

## WALDEN OAKS SPECIAL INFORMATION MEETING

February 04, 2014

### NAPLES VIEW RESIDENTIAL PROJECT

The purpose of this meeting is to discuss the status of the Naples View project to our North. 2 years ago, Walden Oaks was instrumental in helping to procure a residential community on property that has not been developed and abandoned for quite some time adjacent to Walden Oaks. I will first give a brief overview of previous major concerns and new developments.

The approved PUD by the County Commissioners identified Naples View to incorporate the following, which were major concerns to the Walden Oaks Community

1. A limit of 66 residential dwelling units to be single and duplex style homes.
2. A gated community.
3. A privacy wall around the complete perimeter of the property.
4. Landscaping to blend in with the surrounding areas around Walden Oaks.
5. An independent Traffic Study, based on 66 dwellings which found that Airport Pulling Road is shown to have sufficient capacity under the projected 2016 traffic conditions to accommodate the proposed development.
6. A site plan indicating lot locations.

Naples View tried to contract with a builder to construct quality type homes but were unsuccessful. They did not want to build units that would not enhance our surrounding community.

That being the case, Naples View has contracted with Capital Group Properties LLC, to purchase the property and develop the complex.

They anticipate closing in March, 2014.

They estimate constructing 27-44 homes. A price range for the homes has not been finalized as yet.

The new owners are currently negotiating with McGarvey Custom Homes to construct a higher end home.

The new owners anticipate a name change for the community which has not yet been determined.

Upon the start of construction, they will form an HOA.

The current approved PUD permits the new owner to start construction at their discretion.

I will now ask Alexis Crespo of Waldrop Engineering, who represents the new owners of the property to explain what these new owners are proposing to Walden Oaks. She will then answer any questions. Finally, we will open discussion among all of us, so that the board can better determine how to deal with the proposal. Please keep questions and comments brief and to the point, so that we can work together to do the best thing for our community.