

Citizen Participation Plan for Emerald Groves West (to be renamed: Emerald Groves Total Care)

June 2, 2016

Purpose: This Plan is to inform citizens, property owners, and neighborhood associations in the vicinity of 3558 E. McDowell, the NW corner of Val Vista and McDowell, of the application for development of the vacant land.

The original application was submitted and approved in 2011. Plans stalled because of the economy downturn. However, the dream is still alive for a second assisted living facility, built to mirror the earlier project on the SE corner of the same intersection. Although the necessary zoning has already been in place, I intend to honor the Citrus Sub Area's desire for compliance in terms of careful screening of parked cars, same two-row buffer of citrus trees, the same architectural style and layout, and the same lush green landscaping.

I attended a preliminary meeting of Citrus Sub Area homeowners on May 24th, held in the home of Mr. Lewis Lenz. My project was not the subject of conversation; instead: reviewing the proposed plans of a large assisted living development was. I thought that my attendance would give me an idea of what might be the level of community support for my own project. The subject of my plans did come up, in the light of a comparison facility to what would be discussed at the next neighborhood meeting the following night at Ishikawa Elementary School. I am pleased to report to the Planning and Zoning Department, that my proposed project scores high on the approval rating from the neighbors.

As this process works its way through the City again, I will notify neighbors in the vicinity by mail, of the upcoming hearings.

At the May 24th meeting, I passed out a letter much like this one to all the attendees. I encouraged anyone with an interest, to call me. I told them that I would welcome suggestions and feedback even from those neighbors outside the required radius for my project.

Please let me know what more I can do to help myself.

Cordially,


Jennifer Tonna

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