

TARA VISTA PRELIMINARY DEVELOPMENT PLAN

Public Comments received as of April 26, 2022

Tiffany Ireland

"The northeast road in the property plan is on our backyard property line. This is a safety issue because my child and family use our backyard for playing and family time regularly. The plan wants to use the area for a roadway. This will cause a drop in property value, noise pollution and air pollution. This is a detriment to the quality of life we are currently living, not just for us but our neighbors and our children. This road was not part of the original plan that was introduced to us at the initial meetings by EDA hosted, the neighborhood workshop meetings. There are options that are not being used such as enlarging cul-de-sacs. I do not understand why the development plan is so detrimental to all the residences that share a property line with this development."

From: [Christine A. Berish](#)
To: mmh1280@gmail.com
Cc: [Angeline Jacobs](#)
Subject: RE: Tree and Road Layout Concerns in "Terra Vista" Development South of Green Leaf
Date: Thursday, February 17, 2022 2:54:05 PM
Attachments: [image002.png](#)
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Good afternoon,

Your comments have been received.

Thank you,



Christine Berish

Development Review Manager, Growth Management Department
10 SW 2nd Avenue, Gainesville, FL 32601
352.384.3165 (office)



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From: mmh1280@gmail.com <mmh1280@gmail.com>
Sent: Thursday, February 17, 2022 2:29 PM
To: Christine A. Berish <cberish@alachuacounty.us>
Subject: Tree and Road Layout Concerns in "Terra Vista" Development South of Green Leaf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ms. Berish:

I am writing regarding the proposed "Terra Vista" development, south of Greenleaf, east of Wiles Elementary and Kanapaha Middle School, and north of Arrendonda Estates.

My concerns revolve primarily around tree canopy, road layout, and drainage, as these issues are intertwined.

At the neighborhood workshop on Zoom, the agents for the applicant showed a conceptual plan. I do appreciate efforts to save some of the large oak trees on the site.

At some point in the past, much of the site had agricultural or animal grazing uses, allowing some live oak trees to get very large.

My concerns with the project are as follows:

I. Proposed Road Connection Along East Edge of Property:

I am asking that this proposed road connection be removed, and the existing unpaved pedestrian path there remain, and the associated land be left as conservation/ green space for the following reasons:

1) There are several very large oak trees just north of Arrendonda Estates, and several medium size oak trees just south of Greenleaf that may lie in the path of this roadway, associated right-of-way, and associated drainage.

2) The proposed development will connect with Greenleaf at proposed entrances along SW 67nd Terrace, and to Arrendonda Estates through an existing stub out. Should residents of Greenleaf or Arrendonda Estates wish to drive to the other neighborhood, they will already be able to do so even without this proposed road.

I understand the general goal of connecting neighborhoods, but I believe this proposed roadway would do more harm than good in light of the large oak trees and connections that the new development will already provide. Please remove this proposed roadway, keep the existing pedestrian trail, and designate where the road would have gone as conservation/ green space.

II. Existing Pedestrian Connections to Wiles and Kanapaha School:

Please ensure pedestrian connections from the roads in the new development to the back of the schools so that children in the area may continue to walk to school.

III. Tree Protection in General

Greenleaf kept trees when possible during development, keeping sufficient tree canopy. While I understand that regulations have changed since then, please try to keep tree cover when possible. Please avoid more clearing than necessary when building the new housing units. For example, backyards could be left

uncleared until sold to new homeowners.

IV. Drainage

Some developments have left drainage areas forested where topography allows. Please do this when possible, for example, for the drainage area along the east side of the property, in order to increase tree canopy.

V. Adjacent Houses and Buffers

Several residents in Greenleaf were concerned about roads or alleys backing up to their homes. Perhaps their concerns could be addressed if the new houses are oriented so the new backyards back up to their homes, or by including a buffer.

Please look into accommodating the concerns I have raised above. Thank you.

Sincerely,

Matthew Hurst