



Ridgewood Area

Quarterly News Paper

Greetings to you!

There have been a few exciting events that have happened since you received the last QNP update. The Park Maitland School redevelopment was approved by Maitland City Council on February 24, 2003. With the approval of the Park Maitland School Developers Agreement, the issue of permanently closing Tangerine Place was also finalized as it's closing was contingent on the approval of the agreement. Now Park Maitland can begin it's phased improvements without the concern of automobiles cutting through the center of their campus or having to remove the new stacking lanes that were installed last winter. The traffic generated by the school's pick-up and drop-off times is required by this agreement to be handled on Park Maitland property, not on City right-of-way, so the stacking lanes will continue to allow for the traffic to move much more efficiently than before this agreement.

The first phase of the project will be to create a permanent turnaround on Tangerine Place which will include a decorative wall and landscaping. This will be constructed where the blockades are currently located. Also in this phase of their project there are traffic calming improvements to Orange Place that are required per the agreement. Some of these intersection improvements were previously included in the QNP process and will be required to be constructed by Park Maitland at the beginning of their redevelopment. Others are new improvements to the area that are specific to Orange Place due to the location of the proposed exit from their campus. The City has met with the property owners of Orange Place and a consensus has been reached on these new traffic calming devices. These upgrades may be the first improvements constructed in the QNP area depending upon the final schedule of the Park Maitland School redevelopment project. We will keep you updated on their progress!

We are currently working with Florida Power on the underground electrical system. We have received a tentative location map showing which property owners will need to submit easements for the under-grounding of electrical service. Once that is verified, a letter will be sent to each of the property owners effected. If your property is one of the parcels involved in the easement process, you will be receiving the paperwork soon, so watch your mailboxes. Remember, the faster the easement agreements are completed and returned to the City, the sooner Florida Power can schedule the construction of the under-grounding.

Again, thank you for your participation in the Quality Neighborhood Program. If you have any questions, please feel free to contact me at 407-539-6213 or by email at: bbernardo@itsmymaitland.com.

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