

NEIGHBORHOOD MEETING
JULY 31, 2021
REGARDING
PROPOSED USE OF PROPERTY LOCATED AT
2258 NW 31st Street, Gainesville, FL 32605

Morning Meadow Preschool & Kindergarten (aka, Morning Meadow) is an accredited early childhood educational facility serving families with children ages 2.5 to 6 years old and has operated in Gainesville for 28 years under the directorship of Sylvia Paluzzi.

Morning Meadow is considering purchase of the property at 2258 NW 31st Street, Gainesville.

The property has been in family ownership since this entire area was undeveloped forest and creekland. The current owner must sell the land but strongly supports it remaining as natural as possible. She has turned down a potential sale that would have changed the land use to apartments. We are working with the City of Gainesville and the Alachua Conservation Trust to put 4.4 acres of the land into permanent conservation easement.

Current Zoning: Single Family 00100

Proposed Property Use:

- A. 2 Parcels totalling 4.4 acres to be left as undeveloped upland forest and wetland and put under conservation easement; possible future lease or sale as public access nature trail.

- B. 1 Parcel totalling 4.09 acres:
 - 1. Creek and wetland perimeter to be left undeveloped.
 - 2. Low impact development:
 - a. Removal of 3-car garage
 - b. Bringing existing structures up to code
 - c. Connecting property to city sewer lines in place of septic
 - d. New construction of up to 5000 square feet
 - e. Retention of tree canopy
 - f. Existing access from NW 31st Avenue (Glen Springs Road)

CONTACT: SYLVIA PALUZZI, DIRECTOR
MORNING MEADOW PRESCHOOL & KINDERGARTEN
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A. ZONING VARIANCE TO BE SOUGHT: Preschool and Kindergarten

B. NEIGHBORHOOD IMPACTS

1. School Operation

- a. Enrollment: 100 students
- b. Annual Calendar
 - 1) School year from late August to mid-June
 - 2) Holidays per Alachua County Public Schools
 - 3) Closed for 1 week at Thanksgiving, 2 weeks winter break, 1 week spring break.
- c. Daily Schedule
 - 1) Regular hours: M-F, 8:30 am - 1:30 pm/K until 2:00 pm
 - 2) Afterschool: until 3:00 pm or 5:00 pm

2. Traffic Impacts

- a. Student drop-off is staggered between 8:30 and 9:30 am
- b. Student pick-up is staggered between 1:30 and 5:00 pm
- c. Many families carpool and some bring children by bicycle
- d. Per latest data available (2018), maximum increase in traffic on Glensprings Road would be less than 3%
- e. Retain current entrance: no new roadway access points

3. Parking

- a. Minimal parking required for daily use
- b. Will follow requirements of the City of Gainesville Planning Dept.

4. Utilities

- a. Upgrade connection to city sewer
- b. Disconnecting septic system will improve water quality in creek and nearby wetlands
- c. Upgrade connection to GRU natural gas

5. Development and Conservation

- a. Low impact construction, retention of tree canopy, placement of over half of acreage in conservation easement
- b. Alternative use based on bids on the property would include:
 - 1) Apartment or condominium construction
 - 2) Expansion of subdivision to north end of property
 - 3) Maximum allowed use of all 8+ acres

PROPERTY LOCATION

STREET ADDRESS: 2258 NW 31st Street, Gainesville, FL 32605

The property is made up of 3 parcels:

SOUTHERN PARCEL

Parcel ID 08993-001-000

Prop ID 77903 4.09 ACRES

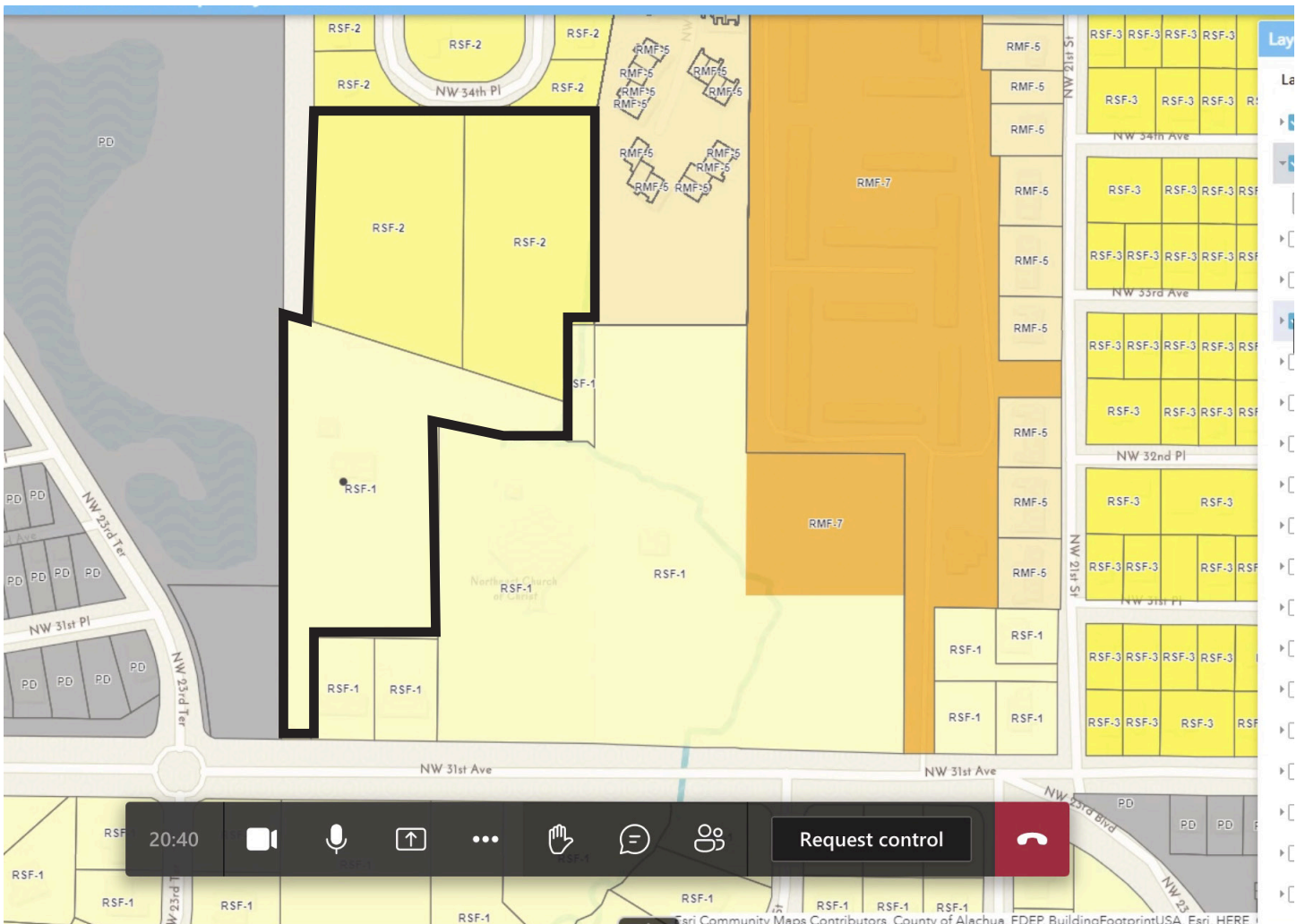
NORTHERN PARCELS

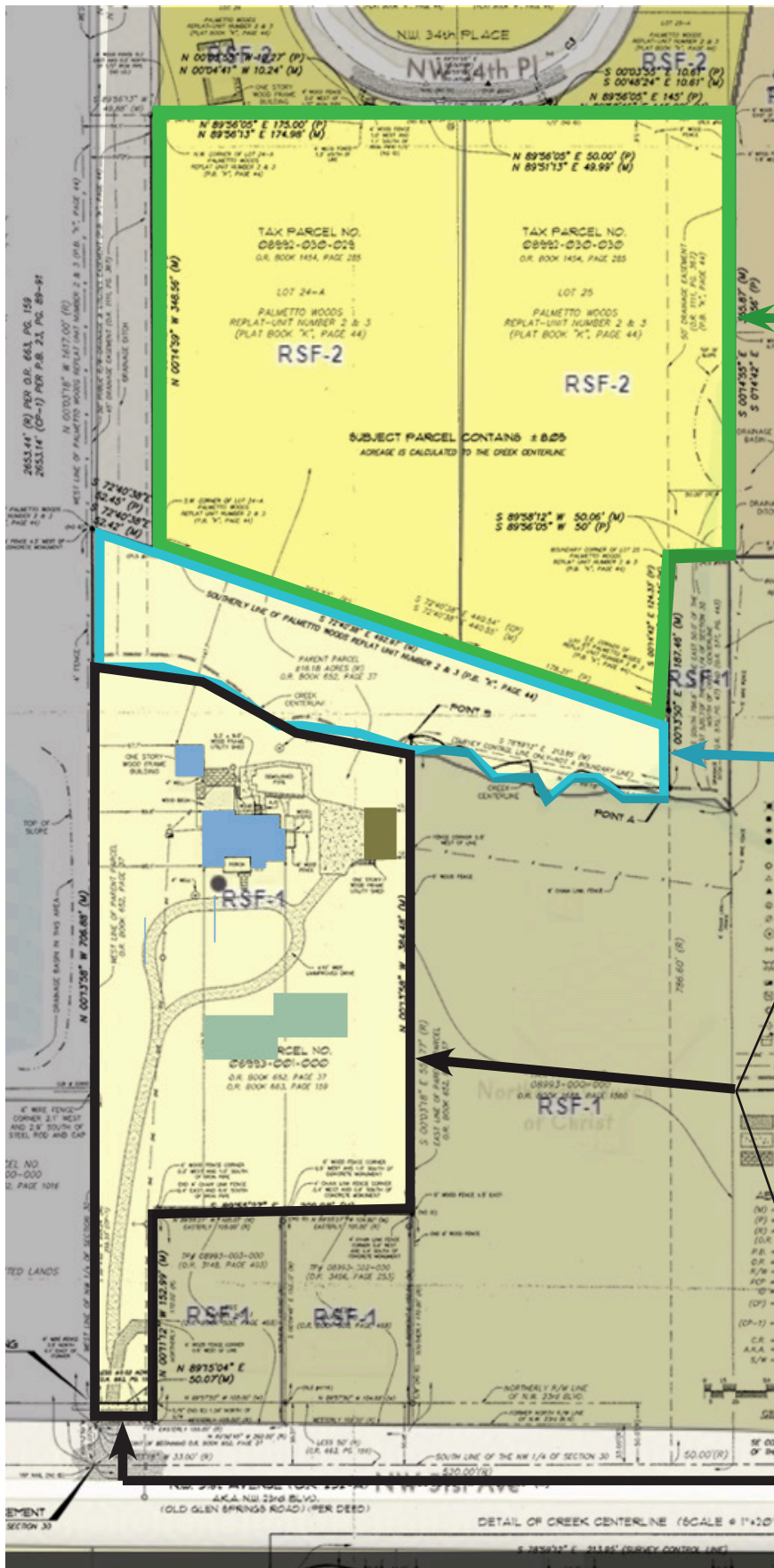
Parcel ID 08992-030-029

Prop ID 77847 2.22 ACRES

Parcel ID 08992-030-030

Prop ID 77848 2.18 ACRES





TO BE LEFT UNDEVELOPED UNDER CONSERVATION EASEMENT

CREEK AND WETLAND TO BE LEFT UNDEVELOPED

EXISTING STRUCTURES TO BE BROUGHT UP TO CODE

EXISTING STRUCTURE TO BE REMOVED

NEW CONSTRUCTION

PROPERTY ACCESS FROM NW 31st STREET (GLEN SPRINGS BLVD)