Clint Rickner <clintr@chw-inc.com>
Subject: RE: CORTA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP
Importance: High

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Cindy – we’ve been discussing how to answer on the Landscape Buffer questions. From a zoning perspective we are not seeking ANY variances from the B-2 zoning requirements and we will adhere to everything within the current B-2 Zoning. This also includes ensuring we meet the special requirements relating specifically to this property for 84th Avenue Road which I’ve attached and snipped below. ***Should we just add in clarity within the boundaries indicating that we will follow B-2 and then along 84th Avenue Rd we will follow B-2 and/or the L-6 Resolution requirements – whichever is more intensive?***

ATTACHMENT "A"

1. There shall be no ingress nor egress to the subject property from Avenue Road (a/k/a Sweepstake Drive), nor SW 100th Street (a/k/a Kingsland Country Drive).

2. There shall be a 25 foot landscaped slope beginning at the present of the right of way (SW 84th Ave. Road) and thence rising to a minimum of 5 feet at a set back of 25 feet from the right of way SW 84th Ave. Road. Landscaping will be done by the petitioner. The choice of landscape materials will be with the cooperation of a committee of Kingsland Country Board members and shall include mulching, *And shall be maintained.*

3. Each of the two ends of the landscaped slopes shall be turned at 90 degrees and tapered from the 5 foot elevation back to a grade, a 25 foot distance landscaped.

4. No signs of any kind shall be erected on any property, slope including facing SW 84th Ave. Road.

5. No building of any kind shall be constructed within 90 feet of the right of way of SW 84th Ave. Road except that a loading dock may be constructed within 70 feet of the right of way of SW 84th Ave. Road.

6. The following uses of the land shall be absolutely prohibited: adult entertainment, massage parlor, bowling alley, community garage, paid parking lot, outdoor dining, and vegetable stand, gas station, convenience store, penal institution, marine motors, guns, garage public parking and truck rentals.

Cory Presnick
Principal
404-625-5119



From: Chen, Xinyi <Xinyi.Chen@marionfl.org>
Sent: Wednesday, April 17, 2024 12:18 PM
To: John Stoeckel <jjs@mjestokesconsulting.com>
Cc: John-Michael Simpson <john-michaels@chw-inc.com>; Cory Presnick <cpresnick@cortadev.com>;
Clint Rickner <clintr@chw-inc.com>
Subject: RE: COR|TA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP

Hi John,

Buffer: please see comments (green text) in the email below.

ATTACHMENT E.1

Open space: Please refer to sections in LDC 4.2.31.E regarding Open Space requirement and calculation. A breakdown list of open space and IOS, area, and % is needed for staff analysis on compliance of items below.

LDC Section 4.2.31.E.(7)(b) provides for all other PUDs, whether residential, institutional, commercial, industrial, or mixed-use, improved open space (IOS) consistent with Section 6.6.6.B shall be provided as a minimum of 20 percent of the PUD gross land area.

LDC Section 4.2.31.E.(7)(c) establishes the following design guidelines for open space:

- a. Improve Open Space (IOS) shall be permanently set aside and shall be designated on the PUD and be established as separate properties/tracts to be owned and managed by a governing association for the PUD, whether a private property owners association, community development district, or municipal service unit, unless otherwise approved by the Board upon recommendation by the DRC.
- b. The PUD's minimum required IOS amounts shall be listed on the PUD's related plans, and shall be depicted to depending on the level of development review, allowing for more general with conceptual and proceeding to detailed for platting and/or site planning.
- c. IOS is intended to be integrated into the PUD design and provide the primary avenue for satisfying overall landscaping requirements for all development as required in Divisions 6.7, 6.8, and 6.9.
- d. IOS shall be integrated throughout the PUD to provide a linked access system to the IOS.
- e. IOS shall be improved, including compatible structures, to the extent necessary to complement the PUD uses.

LDC Section 4.2.31.E.(7)(d) establishes the following improved open space eligibility standards:

- a. Landscape buffers required for the PUD perimeter to surrounding properties, and within the PUD to provide internal buffering shall be counted at 100 percent,
- b. Parks, playgrounds, beaches, bikeways, pedestrian walks, equestrian trails, and other similar improved, usable outdoor areas shall be counted at 100 percent,
- c. Up to 25 percent of stormwater facilities may be counted to satisfy area/acreage requirements for required IOS. A higher percentage may be approved by DRC, depending on the design and lay of the facility, wherein the stormwater facilities provide a stable, dry, surface for extended periods of time and are not subject to erosion and/or damage to key design components when subjected to active use by PUD residents, employees, and patrons.
- d. **Parking areas and road rights-of-way may not be included in calculations of IOS; however, separate tracts exclusive of rights-of-way providing landscaping buffers, or landscaped pedestrian, bicycle and other non-vehicular multi-use trails may be classified as IOS.**
- e. Waterbodies in the PUD may be used to partially fulfill IOS space or recreational space requirements in accordance with the following criteria:
 - 1) Waterbodies available and used for active water-oriented recreation uses such as boating, kayaking, canoeing, paddle boarding, fishing, water/jet skiing, and swimming may be used in calculations of IOS area of waterbodies but shall not exceed 50 percent of the total IOS; however, the adjoining recreational lands supporting the active water oriented recreation uses may be counted at 100 percent.
 - 2) Waterbodies not available or used for the noted active water-oriented recreation uses may be used in calculations of IOS but shall not exceed 10 percent of the total IOS; however, the adjoining recreational lands supporting the waterbody that are established as recreation/amenity space may be counted at 100 percent recreational space. Only those waterbodies which are available to the development for water-oriented recreation use such as boating, fishing, water skiing, swimming and have associated recreational land areas may be used in meeting these requirements.
- f. If golf courses and/or driving ranges are provided to partially fulfill recreation space requirements, a maximum of 60 percent of the golf course and/or driving range land may be counted toward the required IOS. A golf course, driving range, and waterbodies combined cannot exceed 75 percent of the required IOS.

Let me know if you have any questions.

Best,
Cindy



Xinyi Cindy Chen, AICP, LEED AP
Senior Planner
Growth Services

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From: John Stoeckel <ajs@mjstokesconsulting.com>
Sent: Tuesday, April 16, 2024 5:54 PM
To: Cory Presnick <cpresnick@cortadev.com>; Chen, Xinyi <Xinyi.Chen@marionfl.org>; Clint Rickner <clintr@chw-inc.com>
Cc: John-Michael Simpson <john-michaels@chw-inc.com>
Subject: RE: CORTA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP

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Cindy – honestly I am a bit confused on the buffer inquiry – we weren't proposing anything to the ordinance of the buffer along 84th (both commercial and multi-family) outside of request for the developer to select species as the ordinance calls for the HOA to allow selection of species which can get uncomfortably expensive due to availability and practicality and untimeliness amongst other conditions. We want to clearly meet the intent of screening the development from the subdivision.

Can you clarify on the buffer inquiry? The buffer planting layout, etc would of course be designed during construction plan permitting and doesn't seem appropriate to detail at zoning level unless specifically staff is looking for something.

In order to evaluate if the project is compliant to current Code, we need a plan showing location of all buffers on the site with description of what buffer type, dimension, vegetation will be used. For instance, the plan shall show the Type B buffer between residential area on the subject parcel and commercial on the adjacent parcels.

ATTACHMENT E.1

A top view and elevation view of a per 100 feet of each buffer with dimension are needed if any proposed buffer deviates from the typical Buffer Type requirement in LDC.

For buffer along the SW 84th Avenue Road between the commercial and residential, it shall be either 5' vegetation slope (Resolution 91-R-113) or 6' wall Type B. A section of this proposed buffer is required.

As far as the open space; we did provide a note of 75% max impervious... as well as inclusion in the overall site impervious and pervious areas in the table so please also clarify what you want here?



John J Stoeckel, P.E.

Principal

Phone: 813.724.4199

Mobile: 607.725.3269

Email:

jjs@mjstokesconsulting.com

From: Cory Presnick <cpresnick@cortadev.com>

Sent: Tuesday, April 16, 2024 4:29 PM

To: Chen, Xinyi <Xinyi.Chen@marionfl.org>; John Stoeckel <jjs@mjstokesconsulting.com>; Clint Rickner <clintr@chw-inc.com>

Cc: John-Michael Simpson <john-michaels@chw-inc.com>

Subject: RE: CORTA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP

Hi Cindy – thank you for your note. Please see comments in Red Below and please note that I made community outreach in person last week and I will be sending a memo documenting my outreach for your files and your staff report as well. Will send that later today. Thank you!





Cory Presnick
Principal
404-625-5119



From: Chen, Xinyi <Xinyi.Chen@marionfl.org>
Sent: Tuesday, April 16, 2024 10:46 AM
To: Cory Presnick <cpresnick@cortadev.com>; John Stoeckel <jjis@mjstokesconsulting.com>; Clint Rickner <clintr@chw-inc.com>
Subject: RE: CORTA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP

Hi Cory,

The report is updated based on the revised site plan and under review now. We noticed there are several information missing to complete the report, could you please provide it at your earliest convenience?

1. Open space of the project: item list, breakdown of area sqft and percentage. Please refer to LDC Section 4.2.31.E to find more information of open space definition and calculation. **John will add specific square footages and percentages within the Parcel 6 multi-family parcel – the table has the overall calculations but we can hone in on the residential parcel per request.**
2. Updated multifamily render showing two-story multifamily building instead of three-story as discussed in the meeting. **Cindy – while we discussed the possible reduction from 3 story to 2 story we are currently continuing to study the best product in this location and I met with neighbors last week and explained that this is just one planned 30 unit building that is being placed as close to SR-200 as possible and that there would be more than 100 feet of distance from the property line/right of way 84th Ave and the driveway of any residential parcel and 40 of those feet are the required landscape buffer. We continue to seek to build one 30 unit building and believe that it meets the LDC for this zoning and is consistent with the Comprehensive Land Use and Zoning Plan. If we did decide to go down to 2 stories we do not have a specific design but I did pull down two examples pasted above for your review and use in your report. Thank you.**
3. I see the project plans to implement modified buffer. Please provide typical and modified buffer types both in table and illustration. **I need to defer to John and John-Michael but I'm sure we can clarify the buffers and label more thoroughly on the plan same as the figures to update for green space above.**

ATTACHMENT E.1

4. Multifamily property operation and maintenance: Will the multifamily be rental? Any community/property management during the operation and maintenance phase? **The units will be long term rental. We will have a third party property management company actively operating these units who are local to the property.**

Thank you!

Best,
Cindy



Xinyi Cindy Chen, AICP, LEED AP

Senior Planner
Growth Services

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From: Cory Presnick <cpresnick@cortadev.com>

Sent: Monday, April 8, 2024 12:17 PM

To: Chen, Xinyi <Xinyi.Chen@marionfl.org>; John Stoeckel <jjs@mjstokesconsulting.com>; Clint Rickner <clintr@chw-inc.com>

Cc: Webber, Alice <Alice.Webber@marionfl.org>

Subject: RE: CORTA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP

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Cindy – sorry to bother you; I just wanted to let you know that we have submitted a Development Review Plan application with full construction documents that matches the site plan re-submittal we made to you with your comments addressed. Our intent is to go through this site plan CD review process the same time we are going through the PUD Re-zoning process for efficiency sake. Thank you and all the best. Note that we are also going through a re-Plat process and Clint Rickner is submitting for Preliminary Plat to have the new lot lines match that on the PUD Re-zoning plan and the Site Plan Construction Document Plans.

Thank you and all the best.

Cory Presnick
Principal

404-625-5119



From: Chen, Xinyi <Xinyi.Chen@marionfl.org>
Sent: Friday, April 5, 2024 1:44 PM
To: John Stoeckel <jjs@mjestokesconsulting.com>
Cc: Cory Presnick <cpresnick@cortadev.com>
Subject: RE: CORTA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP

Thanks John. The site plan is received.

Best,
Cindy



Xinyi Cindy Chen, AICP, LEED AP
Senior Planner
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From: John Stoeckel <jjs@mjestokesconsulting.com>
Sent: Friday, April 5, 2024 1:13 PM
To: Chen, Xinyi <Xinyi.Chen@marionfl.org>
Cc: Cory Presnick <cpresnick@cortadev.com>
Subject: RE: CORTA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP

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Cindy – please find attached the revised PUD Site Plan based on discussions to-date, one plan has rev clouds for ease of review, the second is a clean plan assuming needed, both signed and sealed.

I have copied Cory to this email.

Thank you!



John J Stoeckel, P.E.

Principal

Phone: 813.724.4199

Mobile: 607.725.3269

Email:

jjstokes@mjstokesconsulting.com

From: Cory Presnick <cpresnick@cortadev.com>

Sent: Thursday, April 4, 2024 9:23 AM

To: Chen, Xinyi <Xinyi.Chen@marionfl.org>

Cc: John Stoeckel <jjstokes@mjstokesconsulting.com>

Subject: Re: CORTA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP

For sure - we will submit revised materials for the PUD Application by tomorrow.

Cory Presnick
404-625-5119

Sent from my iPhone

On Apr 4, 2024, at 9:18 AM, Chen, Xinyi <Xinyi.Chen@marionfl.org> wrote:

I will prioritize your case since it's scheduled on upcoming P&Z. Although I do need the updated application materials before I can complete the report.

After we receive the site plan and updates, please allow one to two weeks for our internal review, report writing, and revision, then we can send the ready-to-publish report to you. So, the sooner we get all updated project information, the better we could handle the case to meet your timeline and help your team.

In the meantime, feel free to reach out if you have any questions.

Have a good day!

Best,
Cindy



Xinyi Cindy Chen, AICP, LEED AP

Senior Planner
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From: Cory Presnick <cpresnick@cortadev.com>
Sent: Thursday, April 4, 2024 9:01 AM
To: Chen, Xinyi <Xinyi.Chen@marionfl.org>
Subject: Re: CORTA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP

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Got it - thank you Cindy. The earlier the better for us but totally understand you have your process and are very busy. Have a great day!

Cory Presnick
404-625-5119

Sent from my iPhone

On Apr 4, 2024, at 8:55 AM, Chen, Xinyi <Xinyi.Chen@marionfl.org> wrote:

Hi Cory,

The staff report is usually published with agenda about a week prior to the P&Z meeting date. For your convenience, I can send you a ready-to-publish copy sooner than that date as long as I have Deputy Director review and approve the report.

Best,
Cindy

ATTACHMENT E.1

Xinyi Cindy Chen, AICP, LEED AP

Senior Planner

Growth Services

<_MC-seal-4C-Rev-19_cba48ea3-e87b-450b-b0b9-d5aeaa4a09a8.png>

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From: Cory Presnick <cpresnick@cortadev.com>

Sent: Wednesday, April 3, 2024 10:56 PM

To: Chen, Xinyi <Xinyi.Chen@marionfl.org>

Subject: RE: CORTA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP

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Cindy – hope you are doing well! In no way pushing you but I am trying to schedule some new folks to join our presentation team for the April 29th P&Z meeting to help with some of the items we discussed the other day. One thing that we need to have to bring this team member on board is the “staff report” that will be generated by your office. For scheduling do you have an estimated date that you staff report will be issued to us that we can review and respond to? I’m sorry if I missed that date previously and thanks so much for your help!!

All the best.

Cory Presnick

Principal

404-625-5119

<image001.png>

From: Chen, Xinyi <Xinyi.Chen@marionfl.org>

Sent: Wednesday, April 3, 2024 8:56 AM

To: Cory Presnick <cpresnick@cortadev.com>

Subject: RE: CORTA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP

ATTACHMENT E.1

Thanks Cory. Sounds good to me.

Just FYI, we will send legal ads on 04/15. Owners within 300ft of the property boundary will be notified by mail. We usually suggest the owner/developer to speak with neighbors and introduce your proposed project before they receive notification by surprise.

Best,
Cindy

Xinyi Cindy Chen, AICP, LEED AP
Senior Planner
Growth Services

<image002.png>

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From: Cory Presnick <cpresnick@cortadev.com>
Sent: Tuesday, April 2, 2024 10:17 PM
To: Chen, Xinyi <Xinyi.Chen@marionfl.org>; John Stoeckel <jjs@mjstokesconsulting.com>; Dallas Evans <engineering@flamingo.design>; Tad Templeton <tad@cortadev.com>; Rison, Christopher <Christopher.Rison@marionfl.org>; Odom, Kenneth <Kenneth.Odom@marionfl.org>; Watson, Donald <Donald.Watson@marionfl.org>
Cc: Clint Rickner <clintr@chw-inc.com>; Brugnoli, Kathleen <Kathleen.Brugnoli@marionfl.org>; Zeigler, Christopher <Christopher.Zeigler@marionfl.org>
Subject: CORTA Sprouts/Chipotle, etc. SW 84th Ave Access & Other Additional Info - 240506ZP

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Team – thank you again for your time this afternoon; very helpful and informative session. I've spent time studying this proposed residential parcel further and we had not really paid close enough attention but

ATTACHMENT E.1

there are just three parcels that will be directly across the street from any proposed residential multi-story building – one vacant and two are duplex/multi-family rentals. Not to say that we still will not receive push back but this fact pattern does seem to mitigate some. Further, we have a path where we can retain and further supplement landscape plantings and push the 84th Ave ingress/egress to the residential parcel further South to be across from the vacant parcel. We will further show the enhanced green space and pedestrian and green space amenities in a revised PUD plan along with highlighting additional landscape and mature tree buffers behind the proposed Sprouts grocery store to further ease fears to neighbors. We are planning to make direct outreach to the most impacted neighbors to make attempts to hear any further adjacent resident concerns and hope to potentially head off any major blowback once public notices head out to the public.

Will keep the team informed as we progress and we will produce a revised PUD plan for the public notice by the end of this week and we will be working on further materials for presentation at the April 29th Plan Commission Hearing to hope to show that we are considering peripheral impacts of this development and to make the best development for the community possible.

All the best and will stay in touch.

<image004.png>

Cory Presnick
Principal
404-625-5119

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