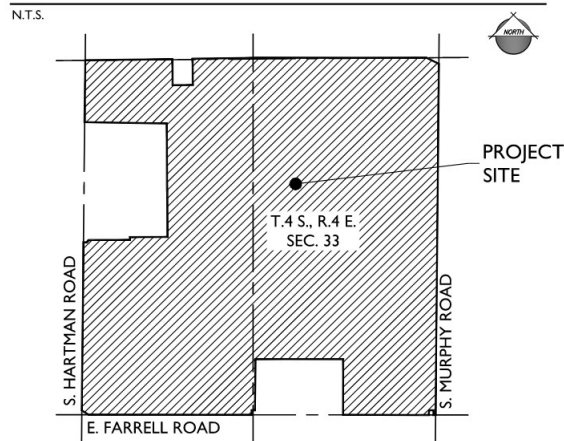


**Anderson Farms
Citizen Participation Report
PAD24-02**

Submitted: June 7, 2024

VICINITY MAP



DEVELOPER

Lennar Arizona Inc.
1665 W. Alameda Drive, Suite 130
Tempe, AZ 85282

CONSULTANT

EPS Group, Inc.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
Contact: David Hughes
Tel. 480-355-0616



Submitted to the City of Maricopa



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Date: June 7, 2024

Purpose: The purpose of this Citizen Participation Report is to summarize actions taken by the applicant to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of an PAD Amendment application for Anderson Farms, a proposed master planned community. This site is located on the northwest corner of Murphy Road and Farrell Road. The applicant is requesting an amendment to the approved Anderson Farms PAD on approximately 569 acres.

The PAD Amendment will introduce 2 new homesite sizes with two corresponding new home products. These new homesites are 35' in width and 85' deep (the "Dream Series") and 35' in width and 100' in depth (the "Cottage Series"). An additional purpose of this request is to add a commercial use to the PAD for a neighborhood scaled grocery store with ancillary commercial service providers.

Contact:

David Hughes
EPS Group, Inc.
1130 N. Alma School Road, Suite 130
Mesa, AZ 85201
(480)-355-0616 (phone)
David.Hughes@epsgroupinc.com

Pre-application Meeting: The pre-application meeting for the Anderson Farms PAD Amendment was waived by City of Maricopa staff.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list was developed for citizens and agencies who are located within 600 feet of the subject project.
2. All persons listed on the contact list received a letter describing the project, site plan and invitation to a neighborhood meeting held at the Maricopa Library & Cultural Center.
 - a. The neighborhood meeting was an introduction to the project, and opportunity for citizens in the surrounding area to ask questions and state concerns. A sign-in list was used and comment forms provided. Copies of the sign-in list, any comments and meeting minutes were provided to the City of Maricopa Planner assigned to this project and are attached to this Plan.
3. Notice of the neighborhood meeting shall be provided at least 15 calendar days prior to the neighborhood meeting in the following manner:
 - a. Written notice shall be mailed to all owners and occupants within 600 feet of the subject property

- b. A sign shall be posted on the property providing a description of the request and the neighborhood meeting date, time, and location.
 - c. A newspaper ad shall be published in the Casa Grande Dispatch with description of the proposal and meeting information for the neighborhood meeting and following public hearings.
4. Attendees at the neighborhood meeting were added to the notification list.
5. Presentations will be made to groups of citizens or neighborhood associations upon request.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Maricopa.)

Schedule:

Pre-Application Meeting: Waived

Application Submittal: February 9, 2024

1st Neighborhood Notices:

Notification mailed: May 7, 2024

Sign Posted: May 6, 2024

Newspaper ad published: May 14, 2024

Neighborhood meeting: May 23, 2024

2nd Neighborhood Notices:

Notification mailed: May 31, 2024

Sign Posted: May 24, 2024

Newspaper ad published: May 30, 2024

Second Submittal: June 3, 2024

Submittal of Final Citizen Participation Report: June 7, 2024

Planning and Zoning Commission hearing: June 24, 2024

City Council hearing: July 16, 2024

Attachments:

Notification Letter

Notification Area Map

Affidavit of Neighborhood Notice Mailing

Sign Posting Pictures and Affidavit (1st & 2nd Postings)

Newspaper Ad Affidavit of Publication (1st & 2nd Publications)

Neighborhood Meeting Sign-In Sheet

Neighborhood Meeting Minutes

RE: PAD24-02 Anderson Farms. This site is generally located at the southeast corner of Bowlin Road and Hartman Road within the City of Maricopa incorporated limits.



Dear Neighbor,

An application has been filed with the City of Maricopa by EPS Group, Inc on behalf of Lennar at the above-mentioned property to amend the existing Anderson Farms Planned Area Development (PAD21-09).

The meeting dates in regards to this request are as follows:

Neighborhood Meeting
May 23, 2024 at 6:00 PM
Maricopa Library & Cultural Center - Maple Room
18160 N. Maya Angelou Drive
Maricopa, AZ 85138

**Planning & Zoning Commission
(Public Hearing)**
June 24, 2024 @ 6:00 PM
City Hall – Council Chambers
39700 W Civic Center Plaza
Maricopa, AZ 85138

City Council
July 16, 2024 @ 6:00 PM
City Hall – Council Chambers
39700 W Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public hearings and meeting(s) scheduled for this matter, this notice is being sent to you via First Class Mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Alexander Bosworth at the City of Maricopa Planning Department at 520-316-6948. You can also email him at Alexander.Bosworth@maricopa-az.gov.

Please see the back of this letter for the conceptual land use plan.

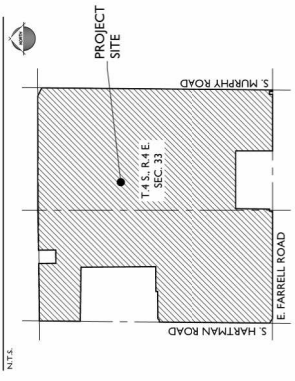
Sincerely,
EPS Group, Inc.

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Alexander Bosworth, 520-316-6948 para la información.**





VICINITY MAP



PROJECT TEAM

DEVELOPER:
LENNAR ARIZONA, INC.
1130 N ALMA SCHOOL RD, SUITE 130
TAMPA, AZ 83621
TEL: (800) 893-2200
WWW.LENNAR.COM
CONTACT: VICKY MORRIS
Vicky.Morris@lennar.com

ENGINEER:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD, SUITE 130
TAMPA, AZ 83621
TEL: (800) 893-2200
WWW.EPSGROUP.COM
CONTACT: ERIC WINNER
Eric.Winner@epsgrp.com

PLANNER:
LENNAR ARIZONA, INC.
1130 N ALMA SCHOOL RD, SUITE 130
TAMPA, AZ 83621
TEL: (800) 893-2200
WWW.LENNAR.COM
CONTACT: JOHN HANNON
John.Hannon@lennar.com

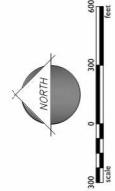
LANDSCAPE ARCHITECT:
LENNAR ARIZONA, INC.
1130 N ALMA SCHOOL RD, SUITE 130
TAMPA, AZ 83621
TEL: (800) 893-2200
WWW.LENNAR.COM
CONTACT: ALIZA SABIN
Aliza.Sabin@lennar.com

TRAFFIC ENGINEER:
LENNAR ARIZONA, INC.
1130 N ALMA SCHOOL RD, SUITE 130
TAMPA, AZ 83621
TEL: (800) 893-2200
WWW.LENNAR.COM
CONTACT: DAWN CARTER
Dawn.Carter@lennar.com

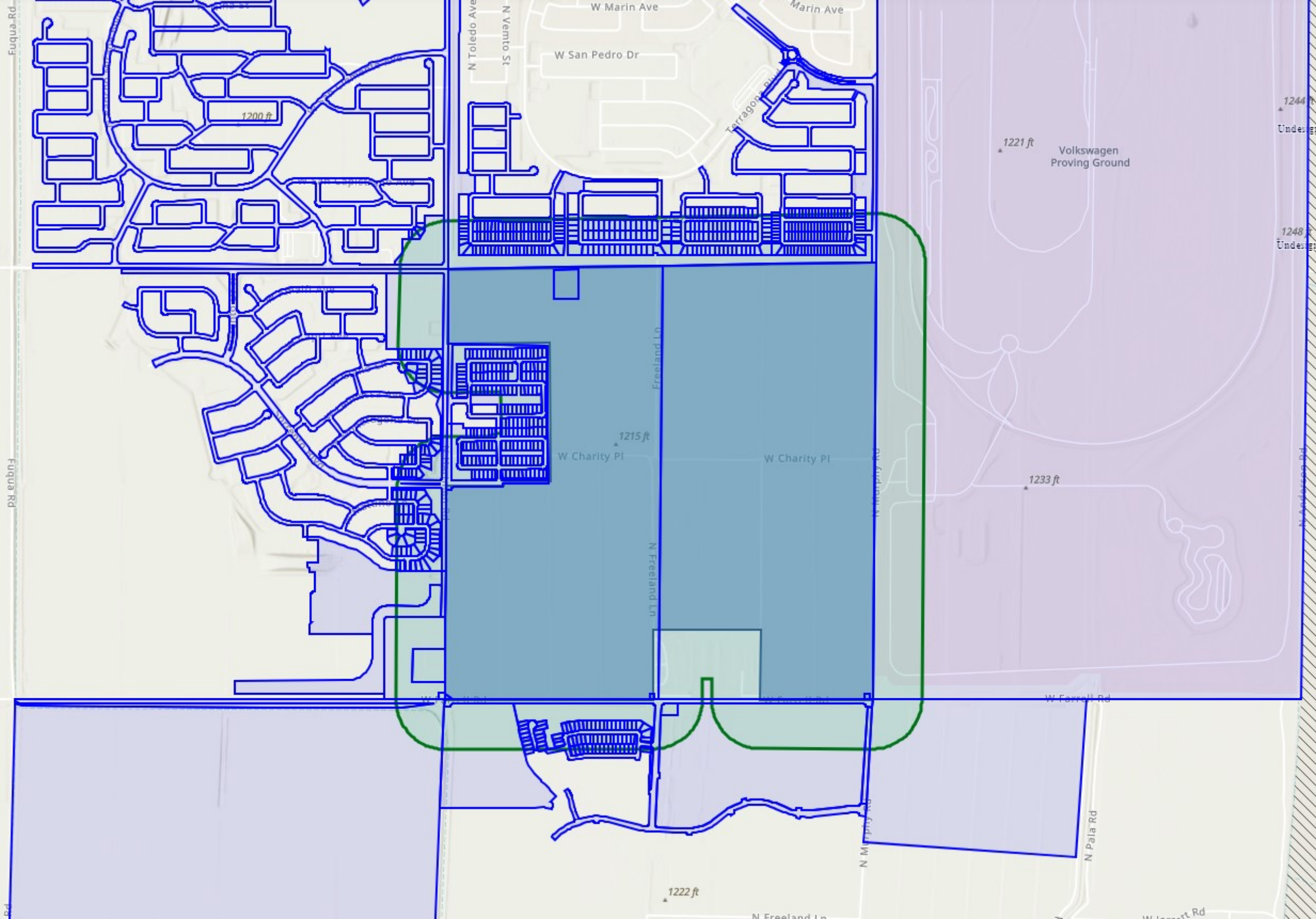
ATTORNEY:
LENNAR ARIZONA, INC.
1130 N ALMA SCHOOL RD, SUITE 130
TAMPA, AZ 83621
TEL: (800) 893-2200
WWW.LENNAR.COM
CONTACT: WILLIAM E. LALLY
William.E.Lally@lennar.com

PROJECT DATA

A.P.N.	A PORTION OF 50.03.01.H. 00.03.01.F
CURRENT USE	AGRICULTURAL
PROPOSED USE	MASTER PLANNED COMMUNITY
EXISTING GENERAL PLAN	MASTER PLANNED COMMUNITY
LAND USE	PAD
EXISTING ZONING	AG-1
GROSS AREA	1,566.34 ACRES
NET AREA	1,598.22 ACRES
ARTERIAL & COLLECTION	1,281.14 ACRES
NO. OF LOTS:	
35' x 85'	5
35' x 100'	517
45' x 120'	235
45' x 120'	150
45' x 120'	75
TOTAL	2607
GROSS DENSITY:	8.344 DU/AC
OPEN SPACE AREA:	1,122.12 ACRES (71.6% OF NET)



05.06.2024



AFFIDAVIT OF NEIGHBORHOOD NOTICE

The undersigned Applicant has complied with the City of Maricopa's Public Participation legal notification requirements for the **Anderson Farms PAD Amendment** proposal, (PAD24-02) located at the northwest corner of Murphy Road and Farrell Road on approximately 569 acres.

For Applicant:

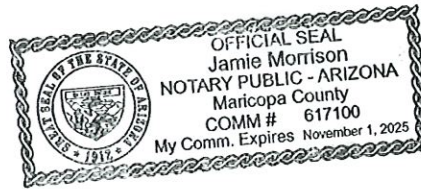
EPS Group, Inc.
Company Name

David Hughes
Applicant

Subscribed and sworn to me on this 3 day of June, 2024 by David Hughes.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

J. Morrison
Notary Public



My Commission expires: 11/1/2025

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC Hartman Rd & Bowlin Rd, in the City of Maricopa, on 05/06/24.

See attached photo exhibit.

For applicant:

EPS Group

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 05/06/24 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public



My Commission expires: 10-25-24



Notice of Public Hearing City of Maricopa ZONING



Proposal: EPS Group, Inc. requests the city of Maricopa to amend the existing Anderson Farms Planned Area Development

Current Zoning: Planned Area Development (IPAD)

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

NEIGHBORHOOD MEETING

Date: May 23, 2024
 Time: 6:00 PM
 Location: Maricopa Library & Cultural Center, Maple Room
 18160 N Maya Angelou Drive
 Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION

(PUBLIC HEARING)
 Date: June 10, 2024
 Time: 6:00 PM
 Location: City Hall Council Chambers
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: July 16, 2024
 Time: 6:00 PM
 Location: City Hall Council Chambers
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:
 Alexander Bosworth 520-316-6948 Email: Alexander.Bosworth@maricopa-az.gov

May 6, 2024 at 2:46:35 PM

N Hartman Rd
 Maricopa AZ 85138
 United States



Notice of Public Hearing City of Maricopa ZONING



Proposal: EPS Group, Inc. requests the city of Maricopa to amend the existin gAnderson Farms Planned Area Development
Current Zoning: Planned Area Development (IPAD)

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

NEIGHBORHOOD MEETING	PLANNING AND ZONING COMMISSION (PUBLIC HEARING)	CITY COUNCIL MEETING
Date: May 23, 2024	Date: June 10, 2024	Date: July 16, 2024
Time: 6:00 PM	Time: 6:00 PM	Time: 6:00 PM
Location: Maricopa Library & Cultural Center, Maple Room 18160 N Maya Angelou Drive Maricopa, AZ 85138	Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138	Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:
Alexander Bosworth 520-316-6948 Email:Alexander.Bosworth@maricopa-az.gov

Posting Date: 5/06/2024

May 6, 2024 at 2:26:39 PM
16500-16600 N Hartman Rd
Maricopa AZ 85138
United States



AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC Hartman Rd & Bowlin Rd, in the City of Maricopa, on 05/24/24.

See attached photo exhibit.

For applicant:

EPS Group

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 05/24/24 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public



My Commission expires: 10-25-24



Notice of Public Hearing City of Maricopa ZONING



Proposal: EPS Group, Inc. requests the city of Maricopa to amend the existing Anderson Farms Planned Area Development
Current Zoning: Planned Area Development (IPAD)

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

NEIGHBORHOOD MEETING

Date: May 23, 2024
Time: 6:00 PM
Location: Maricopa Library & Cultural Center, Maple Room
18160 N Maya Angelou Drive
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION

(PUBLIC HEARING)

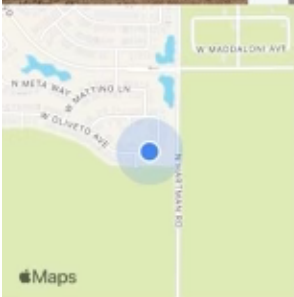
Date: June 24, 2024
Time: 6:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: July 16, 2024
Time: 6:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:
Alexander Bosworth 520-316-6948 Email: Alexander.Bosworth@maricopa-az.gov

Posting Date: 5/06/2024



May 24, 2024 at 3:04:10 PM
16500-16600 N Hartman Rd
Maricopa AZ 85138
United States



Notice of Public Hearing City of Maricopa ZONING



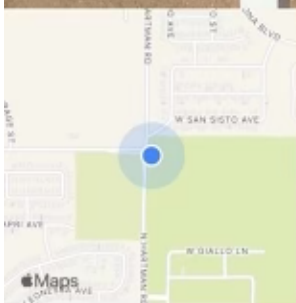
Proposal: EPS Group, Inc. requests the city of Maricopa to amend the existin gAnderson Farms Planned Area Development
Current Zoning: Planned Area Development (IPAD)

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

NEIGHBORHOOD MEETING	PLANNING AND ZONING COMMISSION (PUBLIC HEARING)	CITY COUNCIL MEETING
Date: May 23, 2024	Date: June 24, 2024	Date: July 16, 2024
Time: 6:00 PM	Time: 6:00 PM	Time: 6:00 PM
Location: Maricopa Library & Cultural Center, Maple Room 18160 N Maya Angelou Drive Maricopa, AZ 85138	Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138	Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:
Alexander Bosworth 520-316-6948 Email:Alexander.Bosworth@maricopa-az.gov

Posting Date: 5/06/2024



May 24, 2024 at 2:57:36 PM
N Hartman Rd
Maricopa AZ 85138
United States

AFFIDAVIT OF PUBLICATION

State of Florida, County of Duval, ss:

Tatiana Dorval, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

May. 14, 2024

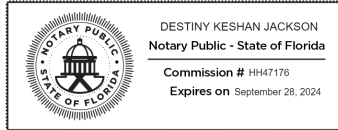
NOTICE ID: nTRaJoN4jaz0g5KEwnN1

NOTICE NAME: PAD24-02

(Signed) Tatiana Dorval

VERIFICATION

State of Florida
County of Duval



Subscribed in my presence and sworn to before me on this: 05/15/2024

Destiny K. Jackson

Notary Public
Notarized remotely online using communication technology via Proof.

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING AND PUBLIC
HEARING

PLANNED AREA
DEVELOPMENT AMENDMENT
CASE: PAD24-02

Neighborhood Meeting
May 23, 2024 @ 6:00 PM
Maricopa Library & Cultural Center
- Maple Room

18160 N. Maya Angelou Drive
Maricopa, AZ 85138
Planning and Zoning Commission
Meeting

(PUBLIC HEARING)
June 10, 2024 @ 6:00 PM
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council
July 16, 2024 @ 6:00 PM
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council
July 16, 2024 @ 6:00 PM
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
a PUBLIC HEARING will be held
at the above stated date, time, and
location.

Lennar Arizona LLC and Anderson
Palmisano Farms, represented
by David Hughes of EPS Group,
Inc., are proposing a Planned Area
Development (PAD) Amendment
to the existing Anderson Farms
PAD at 17384 N. Freeland Lane
generally located at the southeast
corner of Bowlin Road and
Hartman Road. The Planning and
Zoning Division is processing
this proposal in accordance
to the Zoning Code as a PAD
Amendment.

Anyone wishing to appear and
make comment is encouraged
to attend. Written comments are
welcome and, if received prior
to the meeting, will be included
in the record. All comments or
appeals should be sent in written
form to the Development Services
Department, Attn: Alexander
Bosworth at 39700 W. Civic Center
Plaza, Maricopa, AZ 85138 or
email at Alexander.Bosworth@
maricopa-az.gov. Please include
name, a ddress, telephone number
and signature. For questions,
please contact Planning Division
at 520-568-9098.

Dated this May 7, 2024

Published 5/14/24

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Will Lamb, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

May. 30, 2024

NOTICE ID: 8qEy22rBIGD08djaZYSL

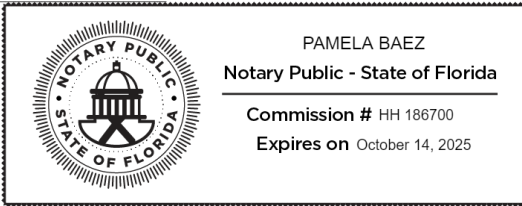
NOTICE NAME: PAD24-02 PADA Legal Notice

Will Lamb

(Signed)

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: 06/05/2024

[Signature]

Notary Public
Notarized remotely online using communication technology via Proof.

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING AND PUBLIC
HEARING
PLANNED AREA
DEVELOPMENT AMENDMENT
CASE: PAD24-02
Neighborhood Meeting
May 23, 2024 @ 6:00 PM
Maricopa Library & Cultural Center
- Maple Room
18160 N. Maya Angelou Drive
Maricopa, AZ 85138
Planning and Zoning Commission
Meeting
(PUBLIC HEARING)
June 24, 2024 @ 6:00 PM
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council
July 16, 2024 @ 6:00 PM
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
a PUBLIC HEARING will be held
at the above stated date, time, and
location.
Lennar Arizona LLC and Anderson
Palmisano Farms, represented
by David Hughes of EPS Group,
Inc., are proposing a Planned Area
Development (PAD) Amendment
to the existing Anderson Farms
PAD at 17384 N. Freeland Lane
generally located at the southeast
corner of Bowlin Road and
Hartman Road. The Planning and
Zoning Division is processing
this proposal in accordance
to the Zoning Code as a PAD
Amendment.
Anyone wishing to appear and
make comment is encouraged
to attend. Written comments are
welcome and, if received prior
to the meeting, will be included
in the record. All comments or
appeals should be sent in written
form to the Development Services
Department, Attn: Alexander
Bosworth at 39700 W. Civic Center
Plaza, Maricopa, AZ 85138 or
email at Alexander.Bosworth@
maricopa-az.gov. Please include
name, address, telephone number
and signature. For questions,
please contact Planning Division
at 520-568-9098.
Dated this May 24, 2024
Published 5/30/24



June 6, 2024

City of Maricopa
Attn: Alexander Bosworth
39700 West Civic Center Plaza
Maricopa, AZ 85138

SUBJECT: PAD24-02: Anderson Farms PAD Amendment Neighborhood Open House

Alex, we held a Neighborhood Open House in the City of Maricopa's Library and Cultural Center on May 23, 2024, at 6 PM.

Attending for Lennar: Vickey Morris, Sr Project Manager

Attending for EPS Group: Eric Winters, PE and Jinger Diaz, LA

We provided the neighbors with multiple boards with exhibits showing the Dream Series, the Cottage Series, the proposed Commercial Corner, and the overall site plan for Anderson Farms Phase 2, showing the thirty-five' wide homesites.

We had four attendees at this meeting. Two of the attendees live in Anderson Farms Phase 1A and are incredibly pleased with the community. They happen to be brother and sister and live within a block of each other. The other two attendees were husband and wife, and they live in Tartesso, just north of Anderson Farms. These attendees arrived at 6 and stayed with us until the end of the Open House.

There were a few specific questions about the PAD:

Q: What is being proposed for the Commercial Corner?

A: Neighborhood scaled grocery and small retail.

Q: When?

A: This is to be determined once the PAD Amendment is approved.

Q: Are you going to "fill in the ditch on the north"?

A: No, this ditch/canal is owned by the USA/BOR for irrigation purposes. We will not be building a road through there either.

Q: Why the small homesites?

A: Affordability and access to the "American Dream" of owning a home.

The attendees were not in the least bit concerned about the home sizes or the lot sizes. In fact, the brother and sister that own homes in Anderson Farms 1A, think the Dream would be a perfect property for their mother.



Q: What will the prices be for these homes?

A: Less than \$300K.

Q: Tell us about the NextGen Lennar Homes.

A: This is the Home within a Home concept that Lennar builds.

Q: Will Hartman Road be widened?

A: Lennar dedicated right of way on Hartman Road during the construction of Phase 1A and 1B. The Commercial Site will require additional right of way dedication. No dedication will be required for Phase 2.

Q: When will construction begin for Phase 2?

A: We plan to begin grading operations in June of this year. We hope to have homes available in Spring 2025.

Q: Do you have a park planned for Anderson Farms?

A: yes, it will be built as the community fills in.

Those were the main questions the neighbors had. We spent the rest of the evening talking about kid, parents, travels, jobs, etc. Nice meeting with happy neighbors.

Sincerely,

Vickey Morris
Sr. Project Manager
Lennar



Sign-In Sheet

Neighborhood Meeting

Please provide all information so that we can provide you with future updates and notifications of meetings and/or hearing.

Name	Jocene Luttrell	Phone	253-2190358
Address	36335 N. MADDAIONI AVE		
Email	jolo.luttt@yahoo.com		
Name	Curtis & Linda Patterson	Phone	602-418-5855
Address	36164 W San Sisto Ave		
Email	lepatterson4@gmail.com		
Name	Chris Phelps	Phone	919-345-1625
Address	36605 W. Leonessa Ave		
Email	christopherlea Phelps@gmail.com		
Name		Phone	
Address			
Email			
Name		Phone	
Address			
Email			
Name		Phone	
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