



KILLEARN HOMES ASSOCIATION, INC.

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4/19/2023

County Commissioner Christian Caban
County Commissioner Carolyn Cummings
County Commissioner Nick Maddox
County Commissioner Rick Minor
County Commissioner David O'Keefe
County Commissioner Bill Proctor
County Commissioner Brian Welch

Mayor John E. Dailey
Mayor Pro-Tem. Dianne Williams-Cox
Commissioner Jeremy Matlow
Commissioner Jack Porter
Commissioner Curtis Richardson

RE: Northeast Gateway Project

Dear Commissioners,

In recent months, Killearn Homes Association has become increasingly concerned by new developments associated with the planned Northeast Park and subsequent new traffic (road) designs under current consideration. We are further concerned that agreements made between Killearn Homes Association and the Blueprint IA Board (identified below) are receiving adequate consideration by you, the governing body of Blueprint.

In our letter to the Blueprint Board dated 9/17/2020, Killearn Homes Association expressed concern about Item #14: "Alternative Northern Terminus," which was ultimately defeated. Item #14 would have introduced an alternative to the Roberts Road connection. In that communication we referenced that:

"both parties agreed to the following conditions to guarantee the future of the NE Gateway."

1. Two connections from Welaunee Boulevard, one at Shamrock, one at Roberts.
2. Welaunee Boulevard extension to Shamrock Road being a "rural road."
3. The construction phasing of these two entrances to open concurrently.

Prior to consideration, our traffic consultant reported to Blueprint that a major modification for a new northern terminus connecting to Centerville Road south of the school, between McLaughlin and Pimlico was speculated to add even more cut-through traffic in Killearn. The alternative consideration was rejected, and Ben Pingree stated that Option 2 would have included consideration of the area south of the schools on Centerville Road.

You agreed to these provisions by adopting a "substantial amendment" at the 1/30/2020 Blueprint IA meeting.

Throughout deliberations to approve the "Substantial Amendment" in January 2020, and rejection of the "Alternative Northern Terminus" in July of 2020, there were numerous member comments referring to the commitment and agreement reached with Killearn Homes Association.

We would like to believe that the agreement reached in January of 2020 will continue to be honored by our elected representatives.

This year, Killearn Homes Association has been involved in multiple meetings and conversations with local government officials, as well as legal counsel from several of the involved parties. Each of these entities have suggested that plans are actively being discussed to convert the Farm Road located south of Pimlico Drive and north of Shamrock South, into a public road connecting Welaunee Boulevard to Centerville Road almost directly across from McLaughlin Drive.

We vehemently oppose the construction of any additional public road connecting Welaunee Boulevard to Centerville Road in addition to the approved Shamrock Extension, Roberts Road, and Pimlico Extension.

- We reject the need for additional connections for traffic considerations as your own documents confirm: “Analysis showed the best balance of future transportation needs was Welaunee Boulevard with Shamrock and Roberts connection” (Blueprint IA Agenda 7/9/20)
- We reject that Policy 13.2.25 of the “Welaunee Arch Master Plan “requires two (2) connections from Centerville Road
- We disagree that the Purchase and Sale Agreement executed in 9/2022 for developing the Welaunee Greenway and Trailhead is conditioned on constructing an additional connecting roadway.
- We reject that any provisions of the License Agreement for Temporary Farm Road Access commit to the construction of an additional public road at the Farm Road location or any other location between Shamrock and Pimlico.

Under the proposed plan, Killearn Estates will be subjected to devastating traffic intrusion through both Shamrock South and Pimlico Drive. Consideration of any additional connection to Welaunee Boulevard, adjacent to our community, will be met with vigorous opposition from Killearn Estates.

We urgently request that Blueprint immediately adopts a policy that commits to **no further plans for construction of any additional public road connecting Welaunee Boulevard to Centerville Road.**

Respectfully yours,

Steven R. Givens, President
On behalf of the Board of Directors for
Killearn Homes Association