

Meeting of Tuesday, December 12, 2017

Additional Attachment for Agenda Item #17

GENERAL BUSINESS

17. Full Board Appointments to the Joint County/City Bicycling Workgroup and the Planning Commission
(County Administrator/ County Administration)

Additional Attachment:

11. Tim Edmonds Disclosure Form 4A

Additional Attachment for Agenda Item #19

SCHEDULED PUBLIC HEARINGS

19. First and Only Public Hearing on a Proposed Ordinance Amending the Official Zoning Map to Change the Zoning Classification from the Lake Protection (LP) Zoning District to the Lake Protection Node (LPN) Zoning District
(County Administrator/ P.L.A.C.E./ Planning)

Additional Attachment:

12. Additional Citizen Comments

FORM 4A DISCLOSURE OF BUSINESS TRANSACTION, RELATIONSHIP OR INTEREST

LAST NAME - FIRST NAME - MIDDLE INITIAL EDMOND TIMOTHY D.			OFFICE / POSITION HELD TALH/LEON CO. PLANNING COMMISSION
MAILING ADDRESS 813 LAKE RIDGE DR			AGENCY OR ADVISORY BOARD PLANNING COMMISSION
CITY Tallahassee	ZIP 32312	COUNTY LEON	ADDRESS OF AGENCY 300 S. ADAMS, TALH 32301

HOW TO COMPLETE AND FILE THIS FORM:

Parts A and B of this form serve two different purposes. Part A is for advisory board members who wish to use an exemption in the ethics laws that is applicable only to advisory board members. Part B is for public officers and employees who wish to use a separate exemption that is applicable when the business entity involved is the sole source of supply within the political subdivision. In order to complete and file this form:

- Fill out Part A or Part B, as applicable.
- Sign and date the form on the reverse side.
- File Part A with the appointing body or person that will be waiving the restrictions of 112.313(3) or (7), Fla. Stat., prior to the waiver.
- File Part B with the governing body of the political subdivision in which the reporting person is serving, prior to the transaction.

PART A - DISCLOSURE OF TRANSACTION OR RELATIONSHIP CONCERNING ADVISORY BOARD MEMBER

WHO MUST COMPLETE THIS PART:

Sections 112.313(3) and 112.313(7), Florida Statutes, prohibit certain business relationships on the part of public officers and employees, including persons serving on advisory boards. See Part III, Chapter 112, Florida Statutes, and/or the brochure entitled "A Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees" for more details on these prohibitions. However, Section 112.313(12), Florida Statutes, permits the appointing official or body to waive these requirements in a *particular instance* provided: (a) waiver by the appointing body must be upon a two-thirds affirmative vote of that body; or (b) waiver by the appointing person must be effected after a public hearing; and (c) in either case the advisory board member must fully disclose the transaction or relationship which would otherwise be prohibited by Subsections (3) or (7) of Section 112.313, Florida Statutes. This Part of Form 4A has been prescribed by the Commission on Ethics for such disclosure, *if and when applicable* to an advisory board member.

PLEASE COMPLETE THE FOLLOWING:

- The partnership, directorship, proprietorship, ownership of a material interest, position of officer, employment, or contractual relationship which would otherwise violate Subsection (3) or (7) of Section 112.313, Florida Statutes, is held by [please check applicable space(s)]:

The reporting person;

The spouse of the reporting person, whose name is _____; or

A child of the reporting person, whose name is _____

- The particular transaction or relationship for which this waiver is sought involves [check applicable space]:

Supplying the following realty, goods, and/or services: Real estate brokerage / Advisory Services

Regulation of the business entity by the governmental agency served by the advisory board member.

- The following business entity is doing business with or regulated by the governmental agency:

SANDCO FL - PREMIER HOMES - MAY HAVE VOTING CONFLICTS RE: CANOPY / WELANER

- The relationship of the undersigned advisory board member, or spouse or child of the advisory board member, to the business entity transacting this business is [check applicable spaces]:

Officer; Partner; Associate; Sole proprietor; Stockholder; Director; Owner of in excess of 5% of the assets of capital stock in such business entity; Employee; Contractual relationship with the business entity;

Other, please describe:

Real estate Brokerage Services / Advisory Services -

PART B - DISCLOSURE OF INTEREST IN SOLE SOURCE OF SUPPLY

WHO MUST COMPLETE THIS PART:

Sections 112.313(3) and 112.313(7), Florida Statutes, prohibit certain employment and business relationships on the part of public officers and employees. See Part III, Chapter 112, Florida Statutes, and/or the brochure entitled "A Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees" for more details on these prohibitions. However, Section 112.313(12)(e), Florida Statutes, provides an exemption from the above-mentioned restrictions in the event that the business entity involved is the only source of supply within the political subdivision of the officer or employee. In such cases the officer's or employee's interest in the business entity must be fully disclosed to the governing body of the political subdivision. This Part of Form 4A has been prescribed by the Commission on Ethics for such disclosure, *if and when applicable*.

PLEASE COMPLETE THE FOLLOWING:

1. The partnership, directorship, proprietorship, ownership of a material interest, position of officer, employment, or contractual relationship which would otherwise violate Subsection (3) or (7) of Section 112.313, Florida Statutes, is held by [please check applicable space(s)]:

 The reporting person;
 The spouse of the reporting person, whose name is _____; or
 A child of the reporting person, whose name is _____
2. The following are the goods, realty, or services being supplied by a business entity with which the public officer or employee, or spouse or child of such officer or employee, is involved is:

3. The business entity which is the only source of supply of the goods, realty, or services within the political subdivision is:

(NAME OF ENTITY)	(ADDRESS OF ENTITY)
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4. The relationship of the undersigned public officer or employee, or spouse or child of such officer or employee, to the business entity named in Item 3 above is [check applicable spaces]:
 Officer; Partner; Associate; Sole proprietor; Stockholder; Director; Owner of in excess of 5% of the assets or capital stock in such business entity; Employee; Contractual relationship with the business entity;
 Other, please describe:

SIGNATURE

SIGNATURE 	DATE SIGNED 12.7.17	DATE FILED 12.7.17
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NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES s. 112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

Herb Thiele - Frances Nicholas re Agenda Item 19 for 12-12 Comm. Meeting

From: Bryan Desloge
To: Long, Vince; Thiele, Herb; Riggans, LaShawn; McDevitt, David
Date: 12/7/2017 2:13 PM
Subject: Frances Nicholas re Agenda Item 19 for 12-12 Comm. Meeting
Attachments: 12072017021108-0001.pdf - Sent to all commissioners

Ms. Nicholas dropped off the attached letter and ask that it be included as a part of the public record for Agenda item 19 schedule for the 12-12 meeting. Thank you!

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
[850-606-5364](tel:850-606-5364)
deslogeb@leoncountyfl.gov

Please Enter into Public Records

To: Board of Leon County Commissioners

Commissioner Brian Dodge

From: Frances Nicholas — KLHOA Minnow Creek Drive Resident

Re: Rezoning from Lake Protection to Lake Protection Node December 12 2017

Date: December 6, 2017

The Leon County Planning Department staff recommendation for rezoning the property owned by Mr. Chastain from Lake Protection to Lake Protection Node is based solely on the assumption that this property is located within one-quarter mile of the intersection of Bannerman Road with Bull Headley Road.

This property has a narrow and limited frontage on Bannerman with a section of this acreage NOT qualified for Lake Protection Node zoning according to the Planners.

This property is NOT consistent with the Tallahassee and Leon County Comprehensive Plan. This property DOES NOT meet the intended Strategic Initiative Goal established by this Commission in Land Use Element Policy 2.2.18.

Lake Protection Node Zoning was implemented and I quote:

"These Nodes were located at specific, primary intersections to allow for the creation of compact, mixed-use, and multi-modal neighborhood centers within the Lake Protection Category. These nodes are intended to serve the surrounding areas with office, retail, and employment opportunities in a manner that encourages walking, reduces the predominantly automobile-dependent land use pattern in areas designated LP, and encourage more compact development within the urban service area".

This commission could question why the Bannerman Road and Bull Headley intersection is even considered a "primary intersection". Bannerman Road recently connected to the Orchid Pond Toll Road but Bull Headley dead ends into Bannerman Road to the South and into a lake on the North.

This intersection is three miles from Thomasville Road and about one and a half miles from Meridian Road. Not many commercial enterprises would be in the market for such an isolated area to sustain a profitable business and many businesses have failed at the office and retail space currently located at this intersection.

The traffic on Bannerman Road is predominately commuter (resident) traffic that leaves Bannerman Road at Tekesta Drive located one mile east. In fact a recent traffic study concluded that widening Bannerman Road to four lanes will stop at Tekesta Drive because widening any further west is not warranted.

There is a failed office and retail park located one mile from Bannerman Road via Tekesta Drive on Deerlake Road that has bicycle paths and sidewalks BUT could not attract or sustain the Lake Protection Node vision of this Commission.

There are no sidewalks, bicycle paths or trails on Bannerman Road or Bull Headley and there are no sidewalks, bicycle paths or trails in the surrounding residential neighborhoods. Public transit is also not available or planned for this area.

The glaring omission for Staff's recommendation is a factual statement concerning WHY the developer and/or the owner REQUIRE this rezoning of this ten acres.

'These nodes are intended to serve the surrounding areas with office, retail, and employment opportunities in a manner that encourages walking, reduces the predominantly automobile -dependent land use pattern in areas designated LP...'

The planning staff and the attorney for the owner and developer assured the Planning Commissioners that this development plans ONLY to build residential units. The Lake Protection Node Zoning will allow the overbuilding of this property with an additional 71 units! Therein reveals the real reason for this request. Profit ONLY.

There is NO concern for the environment, or the quality of life or for Leon County's Lake Protection Node intent in this developer's request for rezoning.

Thanking you in advance for your consideration of my request that the rezoning of this property be denied on the basis that this proposed ordinance IS NOT consistent with the Tallahassee-Leon County Comprehensive Plan.

Sincerely,



**Frances Nicholas
850.329.6219
fjn2352@yahoo.com**

Attachment: Two additional pages reviewing Leon County Code of Ordinances

The following two pages address the Planning Department review in accordance with the Leon County Code of Ordinances. The Code of Ordinances requires the County Commissioners to consider the following questions in determining whether to recommend approval or denial of an application for rezoning.

Leon County Code of Ordinances

- 1. Is the proposal consistent with all applicable policies of the adopted Comprehensive Plan?**

The intent of the Comprehensive Plan “is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmental sound manner with minimal impact to water quality.”

Neither the Planning Department, the developer or property owner have provided results from an impact study stating that none have been performed.

The Strategic Initiative resulting in the creation of the Lake Protection Node Zoning District Land Use Element Policy 2.2.18 states that:

“These nodes are intended to serve the surrounding areas with office, retail, and employment opportunities in a manner that encourages walking and generally improves quality of life for residents”.

This property will only include residential housing units. A zoning change will only enable the overbuilding of less than ten acres with an addition 71 residential units if rezoned as Lake Protection Node.

This proposal is Not consistent with all applicable policies of the adopted Comprehensive Plan.

- 2. Is the proposal in conformance with any applicable substantive requirements of the land development regulations, including minimum or maximum district size:**

The Planning Department has determined that portions of this parcel are designated Residential Preservation. Therefore the entire property is NOT In conformance with the land development regulations.

The are no proposed non-residential uses. Non-residential uses are the main reason for Lake Protection Node zoning.

3. Have the land use and development conditions changed since the effective date of the existing zoning district regulations involved?

The area surrounding all sides of this property are zoned either Lake Protection or Residential Preservation with single family homes.

No new businesses have rented vacant office space

There has not been any outcry for more retail or office space

There are no sidewalks or bike paths in any of the surrounding neighborhoods

There are no sidewalks or bike paths along Bannerman Road or Bull Headley

There has not been any proposal by Leon County to widen the roads within the surrounding neighborhoods or any proposal to install sidewalks or bike paths

There is no mass transit for this area and no proposal for mass transit

There is no request for rezoning to Lake Protection Node from any of the properties that actually front Bannerman Road on the South side within one quarter mile of this intersection.

The property on the Northwest corner of Bannerman Road and Bull Headley is zoned Residential Protection and can never be zoned for retail or office space.

There is no proposal to widen Bannerman Road between Tekesta Drive to Bull Headley because recent traffic studies have proven that the majority of the traffic leaves Bannerman Road at Tekesta Drive

4. Will the proposal result in any incompatible land uses, considering the type and location of uses involved?

The surrounding areas on all sides of this property are single family homes

5. Is there capacity in area schools?

Classrooms are overcrowded with a shortage of overworked teaching staff.

6. Are there any other matters which the commission may deem relevant and appropriate?

According to the attorney present at the meeting, no billboard was posted at the property advertising the request for a zoning change on Bannerman Road as required by law.

Jessica Icerman - Fwd: Rezoning land at the corner of Bull Headley and Bannerman

From: Kellie Sirmons
To: Icerman, Jessica
Date: 12/5/2017 11:05 AM
Subject: Fwd: Rezoning land at the corner of Bull Headley and Bannerman

>>> <"10051 Neamathla Trail. TLH"> 12/5/2017 11:02 AM >>>
FROM:"Laurie McCort <10051 Neamathla Trail. TLH>

I am writing to express my concern about changing the zoning on the property on the corner of Bull Headley and Bannerman. I live a mile from this destination and we already have a VERY congested area with high traffic. This area CAN NOT support the number of cars this would bring to this area. If you want to get a true feel of this area just try driving Bannerman between 6:09-8:30 in the morning or around 4:30-6:00 pm. I truly believe you would understand what I am referring to !!! Please do not allow this area to be rezoned. Thank you. Laurie McCort

This message sent from the Leon County Website: www.leoncountyfl.gov

Herb Thiele - Re: Bannerman-Bull Headley

From: Bryan Desloge
To: McKee, Nancy
Date: 12/7/2017 1:12 PM
Subject: Re: Bannerman-Bull Headley
Cc: Thiele, Herb; Long, Vince; McDevitt, David; Riggins, LaShawn

Nancy, please read the agenda item located at - <http://cms.leoncountyfl.gov/coadmin/agenda/book/171212/Agenda.pdf> and scroll down to item #19. Because of the quasi-judicial status of this item, I'm hesitant to say much about this item until we get into the Commission meeting lest someone take my comments to be either for or against the rezoning, which I can't do outside the meeting. This request is for the rezoning of the property but not the development of the property. The development phase would have to be separately approved after undergoing the planning process which would take into account traffic patterns, density, neighborhood concerns, etc. Wish I could provide more information for clarification, but read the agenda item and we'll cover issues on the 12th in the meeting. I'm forwarding your email to staff with the request that it be included in the public record for all to review.

I'll take your comments into consideration in my deliberations on this rezoning request. Appreciate the feedback! Have a great week and see you next week at the meeting.

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
[850-606-5364](tel:850-606-5364)
deslogeb@leoncountyfl.gov

>>> "Nancy McKee" <nancymckee@comcast.net> 12/6/2017 10:34 PM >>>

Dear Commissioner Desloge,

Next week, the County Commission will be considering changing the zoning designation of the area near the Bannerman-Bull Headley intersection from Land Protection (LP) to Land Protection Node (LPN). This letter is to ask you to vote "no" on this issue.

The change in this designation will allow for a denser development of the area, which will increase traffic and further endanger Lake Iamonia. As you are aware, the change in designation will allow 8 dwelling units per acre, as opposed to 2 units per acre allowed in the LP designation. That increase in dwelling units will have a negative impact on an area that is already heavily travelled.

I ask that you put the concerns of residents in this area above the moneyed interest of the company planning to develop the area.

Thank you.

Nancy McKee

1438 Lloyds Cove Rd
Tallahassee, FL 32312

Herb Thiele - Re: Bannerman-Bull Headley

From: Bryan Desloge
To: McKee, Nancy
Date: 12/7/2017 1:04 PM
Subject: Re: Bannerman-Bull Headley
Cc: McDevitt, David; Thiele, Herb; Riggans, LaShawn; Long, Vince

Nancy, please read the agenda item located at - <http://cms.leoncountyfl.gov/coadmin/agenda/book/171212/Agenda.pdf> and scroll down to item #19. Because of the quasi-judicial status of this item, I'm hesitant to say much about this item until we get into the Commission meeting lest someone take my comments to be either for or against the rezoning, which I can't do outside the meeting. The zoning changed on this parcel and three other similar intersection lots located in other parts of the County and from what I read in the agenda item, the property is consistent with the proposed zoning. Traffic, environmental studies etc would have to be done on any project proposed & submitted to the County for this location and may or may not be approved based on existing conditions, a statement of fact - not opinion. Wish I could provide more information for clarification, but read the agenda item and we'll cover issues on the 12th in the meeting. I'm forwarding your email to staff with the request that it be included in the public record for all to review. I'll take your comments into consideration in my deliberations on this rezoning request. Appreciate the feedback! Have a great week and see you next week at the meeting.

>>> "Nancy McKee" <nancymckee@comcast.net> 12/6/2017 10:34 PM >>>

Dear Commissioner Desloge,

Next week, the County Commission will be considering changing the zoning designation of the area near the Bannerman-Bull Headley intersection from Land Protection (LP) to Land Protection Node (LPN). This letter is to ask you to vote "no" on this issue.

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I ask that you put the concerns of residents in this area above the moneyed interest of the company planning to develop the area.

Thank you.

Nancy McKee
1438 Lloyds Cove Rd
Tallahassee, FL 32312

Jessica Icerman - Re: Proposed rezoning from LP to LPN in Killlearn Lakes

From: Brian Stewart <brianstewart@aol.com>
To: <ZirinG@leoncountyfl.gov>
Date: 12/5/2017 11:12 AM
Subject: Re: Proposed rezoning from LP to LPN in Killlearn Lakes
Cc: <IcermanJ@leoncountyfl.gov>

Thanks very much! I appreciate the response. Looking forward to being there on Dec 12.

Brian Stewart

-----Original Message-----

From: Gary Zirin <ZirinG@leoncountyfl.gov>
To: brianstewart <brianstewart@aol.com>
Cc: Jessica Icerman <IcermanJ@leoncountyfl.gov>
Sent: Tue, Dec 5, 2017 11:06 am
Subject: Fwd: Proposed rezoning from LP to LPN in Killlearn Lakes

Brian- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



www.leoncountyfl.gov

Please note: Under Florida's Public Records laws, most written communications to or from county staff or officials regarding county business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

>>> Kristin Dozier 12/5/2017 10:57 AM >>>

>>> <brianstewart@aol.com> 12/4/2017 10:01 AM >>>
FROM:"Brian Stewart <brianstewart@aol.com>

Good morning! With the proposed rezoning vote coming up next week I wanted to make sure to state my reasons why I'm against the rezoning. As a resident of Broken Bow Trail (the street adjacent to the proposed neighborhood site) I'm concerned about the rezoning because...

1. The committee already voted against it and I want to make sure the recommendation not to do so is confirmed.
2. If this takes place there would be additional traffic through our already narrow street that's filled with young families.
3. The additional traffic to bannerman road would be a dangerous intersection so close to the light at bull headly.
4. If this site was rezoned the other lot also owned by the same person would probably be next on the list to rezone and more housing would be developed.
5. This was originally designated as a node for development but the intention of the node hasn't been fulfilled. The area around the intersection hasn't been developed so the area outside the interesection shouldn't be developed first.

Thanks for considering all aspects of this. While I'm not totally against development of the land I do want to make sure that whatever is done is in the best interest of the community around it. Any commercial or residential development on that land needs to take into consideration what's surrounding it. Let's be good stewards of our land.

This message sent from the Leon County Website: www.leoncountyfl.gov

Herb Thiele - Re: Proposed Rezoning

From: Bryan Desloge
To: Stewart, Brian
Date: 12/5/2017 11:41 AM
Subject: Re: Proposed Rezoning
Cc: McDevitt, David; Riggans, LaShawn; Thiele, Herb; Long, Vince

All I can say is review the agenda item and I'll pass along your comments to department staff! Appreciate the feedback. Have a great day, Brian!

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
[850-606-5364](tel:850-606-5364)
deslogeb@leoncountyfl.gov

>>> Brian Stewart <brianstewart@aol.com> 12/5/2017 11:37 AM >>>

Thank you for taking the time to type this out and let us know what's going on. It's hard to navigate these types of situations as a citizen and we appreciate your help.

While I know you cannot discuss this at length I would like to note that while I do understand this isn't a vote on a particular development we do feel that if the rezoning is approved the development that has been suggested will be next on the horizon. That being said I believe one of our main cases against the potential rezoning is the fact that if the rezoning was approved it would allow for light commercial to be considered as a future option that would be surrounded on three sides by single family homes.

My opinion is that this would be harmful for current residents and for traffic. We aren't set up with any type of sidewalks to support an area like Bannerman Crossing. However, there has been a study on working on bannerman road to connect Bull Headly to Bannerman Crossing that I'm certainly interested in.

Lots of moving pieces! Thanks for keeping us organized.

Brian Stewart

-----Original Message-----

From: Bryan Desloge <DeslogeB@leoncountyfl.gov>
To: Bryan Desloge <DeslogeB@leoncountyfl.gov>
Cc: Vince Long <LongV@leoncountyfl.gov>; David McDevitt <McDevittD@leoncountyfl.gov>; LaShawn Riggans <RiggansL@leoncountyfl.gov>; Herb Thiele <ThieleH@leoncountyfl.gov>
Sent: Tue, Dec 5, 2017 11:28 am
Subject: Fwd: Proposed Rezoning

Good morning to all! Thought I would let all of you who have contacted me know that the rezoning of property located at the intersection of Bannerman Rd and Bull Headley is scheduled for a public hearing next Tuesday, November 12th at the County Commission meeting. There seems to be some confusion on this item as it is a rezoning of property only, not an approval of a development. We have not received

a submitted or request yet from the owner for a development at this site. When and if one should be submitted, I assure you it will be subject to all the appropriate studies and reviews necessary to insure it correctly addresses any negative impacts that many of you have already brought to our attention. You can review the agenda item at <http://cms.leoncountyfl.gov/coadmin/agenda/book/171212/Agenda.pdf>; just scroll down to agenda item number 19. It's scheduled for a public hearing that begins at 6:00 p.m. on the 12th. It is titled "First and Only Public Hearing on a Proposed Ordinance Amending the Official Zoning Map to Change the Zoning Classification from the Lake Protection (LP) Zoning District to the Lake Protection Node (LPN) Zoning District". I think if you will read the agenda item, it will answer all the questions you may have about the issue.

This hearing is a quasi-judicial proceeding. Ex parte communications are prohibited during review of quasi-judicial proceedings. Ex parte communications are oral or written off-the-record communication made to decision-making personnel, without required notice to the parties that is directed to influence or attempt to influence the merits or outcome of a decision. This term does not include procedural, scheduling and status inquiries or other inquiries or requests for information that have no bearing on the merits or outcome of the proceeding. As this is a quasi-judicial proceeding, I must limit my comments on the project to the Commission meeting, but I'll make sure that all emails I receive are also provided to the department to be included as a part of the public record.

My best to all! Happy Hanukkah, Merry Christmas, Happy Kuansaa and Happy New Year to all!

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
[850-606-5364](tel:850-606-5364)
deslogeb@leoncountyfl.gov

Jessica Icerman - Re: Rezoning of Bull Headley and Bannerman Roads

From: Gary Zirin
To: Ptrcn1968@live.com
Date: 12/8/2017 9:28 AM
Subject: Re: Rezoning of Bull Headley and Bannerman Roads
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Pat- Thank you for your email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



www.leoncountyfl.gov

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>>> <Ptrcn1968@live.com> 12/7/2017 4:44 PM >>>
FROM:"Pat Nelson <Ptrcn1968@live.com>

I implore you not to rezone this area to LP from the current zone of LPN. This change could cause tremendous drainage problems as well as a great volume of traffic when many residents moved here to be away from these issues.

This message sent from the Leon County Website: www.leoncountyfl.gov

Herb Thiele - Re: Rezoning of Bull Headley and Bannerman Roads

From: Bryan Desloge
To: Ptrcn1968@live.com
Date: 12/8/2017 12:28 PM
Subject: Re: Rezoning of Bull Headley and Bannerman Roads
Cc: Long, Vince; Thiele, Herb; McDevitt, David; Riggans, LaShawn

Thank you for your feedback, Pat. I'm forwarding your email to staff with the request that it be added to the public record. I'll take your recommendation into consideration in my deliberations. Hope all's well with you. Merry Christmas and Happy New Year!

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
[850-606-5364](tel:850-606-5364)
deslogeb@leoncountyfl.gov

>>> <Ptrcn1968@live.com> 12/7/2017 4:44 PM >>>
FROM:"Pat Nelson <Ptrcn1968@live.com>

I implore you not to rezone this area to LP from the current zone of LPN. This change could cause tremendous drainage problems as well as a great volume of traffic when many residents moved here to be away from these issues.

This message sent from the Leon County Website: www.leoncountyfl.gov

Jessica Icerman - Fwd: Oppose Rezoning

From: Gary Zirin
To: d.m2424@comcast.net
Date: 12/5/2017 11:03 AM
Subject: Fwd: Oppose Rezoning
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Diane- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



www.leoncountyfl.gov

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>>> Kristin Dozier 12/5/2017 10:55 AM >>>

>>> Diane Malonzo <d.m2424@comcast.net> 11/8/2017 12:50 PM >>>

I oppose Rezoning Mr. Chastains property 1/4 of a mile from Bull Headley and Bannerman.

Diane Malonzo
D.M2424@COMCAST.NET
[850-566-9499](tel:850-566-9499)

Jessica Icerman - Fwd: Lp to LPN Re-Zoning Proposal off Bannerman Road

From: Gary Zirin
To: pablofresh@netzero.net
Date: 12/5/2017 11:04 AM
Subject: Fwd: Lp to LPN Re-Zoning Proposal off Bannerman Road
Cc: Icerman, Jessica
Attachments: Zoneing.jpg; Zirin, Gary.vcf

Pablo- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



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>>> Kristin Dozier 12/5/2017 10:55 AM >>>

>>> "pablofresh@netzero.net" <pablofresh@netzero.net> 11/7/2017 3:21 PM >>>

Dear Commissioners,

I would like to express my concern with the possibly rezoning from LP to LPN of a parcel off of Bannerman Rd in NE Tallahassee.

The Planning Department is currently reviewing an application submitted by Greenman-Pedersen, Inc., on behalf of Donnie Rhea Chastain, to rezone the subject parcel from the Lake Protection (LP) zoning district to the Lake Protection Node (LPN) zoning district. According to the Tallahassee-Leon County Comprehensive Plan (Policy 2.2.18 [L]), non-residential and mixed-use development (including, but not limited to, office and commercial uses) within the Lake Protection category may only be permitted within areas zoned LPN. A residential density of up to eight (8) dwelling units per gross acre may be permitted within the LPN zoning district.

It is my understanding that the true developer plans to cram 100 or so houses into this tiny parcel (see attached photo). I am extremely concerned about the negative effects this will have on our neighborhood if approved. Adding 100 or so homes and possibly 200 or more people to this tiny parcel would cause tremendous traffic problems as people wait to get in and out of this small area. In addition, the amount of noise in the area will increase significantly. And finally, a whole tract of trees will once again be demolished.

We picked this neighborhood because of the many trees, the peacefulness, and the calm pace of the area. The recent developments at the intersection of Bannerman and Thomasville Rd were initially welcomed but it has grown farther and farther west with the complete eradication of trees and the beauty that makes Killlearn Lakes our chosen home. Allowing the development mania to spread even farther west to this quiet little intersection would be a huge mistake.

I don't imagine the developer cares about our neighborhood other than its ability to turn a profit. There is no concern for our quality of life, just a desire to build, sell, and run.

As a resident, I ask you please, please, please, do not approve this rezoning request. It will lead to an overpopulation of this small corner, a demolition of needed trees, and will diminish the many positive aspects of our neighborhood that we enjoy so much.

Thank you for your consideration,

Pablo O'Rourke
Killlearn Lakes Resident

Jessica Icerman - Fwd: Request for Rezoning --- Chastian Property near Bull Headley Road and Bannerman Road

From: Gary Zirin
To: fjn2352@yahoo.com
Date: 12/5/2017 11:05 AM
Subject: Fwd: Request for Rezoning --- Chastian Property near Bull Headley Road and Bannerman Road
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Frances- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



www.leoncountyfl.gov

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>>> Kristin Dozier 12/5/2017 10:57 AM >>>

>>> <fjn2352@yahoo.com> 12/1/2017 4:02 PM >>>
FROM:"Frances Nicholas <fjn2352@yahoo.com>

The Planning Commission voted against this request in November 2017.

The majority of homeowners in Killlearn Lakes are opposed to this rezoning request. This property should remain Lake Protection. Several concerned homeowners are organizing to attend your meeting on December 12.

I will be mailing to each of you my reasoning for opposing this request and would like to speak at this meeting. Please advise me by email of the procedure for addressing this commission in person.

Please look carefully at this zoning request.

PLEASE ASK yourself WHY this intersection is even considered for Lake Protection Node zoning!!
Bannerman Road at this intersection is three miles from Thomasville Road and less than two miles from Meridian Road. Bull Headley Road DEAD ENDS at Bannerman Road at this intersection and DEAD ENDS into the lake to the north.

This is NOT the definition of a PRIMARY INTERSECTION by any standard!!

Mr.Chastain has made it perfectly clear that he is more interested in making as much profit from this property as possible and NOT interested in the environmental impact on this area of single family homes and the lake.

Thanking you in advance for consideration in this matter. Please advise me on my inquiry. Thank you.
Frances Nicholas

This message sent from the Leon County Website: www.leoncountyfl.gov

Jessica Icerman - Fwd: Propsed change from LP to LPN

From: Gary Zirin
To: mike@mantecdesign.com
Date: 12/5/2017 11:07 AM
Subject: Fwd: Propsed change from LP to LPN
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Mike- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



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>>> Kristin Dozier 12/5/2017 10:57 AM >>>

>>> <mike@mantecdesign.com> 12/4/2017 10:59 AM >>>
FROM:"Mike Mantei <mike@mantecdesign.com>

Dear Commissioners,

I wish to express my strong opposition to the proposal to redesignate the intersection of Bannerman Rd. and Bull Headley from LP (Lake Protection) to LPN (Lake Protection Node). I understand that LPN will allow for more dense housing and some commercial development. The traffic in the area is already too heavy especially in the roundabouts near Bannerman crossing. They are nearly impassible by pedestrians during

rush hours. Please do not allow the dense housing being proposed by the land owner and developer. Less dense housing was planned for a good reason. Please keep it that way.

This message sent from the Leon County Website: www.leoncountyfl.gov

Jessica Icerman - Fwd: Re- Zoning- Dist. 4 Killearn Lakes

From: Gary Zirin
To: Fsusharpe@yahoo.com
Date: 12/5/2017 11:08 AM
Subject: Fwd: Re- Zoning- Dist. 4 Killearn Lakes
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Justin- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,

Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



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>>> Kristin Dozier 12/5/2017 10:57 AM >>>

>>> <Fsusharpe@yahoo.com> 12/4/2017 11:01 AM >>>

FROM:"Justin Sharpe <Fsusharpe@yahoo.com>

Commissioners,

Please listen to our concerns in Killearn Lakes about the re-zoning of the property near Bannerman and Bull Headley. This area of Leon County is one of the last undeveloped areas that is still somewhat rural without high density housing that looks like it came out of a cookie cutter factory. This proposed development would severely affect the look and feel of Killearn Lakes, more so than the

Townhomes off Deerlake, The Glen and the development off Of Bannerman that looks nothing like the rest of Killlearn Lakes. More people, more residents, more traffic is not always the answer. Please let us retain a little of what we all moved out here for, peace and quiet with space and good neighbors that care about the Lakes, trees and animals.

This message sent from the Leon County Website: www.leoncountyfl.gov

Jessica Icerman - Fwd: Rezoning request

From: Gary Zirin
To: kes2523@my.fsu.edu
Date: 12/5/2017 11:09 AM
Subject: Fwd: Rezoning request
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Kelly- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin
Aide to Leon County Commissioner Kristin Dozier, District 5
[\(850\) 606-5375](tel:(850)606-5375) - Office
[\(850\) 264-5857](tel:(850)264-5857) - Cell
ZirinG@leoncountyfl.gov



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>>> Kristin Dozier 12/5/2017 10:57 AM >>>

>>> <kes2523@my.fsu.edu> 12/4/2017 11:19 AM >>>
FROM:"Kelly O'Rourke" <kes2523@my.fsu.edu>

Dear Commissioners,
I would respectfully like to voice my opposition to the proposal to re-designate the intersection of Bannerman Rd. and Bull Headley from LP (Lake Protection) to LPN (Lake Protection Node). I understand

that LPN will allow for more dense housing and some commercial development, with the intention of encouraging foot traffic and lessening auto use. This sounds wonderful, however, I believe that to give this property this designation at this time is premature for the following reasons:

- There have been no studies on the environmental or traffic effects of the proposed very dense housing development which is instigating the request for LPN status.
- There are no sidewalks, bike trails, or other safety accommodations at this intersection for walkers/riders.
- There are already a number of existing commercial sites that remain empty, or rarely filled with businesses. (One has become a church instead.)
- The preliminary plans of the proposed housing development show 110+ homes (8 per acre) which could lead to more than 220 new drivers attempting to enter Bannerman from the thin strip of land that would fall in the LPN designation. Traffic would become a serious problem and because there is already a light about 500 yards away, another traffic light would not be an option.
- Traffic from the proposed housing would also spill back into Killearn Lakes Plantation neighborhood streets, as the proposal intends to connect to two smaller streets. This would greatly increase traffic in this small residential area with many children walking home from school bus stops on Bull Headley among others.
- This area already experiences drainage and flooding problems and neighbors are concerned about the impact of 110+ new houses.

I am not opposed to development in general, and I respect the landowner's right to do as he wishes with his property. As it is currently zoned, he could develop the land in a similar fashion and density as the surrounding neighborhoods with minimal effect on the neighbors. But I believe that now is not the time to allow for the LPN change. It seems as though the request is not intended to further the vision of reducing cars and increasing walkers and bikers. It is being requested simply to allow for denser housing development in order to increase the sale value of the land to a developer. Making this change, which would clear the way for the proposed housing development, would lead to serious traffic problems, possible drainage issues, an increase in noise and traffic for adjoining neighbors, and most importantly, do very little to make this intersection a walking vs. automobile destination.

Thank you for considering my concerns.

This message sent from the Leon County Website: www.leoncountyfl.gov

Jessica Icerman - Fwd: Proposal To Re-Designate/ReZone Intersection of Bannerman & Bull Headley

From: Gary Zirin
To: jacquebatch@me.com
Date: 12/5/2017 11:10 AM
Subject: Fwd: Proposal To Re-Designate/ReZone Intersection of Bannerman & Bull Headley
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Jacqueline- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



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>>> Kristin Dozier 12/5/2017 10:58 AM >>>

>>> <jacquebatch@me.com> 12/4/2017 11:34 AM >>>
FROM:"Jacqueline Batchelor <jacquebatch@me.com>

Dear Commissioners,

I would respectfully like to voice my opposition to the proposal to redesignate the intersection of Bannerman Rd. and Bull Headley from LP (Lake Protection) to LPN (Lake Protection Node). I understand that LPN will allow for more dense housing and some commercial development, with the intention of

encouraging foot traffic and lessening auto use. This sounds wonderful, however, I believe that to give this property this designation at this time is premature for the following reasons:

There have been no studies on the environmental or traffic effects of the proposed very dense housing development which is instigating the request for LPN status.

There are no sidewalks, bike trails, or other safety accommodations at this intersection for walkers/riders.

There are already a number of existing commercial sites that remain empty, or rarely filled with businesses. (One has become a church instead.)

The preliminary plans of the proposed housing development show 110+ homes (8 per acre) which could lead to more than 220 new drivers attempting to enter Bannerman from the thin strip of land that would fall in the LPN designation. Traffic would become a serious problem and because there is already a light about 500 yards away, another traffic light would not be an option.

Traffic from the proposed housing would also spill back into Killlearn Lakes Plantation neighborhood streets, as the proposal intends to connect to two smaller streets. This would greatly increase traffic in this small residential area with many children walking home from school bus stops on Bull Headley among others.

This area already experiences drainage and flooding problems and neighbors are concerned about the impact of 110+ new houses.

I am not opposed to development in general, and I respect the landowner's right to do as he wishes with his property. As it is currently zoned, he could develop the land in a similar fashion and density as the surrounding neighborhoods with minimal effect on the neighbors. But I believe that now is not the time to allow for the LPN change. It seems as though the request is not intended to further the vision of reducing cars and increasing walkers and bikers. It is being requested simply to allow for denser housing development in order to increase the sale value of the land to a developer. Making this change, which would clear the way for the proposed housing development, would lead to serious traffic problems, possible drainage issues, an increase in noise and traffic for adjoining neighbors, and most importantly, do very little to make this intersection a walking vs. automobile destination.

Thank you for considering my concerns.

Jacqueline Batchelor

This message sent from the Leon County Website: www.leoncountyfl.gov

Jessica Icerman - Fwd: Changing Bannerman to LPN

From: Gary Zirin
To: Kalico@nettally.com
Date: 12/5/2017 11:11 AM
Subject: Fwd: Changing Bannerman to LPN
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Randy- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



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>>> Kristin Dozier 12/5/2017 10:58 AM >>>

>>> <Kalico@nettally.com> 12/4/2017 11:41 AM >>>

FROM:"Randy Kamenicky <Kalico@nettally.com>

I am strongly opposed to changing laws that would allow 8 parcels per acre type development out east of Bannerman. This is where Tallahassee's nicest neighborhoods are and Premier Homes develops anything but premier homes. These smaller communities will only lesson the value of our current neighborhoods

and created a traffic problem in this rural community. Please do not allow the proposed changes to go through.

This message sent from the Leon County Website: www.leoncountyfl.gov

Jessica Icerman - Fwd: Bannerman rezoning issue

From: Gary Zirin
To: jastone13@aol.com
Date: 12/5/2017 11:12 AM
Subject: Fwd: Bannerman rezoning issue
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Judy- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



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>>> Kristin Dozier 12/5/2017 10:58 AM >>>

>>> <jastone13@aol.com> 12/4/2017 12:20 PM >>>

FROM: "Judy A. Stone <jastone13@aol.com>

I am definitely opposed to changing the zoning for another possible high density development along Bannerman Roas! The traffic there is already outrageous! Sounds like a really bad plan to me! Thank you for reconsideration of the proposal. A local resident: Judy A. Stone

This message sent from the Leon County Website: www.leoncountyfl.gov

Jessica Icerman - Fwd: Proposed rezoning land near Bannerman Rd, (east of Bull Headley)

From: Gary Zirin
To: fmbaglione@aol.com
Date: 12/5/2017 11:15 AM
Subject: Fwd: Proposed rezoning land near Bannerman Rd, (east of Bull Headley)
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Frank- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



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>>> Kristin Dozier 12/5/2017 10:58 AM >>>

>>> <fmbaglione@aol.com> 12/4/2017 2:22 PM >>>
FROM:"Frank M. Baglione <fmbaglione@aol.com>

Commissioners Desloge (D4), Lindley and Maddox (At-Large) and others on the Board:

My neighbors are concerned about a proposed rezoning of a parcel of land near Bannerman and Bull Headley from LP to LPN which would allow the developer to build 8 houses per acre. I share this concern on the issue of density and traffic.

I expect a traffic study has been done by the County on the roads that would access this development. Meridian is a two lane Canopy Road, and Thomasville Road, although 6 lanes, has a remarkably large volume of traffic all day. I live in Killlearn Lakes and have to drive one or the other to get to work, and I am considering moving to another location because driving on Thomasville Rd is so unpleasant, stressful, and potentially dangerous.

This area is grossly overdeveloped, and there are already a large number of homes of various sizes and prices in these neighborhoods.

Because I am so concerned about this over development and its impact on our neighborhoods, it is a major political issue for me. If you can site any evidence for why this rezoning is necessary or needed, I hope you will share it with me. I would rather hear that you have already studied the issue and are planning to vote against the change in zoning.

Frank M. Baglione
8121 Blue Quill Trl

This message sent from the Leon County Website: www.leoncountyfl.gov

Herb Thiele - Re: Proposed rezoning land near Bannerman Rd, (east of Bull Headley)

From: Bryan Desloge
To: fmbaglione@aol.com
Date: 12/5/2017 12:36 PM
Subject: Re: Proposed rezoning land near Bannerman Rd, (east of Bull Headley)
Cc: Thiele, Herb; Riggans, LaShawn; McDevitt, David; Long, Vince

Mr. Baglione, the proposed agenda item for Dec. 12 is for rezoning only. We have not had a proposed project submitted to our departments from the property owner. The studies and reviews you reference would not be done until the departments can see what he is proposing. There are private property rights and we really can't tell him he can't use his property, but we can insure that all studies are done to address the negative aspects it may or may not have to the area. That would be done when he submits a proposed development. You can find the agenda item at <http://cms.leoncountyfl.gov/coadmin/agenda/book/171212/Agenda.pdf> and scroll down to item #19. I'm forwarding your email to staff with the request that it be added to the public record. I'll take your comments into consideration in my deliberations on this issue.

This hearing is a quasi-judicial proceeding. Ex parte communications are prohibited during review of quasi-judicial proceedings. Ex parte communications are oral or written off-the-record communication made to decision-making personnel, without required notice to the parties that is directed to influence or attempt to influence the merits or outcome of a decision. This term does not include procedural, scheduling and status inquiries or other inquiries or requests for information that have no bearing on the merits or outcome of the proceeding. As this is a quasi-judicial proceeding, I must limit my comments on the project to the Commission meeting, but I'll make sure that all emails I receive are also provided to the department to be included as a part of the public record.

Hope you have a Merry Christmas and Happy New Year!

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
[850-606-5364](tel:850-606-5364)
deslogeb@leoncountyfl.gov

>>> <fmbaglione@aol.com> 12/4/2017 2:22 PM >>>
FROM: "Frank M. Baglione <fmbaglione@aol.com>

Commissioners Desloge (D4), Lindley and Maddox (At-Large) and others on the Board:

My neighbors are concerned about a proposed rezoning of a parcel of land near Bannerman and Bull Headley from LP to LPN which would allow the developer to build 8 houses per acre. I share this concern on the issue of density and traffic.

I expect a traffic study has been done by the County on the roads that would access this development. Meridian is a two lane Canopy Road, and Thomasville Road, although 6 lanes, has a remarkably large volume of traffic all day. I live in Killlearn Lakes and have to drive one or the other to get to work, and I am considering moving to another location because driving on Thomasville Rd is so unpleasant, stressful, and potentially dangerous.

This area is grossly overdeveloped, and there are already a large number of homes of various sizes and prices in these neighborhoods.

Because I am so concerned about this over development and its impact on our neighborhoods, it is a major political issue for me. If you can site any evidence for why this rezoning is necessary or needed, I hope you will share it with me. I would rather hear that you have already studied the issue and are planning to vote against the change in zoning.

Frank M. Baglione
8121 Blue Quill Trl

This message sent from the Leon County Website: www.leoncountyfl.gov

Herb Thiele - Fwd: Re: Re: Proposed rezoning land near Bannerman Rd, (east of Bull Headley)

From: Bryan Desloge
To: fmbaglione@aol.com
Date: 12/6/2017 1:23 PM
Subject: Fwd: Re: Re: Proposed rezoning land near Bannerman Rd, (east of Bull Headley)
Cc: Thiele, Herb; Long, Vince; Rosenzweig, Alan; McDevitt, David; Morris, Ken

I understand and am asking that this email too be submitted for the public record. I'm also asking staff to be prepared to respond to your concerns in the public meeting as yours mirror many of those I'm receiving. Appreciate the feedback, Frank! See you next week.

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
[850-606-5364](tel:850-606-5364)
deslogeb@leoncountyfl.gov

>>> <fmbaglione@aol.com> 12/5/2017 6:59 PM >>>

Mr. Desloge:

Thank you for your response. I understand that the Commission is not considering a proposed development, but I believe that, if the rezoning under consideration would increase the density of buildings in this area, it would be detrimental to the community and to property values of current home owners.

My letter in no way suggested that the Commission should "tell a property owner what he can do with his property," only that my opinion was that the use should be consistent with current zoning. I have to expect that any owner in the area was aware of current zoning at the time the property was purchased.

Thus if my neighbors are correct in assuming that the zoning change is to increase the density of homes in that area, it is the property owner who is seeking a change for his benefit. I see no reason why current property owners cannot consider how the change will affect their property values.

Please add this email to the responses the Commission is receiving.

Very truly yours,

Frank M. Baglione
8121 Blue Quill Trail
Tallahassee, FL 32312

Herb Thiele - Re: Re: Proposed rezoning land near Bannerman Rd, (east of Bull Headley)

From: Bryan Desloge
To: fmbaglione@aol.com
Date: 12/6/2017 1:20 PM
Subject: Re: Re: Proposed rezoning land near Bannerman Rd, (east of Bull Headley)
Cc: Thiele, Herb; Long, Vince; McDevitt, David; Riggans, LaShawn

Most definitely - please share! Thanks for the feedback!

Frank, please read the agenda item. Because of the quasi-judicial status of this item, I'm hesitant to say much about this item until we get into the Commission meeting lest someone take my comments to be either for or against the rezoning. The zoning changed on this parcel and three other similar lots and from what I read in the agenda item, the property is consistent with the proposed zoning. Traffic, environmental studies etc would have to be done on any project proposed & submitted to the County for this location and may or may not be approved based on existing conditions. Wish I could provide more information for clarification, but read the agenda item and we'll cover issues on the 12th in the meeting. I'm forwarding your email to staff with the request that it be included in the public record for all to review.

I'll take your comments into consideration in my deliberations on this rezoning requests. Have a great week and see you next week at the meeting.

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
[850-606-5364](tel:850-606-5364)
deslogeb@leoncountyfl.gov

>>> <fmbaglione@aol.com> 12/5/2017 7:01 PM >>>

I hadn't noticed that your response to me had been copied to others. I hope you don't mind if I share my response to your email it with them also.

Mr. Desloge:

Thank you for your response. I understand that the Commission is not considering a proposed development, but I believe that, if the rezoning under consideration would increase the density of buildings in this area, it would be detrimental to the community and to property values of current home owners.

My letter in no way suggested that the Commission should "tell a property owner what he can do with his property," only that my opinion was that the use should be consistent with current zoning. I have to expect that any owner in the area was aware of current zoning at the time the property was purchased.

Thus if my neighbors are correct in assuming that the zoning change is to increase the density of homes in that area, it is the property owner who is seeking a change for his benefit. I see no reason why current property owners cannot consider how the change will affect their property values.

Please add this email to the responses the Commission is receiving.

Very truly yours,

Frank M. Baglione
8121 Blue Quill Trail
Tallahassee, FL 32312

In a message dated 12/5/2017 12:36:06 PM Eastern Standard Time, DeslogeB@leoncountyfl.gov writes:

| Desloge

Jessica Icerman - Fwd: Proposed Rezoning

From: Gary Zirin
To: sabeaumont@comcast.net
Date: 12/5/2017 11:16 AM
Subject: Fwd: Proposed Rezoning
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Sharon- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



www.leoncountyfl.gov

Please note: Under Florida's Public Records laws, most written communications to or from county staff or officials regarding county business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

>>> Kristin Dozier 12/5/2017 10:58 AM >>>

>>> <sabeaumont@comcast.net> 12/4/2017 5:36 PM >>>
FROM: "Sharon H Beaumont <sabeaumont@comcast.net>

Dear Commissioners:

This letter is in opposition to the proposal to redesignate the intersection of Bannerman Road and Bull Headley Road from LP (Lake Protection) to LPN (Lake Protection Node) It is my understanding that this designation would allow for commercial development as well as relatively dense housing development. An intention of this proposed development was suggested to encourage foot traffic and develop a neighborhood hub, I think the only foot traffic would come from the new housing. As you know, we have no sidewalks in most of Killlearn Lakes and certainly none in any area that is in comfortable walking distance to this site. There are no bike paths, residential streets are narrow and we do not have street lights. The traffic increase would be significant. The traffic signal at the intersection would no doubt negate installing any other traffic signals at the proposed Bannerman Rd access. Additional access to the development would adversely impact Broken Bow Trail and the surrounding neighborhood.

Killlearn Lakes Plantation is a jewel in Leon County Most of us moved to this area because of the quiet streets, safe areas for children to play, the green areas and protected land areas. With many empty retail locations either on that corner or in other areas of KLP, it does not seem prudent to build yet more

Once again, I respectfully ask that you decide NOT to allow this property to be designated LPN.

Sharon Beaumont
1772 Broken Bow Trail
Tallahassee, FL 32312
Resident since 1991

This message sent from the Leon County Website: www.leoncountyfl.gov

Jessica Icerman - Fwd: Rezoning at Bannerman and Bull Headley

From: Gary Zirin
To: CAROLNEWMAN@YAHOO.COM
Date: 12/5/2017 11:17 AM
Subject: Fwd: Rezoning at Bannerman and Bull Headley
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Carol- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



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>>> Kristin Dozier 12/5/2017 10:59 AM >>>

>>> <CAROLNEWMAN@YAHOO.COM> 12/5/2017 7:05 AM >>>
FROM:"Carol Newman <CAROLNEWMAN@YAHOO.COM>

I just heard about the proposed high-density housing in the Bannerman and Bull Headley neighborhood. Please, please vote this down. This area is already struggling to accommodate increased traffic from growth and development in the Bannerman Rd area. This proposal is under discussion in our McBride Estates neighborhood and we will be eager to hear about your decision on Dec 12.

This message sent from the Leon County Website: www.leoncountyfl.gov

Jessica Icerman - Fwd: Opposition to Rezoning Property Owned by Mr. Chastain

From: Gary Zirin
To: bsantini53@gmail.com
Date: 12/5/2017 11:23 AM
Subject: Fwd: Opposition to Rezoning Property Owned by Mr. Chastain
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf; Zirin, Gary.vcf

Beverly- for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



www.leoncountyfl.gov

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>>> Gary Zirin 12/5/2017 11:22 AM >>>

>>> <bsantini53@gmail.com> 11/8/2017 5:05 PM >>>
FROM:"Beverly Santini <bsantini53@gmail.com>

As a resident of Leon County and as a homeowner who would be affected by any rezoning by Mr. Chastain (1/4 mile from Bannerman & Bull Headley), I strongly voice my opposition to approval of such request.

We already have water runoff issues and allowing this rezoning will only exacerbate the problem.

Please make sure my opposition to said project is voiced in the public records.

This message sent from the Leon County Website: www.leoncountyfl.gov

Jessica Icerman - Fwd: Development Bannerman/Bull Headly

From: Gary Zirin
To: sslampman@gmail.com
Date: 12/6/2017 8:53 AM
Subject: Fwd: Development Bannerman/Bull Headly
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Susan- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



www.leoncountyfl.gov

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>>> <sslampman@gmail.com> 12/5/2017 4:38 PM >>>
FROM:"Susan Lampman <sslampman@gmail.com>

Please do not approve a change in zoning from the current LP in the Bannerman/Bull Headley parcel. The current infrastructure can not support many additional houses, traffic is an terrible problem, my yard is constantly flooded because of run off, and our lakes need to be protected. The density of the population growth in the last 25 years had been totally unacceptable. The builders are permitted to do what ever they wish and the residence are the ones that both suffer and ultimately have to pay for fixing the problems. Think stratigically initially and we all will have fewer problems

This message sent from the Leon County Website: www.leoncountyfl.gov

Herb Thiele - Re: Development Bannerman/Bull Headly

From: Bryan Desloge
To: sslampman@gmail.com
Date: 12/6/2017 1:31 PM
Subject: Re: Development Bannerman/Bull Headly
Cc: Long, Vince; Thiele, Herb; Riggans, LaShawn; McDevitt, David; Morris, Ken

Susan, please read the agenda item -

<http://cms.leoncountyfl.gov/coadmin/agenda/book/171212/Agenda.pdf> and scroll down to item #19.

Because of the quasi-judicial status of this item, I'm hesitant to say much about this item until we get into the Commission meeting lest someone take my comments to be either for or against the rezoning, which I can't do outside the meeting. The zoning changed on this parcel and three other similar intersection lots located in other parts of the County and from what I read in the agenda item, the property is consistent with the proposed zoning. Traffic, environmental studies etc would have to be done on any project proposed & submitted to the County for this location and may or may not be approved based on existing conditions, a statement of fact - not opinion. Wish I could provide more information for clarification, but read the agenda item and we'll cover issues on the 12th in the meeting. I'm forwarding your email to staff with the request that it be included in the public record for all to review.

I'll take your comments into consideration in my deliberations on this rezoning requests. Have a great week and see you next week at the meeting.

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
[850-606-5364](tel:850-606-5364)
deslogeb@leoncountyfl.gov

>>> <sslampman@gmail.com> 12/5/2017 4:38 PM >>>
FROM:"Susan Lampman <sslampman@gmail.com>

Please do not approve a change in zoning from the current LP in the Bannerman/Bull Headley parcel. The current infrastructure can not support many additional houses, traffic is an terrible problem, my yard is constantly flooded because of run off, and our lakes need to be protected. The density of the population growth in the last 25 years had been totally unacceptable. The builders are permitted to do what ever they wish and the residence are the ones that both suffer and ultimately have to pay for fixing the problems. Think stratigically initially and we all will have fewer problems

This message sent from the Leon County Website: www.leoncountyfl.gov

Jessica Icerman - Fwd: Bannerman / Bull Headley Development

From: Gary Zirin
To: luke@lukenewmanlaw.com
Date: 12/6/2017 1:55 PM
Subject: Fwd: Bannerman / Bull Headley Development
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Luke- Thank you for your recent email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



www.leoncountyfl.gov

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>>> <luke@lukenewmanlaw.com> 12/6/2017 1:40 PM >>>
FROM:"Luke Newman <luke@lukenewmanlaw.com>

Commissioners:

Please accept this communication as my written opposition to any 8-home-per-acre development in the area of Bannerman Road and Bull Headley Road. My family lives off of Bull Headley Road (District 4) and we drive on Bannerman (necessarily) every trip we take. The traffic situation on Bannerman Road leading to either Thomasville Road or Meridian Road is already troublesome and adding 100 or so homes only a

few hundred yards from the traffic light at Bannerman and Bull Headley would be potentially disastrous. I have no objection to the parcel being developed in accordance with the surrounding community (larger lots). Adding a dense neighborhood in that area seems like the type of development which a County Commission would actively seek to prohibit.

Thank you for your time and attention in this matter.

-Luke Newman

This message sent from the Leon County Website: www.leoncountyfl.gov

Herb Thiele - Re: Bannerman / Bull Headley Development

From: Bryan Desloge
To: luke@lukenewmanlaw.com
Date: 12/6/2017 1:43 PM
Subject: Re: Bannerman / Bull Headley Development
Cc: Long, Vince; Thiele, Herb; Riggans, LaShawn; Rosenzweig, Alan; McDevitt, David

Luke, please read the agenda item - <http://cms.leoncountyfl.gov/coadmin/agenda/book/171212/Agenda.pdf> and scroll down to item #19. Because of the quasi-judicial status of this item, I'm hesitant to say much about this item until we get into the Commission meeting lest someone take my comments to be either for or against the rezoning, which I can't do outside the meeting. The zoning changed on this parcel and three other similar intersection lots located in other parts of the County and from what I read in the agenda item, the property is consistent with the proposed zoning. Traffic, environmental studies etc would have to be done on any project proposed & submitted to the County for this location and may or may not be approved based on existing conditions, a statement of fact - not opinion. Wish I could provide more information for clarification, but read the agenda item and we'll cover issues on the 12th in the meeting. I'm forwarding your email to staff with the request that it be included in the public record for all to review. I'll take your comments into consideration in my deliberations on this rezoning requests. Appreciate the feedback! Have a great week and see you next week at the meeting.

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
[850-606-5364](tel:850-606-5364)
deslogeb@leoncountyfl.gov

>>> <luke@lukenewmanlaw.com> 12/6/2017 1:40 PM >>>
FROM:"Luke Newman <luke@lukenewmanlaw.com>

Commissioners:

Please accept this communication as my written opposition to any 8-home-per-acre development in the area of Bannerman Road and Bull Headley Road. My family lives off of Bull Headley Road (District 4) and we drive on Bannerman (necessarily) every trip we take. The traffic situation on Bannerman Road leading to either Thomasville Road or Meridian Road is already troublesome and adding 100 or so homes only a few hundred yards from the traffic light at Bannerman and Bull Headley would be potentially disastrous. I have no objection to the parcel being developed in accordance with the surrounding community (larger lots). Adding a dense neighborhood in that area seems like the type of development which a County Commission would actively seek to prohibit.

Thank you for your time and attention in this matter.

-Luke Newman

Jessica Icerman - Re: Proposed development at Bannerman and Bull Headley Roads

From: Gary Zirin
To: images2006@comcast.net
Date: 12/7/2017 3:26 PM
Subject: Re: Proposed development at Bannerman and Bull Headley Roads
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Donna- Thank you for your email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



www.leoncountyfl.gov

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>>> <images2006@comcast.net> 12/7/2017 3:16 PM >>>
FROM:"Donna Benningfield <images2006@comcast.net>

We are deeply concerned about the re-zoning request to allow a greater number of homes to be built on this parcel. The increased traffic and potential flooding impacts would be awful and will have a devastating effect on property values of the surrounding areas. Please do not allow the zoning to change from its current LPN. Thank you.

This message sent from the Leon County Website: www.leoncountyfl.gov

Herb Thiele - Re: Proposed development at Bannerman and Bull Headley Roads

From: Bryan Desloge
To: images2006@comcast.net
Date: 12/7/2017 3:37 PM
Subject: Re: Proposed development at Bannerman and Bull Headley Roads
Cc: Long, Vince; Thiele, Herb; Riggans, LaShawn; McDevitt, David

Donna, please read the agenda item located at - <http://cms.leoncountyfl.gov/coadmin/agenda/book/171212/Agenda.pdf> and scroll down to item #19. Because of the quasi-judicial status of this item, I'm hesitant to say much about this item until we get into the Commission meeting lest someone take my comments to be either for or against the rezoning, which I can't do outside the meeting. This request is for the rezoning of the property but not the development of the property. The development phase would have to be separately approved after undergoing the planning process which would take into account traffic patterns, density, neighborhood concerns, etc. Wish I could provide more information for clarification, but read the agenda item and we'll cover issues on the 12th in the meeting. I'm forwarding your email to staff with the request that it be included in the public record for all to review.

I'll take your comments into consideration in my deliberations on this rezoning request. Appreciate the feedback! Have a great week and see you next week at the meeting.

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
[850-606-5364](tel:850-606-5364)
deslogeb@leoncountyfl.gov

>>> <images2006@comcast.net> 12/7/2017 3:16 PM >>>
FROM:"Donna Benningfield <images2006@comcast.net>

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This message sent from the Leon County Website: www.leoncountyfl.gov

Herb Thiele - Re: Proposed Rezoning

From: Bryan Desloge
To: Donna.Thornton@gray.tv
Date: 12/5/2017 11:43 AM
Subject: Re: Proposed Rezoning
Cc: McDevitt, David; Riggans, LaShawn; Thiele, Herb; Long, Vince

Yes indeed it should and I have a typo on the spelling of Kwansaa! My bad! Thanks Donna!

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
[850-606-5364](tel:850-606-5364)
deslogeb@leoncountyfl.gov

>>> Donna Thornton <Donna.Thornton@gray.tv> 12/5/2017 11:32 AM >>>

Shouldn't that be Dec 12th???

Donna Thornton

From: Bryan Desloge <DeslogeB@leoncountyfl.gov>
Sent: Tuesday, December 5, 2017 11:28:14 AM
To: Bryan Desloge
Cc: Vince Long; David McDevitt; LaShawn Riggans; Herb Thiele
Subject: Fwd: Proposed Rezoning

Good morning to all! Thought I would let all of you who have contacted me know that the rezoning of property located at the intersection of Bannerman Rd and Bull Headley is scheduled for a public hearing next Tuesday, November 12th at the County Commission meeting. There seems to be some confusion on this item as it is a rezoning of property only, not an approval of a development. We have not received a submitted or request yet from the owner for a development at this site. When and if one should be submitted, I assure you it will be subject to all the appropriate studies and reviews necessary to insure it correctly addresses any negative impacts that many of you have already brought to our attention. You can review the agenda item at <http://cms.leoncountyfl.gov/coadmin/agenda/book/171212/Agenda.pdf>; just scroll down to agenda item number 19. It's scheduled for a public hearing that begins at 6:00 p.m. on the 12th. It is titled "First and Only Public Hearing on a Proposed Ordinance Amending the Official Zoning Map to Change the Zoning Classification from the Lake Protection (LP) Zoning District to the Lake Protection Node (LPN) Zoning District". I think if you will read the agenda item, it will answer all the questions you may have about the issue.

This hearing is a quasi-judicial proceeding. Ex parte communications are prohibited during review of quasi-judicial proceedings. Ex parte communications are oral or written off-the-record communication made to decision-making personnel, without required notice to the parties that is directed to influence or

attempt to influence the merits or outcome of a decision. This term does not include procedural, scheduling and status inquiries or other inquiries or requests for information that have no bearing on the merits or outcome of the proceeding. As this is a quasi-judicial proceeding, I must limit my comments on the project to the Commission meeting, but I'll make sure that all emails I receive are also provided to the department to be included as a part of the public record.

My best to all! Happy Hanukkah, Merry Christmas, Happy Kuansaa and Happy New Year to all!

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
[850-606-5364](tel:850-606-5364)
deslogeb@leoncountyfl.gov

Herb Thiele - Re: Rezoning on Bannerman Road

From: Bryan Desloge
To: FDAntonio
Date: 12/6/2017 1:34 PM
Subject: Re: Rezoning on Bannerman Road
Cc: Long, Vince; Thiele, Herb; Riggans, LaShawn; McDevitt, David

Alfred, please read the agenda item -

<http://cms.leoncountyfl.gov/coadmin/agenda/book/171212/Agenda.pdf> and scroll down to item #19.

Because of the quasi-judicial status of this item, I'm hesitant to say much about this item until we get into the Commission meeting lest someone take my comments to be either for or against the rezoning, which I can't do outside the meeting. The zoning changed on this parcel and three other similar intersection lots located in other parts of the County and from what I read in the agenda item, the property is consistent with the proposed zoning. Traffic, environmental studies etc would have to be done on any project proposed & submitted to the County for this location and may or may not be approved based on existing conditions, a statement of fact - not opinion. Wish I could provide more information for clarification, but read the agenda item and we'll cover issues on the 12th in the meeting. I'm forwarding your email to staff with the request that it be included in the public record for all to review.

I'll take your comments into consideration in my deliberations on this rezoning requests. Have a great week and see you next week at the meeting.

>>> FDAntonio <FDAntonio@comcast.net> 12/6/2017 7 18 AM >>>

Mr. Desloge,

Increasing the zoning density would have undesirable consequences.

Bannerman Road is already over capacity. The relaxing of zoning standards would adversely effect the traffic on Bannerman, increasing congestion while negatively affecting the asthetics of the community.

In addition, Lake Iamomia is a protected water body. Addional detrimental drainage/runoff/pollution would end up in the lake.

Let's protect our environment and our lake, and serve our community, not pander to one constituent. Please vote no on the rezoning!

Regards,
Alfred D'Antonio
1438 Lloyd's Cove Road
Tallahassee, FI 32312

Sent from my Verizon Wireless 4G LTE smartphone

Jessica Icerman - Fwd: Rezoning at Bannerman and Bull Headley

From: Kellie Sirmons <sirmonske@leoncountyfl.gov>
To: <IcermanJ@leoncountyfl.gov>
Date: 12/5/2017 8:38 AM
Subject: Fwd: Rezoning at Bannerman and Bull Headley

Sent from my iPad

Begin forwarded message:

From: "<CAROLNEWMAN@YAHOO.COM>"
<CAROLNEWMAN@YAHOO.COM>
Date: December 5, 2017 at 7:05:32 AM EST
To: "Deborah Craig" <CraigD@leoncountyfl.gov>, "John Dailey" <DaileyJ@leoncountyfl.gov>, "Bryan Desloge" <DeslogeB@leoncountyfl.gov>, "Kristin Dozier" <DozierK@leoncountyfl.gov>, "Regina Glee" <GleeR@leoncountyfl.gov>, "Andy Harrison" <HarrisonA@leoncountyfl.gov>, "Jimbo Jackson" <JacksonJ@leoncountyfl.gov>, "Catherine Jones" <JonesC@leoncountyfl.gov>, "Mary Ann Lindley" <LindleyM@leoncountyfl.gov>, "Nick Maddox" <MaddoxN@leoncountyfl.gov>, "Bill Proctor" <PROCTORB@leoncountyfl.gov>, "Kellie Sirmons" <SirmonsKe@leoncountyfl.gov>, "Brenda Tanner" <TannerB@leoncountyfl.gov>, "Gary Zirin" <ZirinG@leoncountyfl.gov>
Cc: "" <Bill@leoncountyfl.gov>, "Bill Simpson" <SimpsonBi@leoncountyfl.gov>
Subject: Rezoning at Bannerman and Bull Headley

FROM:"Carol Newman <CAROLNEWMAN@YAHOO.COM>

I just heard about the proposed high-density housing in the Bannerman and Bull Headley neighborhood. Please, please vote this down. This area is already struggling to accommodate increased traffic from growth and development in the Bannerman Rd area. This proposal is under discussion in our McBride Estates neighborhood and we will be eager to hear about your decision on Dec 12.

This message sent from the Leon County Website: www.leoncountyfl.gov

Herb Thiele - Re: Proposed Bull Headley / Bannerman Development Rezoning Possibility

From: Dan Parisi <dparisi@rowlandpublishing.com>
To: Bryan Desloge <DeslogeB@leoncountyfl.gov>
Date: 12/4/2017 5:12 PM
Subject: Re: Proposed Bull Headley / Bannerman Development Rezoning Possibility
Cc: LaShawn Riggans <RiggansL@leoncountyfl.gov>, Herb Thiele <ThieleH@leoncountyfl.gov>

OK!

This e-mail makes more sense, Bryan.

I was like does Thrasher own the property in question.

Thanks,

Dan

On Mon, Dec 4, 2017 at 5:09 PM, Bryan Desloge <DeslogeB@leoncountyfl.gov> wrote:

Oh heck Dan, grabbed the wrong email! My apologies! Too many major issues for a Monday!!!

On the Bannerman/Bull Headley project, it is quasi judicial and I'm restricted from discussing the project with anyone about my opinions whether they are for or against the project. I understand your concerns and that of the property owner and will take them into consideration in my deliberations when the issue comes to us next Tuesday, the 12th! Have a great evening!

Bryan Desloge
Leon County Commission
District IV Commissioner
[301 S. Monroe St](#)
[Tallahassee, Fl. 32301](#)
[850-606-5364](#)
deslogeb@leoncountyfl.gov

>>> Bryan Desloge 12/4/2017 5:01 PM >>>

Dan, did you get the news that we received a letter from President Thrasher asking us to delay consideration on this project until March? The Chair has indicated to staff her support for his request. It will still be on the agenda and there may be some discussion, but the information I'm receiving is that it will be March before a decision is made. Have a good evening!

Bryan Desloge
Leon County Commission
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deslogeb@leoncountyfl.gov

>>> Dan Parisi <dparisi@rowlandpublishing.com> 12/4/2017 4:07 PM >>>

Hi Brian,

Hope this e-mail finds you and your family well this holiday season!

Ella and I wanted to reach out and express our concern on the proposed Bannerman / Bull Headley commercial / residential development

While I am all for development the additional traffic which would be generated by zoning change seems problematic

Concerns, as pointed out by some neighborhood residents, include , among others:

1. A new super dense housing development with only a small access to Bannerman could create bad traffic issues. The proposal shows a tiny strip of land near the Vet's office that would lead back to the development. The possibility of 200+ new cars entering and exiting here would be a traffic nightmare and with a stop light at Bull Headley just 500 yards away, another stop light isn't possible.
2. Neighbors in the area will be severely affected by the extra traffic on their small streets as the developer hopes to connect to interior streets as well. There are concerns for the children at bus stops as well as others walking in the area. In addition, noise increases could be problematic.
3. There are already drainage and flooding issues in this area of Killearn Lakes and there are concerns of this worsening. Environmentally we want to be sure our lakes remain protected. We'd like a review of the potential negative outcomes prior to rezoning approval.

We are not opposed to development and respect a land owner's right to do as he wishes with his property. As it is currently zoned, he could develop the land in a similar fashion to all of our Killearn Lakes neighborhoods with minimal effect on other residents. I understand the original owner is a nice fellow. However his son is hoping to change the zoning in order to get a higher sale price from the developer for his piece of property. It is this rezoning that would allow for the higher density and that's the base for our concerns. We don't believe he intends to add any commercial space so this would not seem to be in line with the LPN vision.

The Citizens Planning Board voted AGAINST this proposed change, and did NOT recommend this rezoning. The County Commission I am told can ignore this hence my e-mail.

Look forward to seeing you soon.

Thanks and regards,

Dan and Ella Parisi

PS - Looks like you cleaned up on the silent auction at the Second Harvest event last month!

--

DAN PARISI

Director of New Business Development

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DAN PARISI

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Herb Thiele - Re: Proposed Rezoning

From: Dan Parisi <dparisi@rowlandpublishing.com>
To: Bryan Desloge <DeslogeB@leoncountyfl.gov>
Date: 12/5/2017 11:36 AM
Subject: Re: Proposed Rezoning
Cc: Vince Long <LongV@leoncountyfl.gov>, David McDevitt <McDevittD@leoncountyfl.gov>, LaShawn Riggans <RiggansL@leoncountyfl.gov>, Herb Thiele <ThieleH@leoncountyfl.gov>

Thanks for the update, Bryan
Happy holiday season to all!
Dan

On Tue, Dec 5, 2017 at 11:28 AM, Bryan Desloge <DeslogeB@leoncountyfl.gov> wrote:

Good morning to all! Thought I would let all of you who have contacted me know that the rezoning of property located at the intersection of Bannerman Rd and Bull Headley is scheduled for a public hearing next Tuesday, November 12th at the County Commission meeting. There seems to be some confusion on this item as it is a rezoning of property only, not an approval of a development. We have not received a submitted or request yet from the owner for a development at this site. When and if one should be submitted, I assure you it will be subject to all the appropriate studies and reviews necessary to insure it correctly addresses any negative impacts that many of you have already brought to our attention. You can review the agenda item at <http://cms.leoncountyfl.gov/coadmin/agenda/book/171212/Agenda.pdf>; just scroll down to agenda item number 19. It's scheduled for a public hearing that begins at 6:00 p.m. on the 12th. It is titled "First and Only Public Hearing on a Proposed Ordinance Amending the Official Zoning Map to Change the Zoning Classification from the Lake Protection (LP) Zoning District to the Lake Protection Node (LPN) Zoning District". I think if you will read the agenda item, it will answer all the questions you may have about the issue.

This hearing is a quasi-judicial proceeding. Ex parte communications are prohibited during review of quasi-judicial proceedings. Ex parte communications are oral or written off-the-record communication made to decision-making personnel, without required notice to the parties that is directed to influence or attempt to influence the merits or outcome of a decision. This term does not include procedural, scheduling and status inquiries or other inquiries or requests for information that have no bearing on the merits or outcome of the proceeding. As this is a quasi-judicial proceeding, I must limit my comments on the project to the Commission meeting, but I'll make sure that all emails I receive are also provided to the department to be included as a part of the public record.

My best to all! Happy Hanukkah, Merry Christmas, Happy Kuansaa and Happy New Year to all!

Bryan Desloge
Leon County Commission
District IV Commissioner
301 S. Monroe St.
Tallahassee, Fl. 32301
850-606-5364
deslogeb@leoncountyfl.gov

--

DAN PARISI

Director of New Business Development

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Herb Thiele - Fwd: Proposed Rezoning

From: Bryan Desloge
To: Desloge, Bryan
Date: 12/5/2017 11:28 AM
Subject: Fwd: Proposed Rezoning
Cc: Thiele, Herb; Long, Vince; Riggans, LaShawn; McDevitt, David

Good morning to all! Thought I would let all of you who have contacted me know that the rezoning of property located at the intersection of Bannerman Rd and Bull Headley is scheduled for a public hearing next Tuesday, November 12th at the County Commission meeting. There seems to be some confusion on this item as it is a rezoning of property only, not an approval of a development. We have not received a submitted or request yet from the owner for a development at this site. When and if one should be submitted, I assure you it will be subject to all the appropriate studies and reviews necessary to insure it correctly addresses any negative impacts that many of you have already brought to our attention. You can review the agenda item at <http://cms.leoncountyfl.gov/coadmin/agenda/book/171212/Agenda.pdf>; just scroll down to agenda item number 19. It's scheduled for a public hearing that begins at 6:00 p.m. on the 12th. It is titled "First and Only Public Hearing on a Proposed Ordinance Amending the Official Zoning Map to Change the Zoning Classification from the Lake Protection (LP) Zoning District to the Lake Protection Node (LPN) Zoning District". I think if you will read the agenda item, it will answer all the questions you may have about the issue.

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deslogeb@leoncountyfl.gov

Herb Thiele - Re: Fwd: Proposed Rezoning

From: Bryan Desloge
To: Desloge, Bryan
Date: 12/5/2017 11:47 AM
Subject: Re: Fwd: Proposed Rezoning
Cc: McDevitt, David; Riggans, LaShawn; Thiele, Herb; Long, Vince

That should be December 12th not November 12th as most of you figured out I'm sure and I had a typo on Happy Kwansaa to those of you who celebrate Kwansaa. Thanks for your patience and all the feedback we've received. My best to all!

>>> Bryan Desloge 12/5/2017 11:28 AM >>>

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Jessica Icerman - Re: Bannerman Bull Headley dense housing proposal

From: Gary Zirin
To: Beneshj@yahoo.com
Date: 12/11/2017 2:11 PM
Subject: Re: Bannerman Bull Headley dense housing proposal
Cc: Icerman, Jessica
Attachments: Zirin, Gary.vcf

Janet- Thank you for your email regarding the proposed rezoning near the intersection of Bannerman Road and Bull Headley Road. I am responding on behalf of Commissioner Kristin Dozier.

This rezoning issue will come before the County Commission on December 12, 2017, and since this public hearing is considered a "quasi-judicial" proceeding, Florida Statute prohibits Commissioners from responding to any communication made to the Board on this issue. This restriction ensures that neither party will have an unfair advantage during the hearing process.

I wanted you to know the reason why the Commissioner is unable to respond to your email directly.

Thanks,
Gary

Gary Zirin

Aide to Leon County Commissioner Kristin Dozier, District 5

(850) 606-5375 - Office

(850) 264-5857 - Cell

ZirinG@leoncountyfl.gov



www.leoncountyfl.gov

Please note: Under Florida's Public Records laws, most written communications to or from county staff or officials regarding county business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

>>> <Beneshj@yahoo.com> 12/11/2017 8:35 AM >>>
FROM:"Janet Benesh <Beneshj@yahoo.com>

At your December 12 meeting please do not allow zoning for super dense housing proposal by Premier for the corner acreage at Bannerman and Bull Headley roads in North Tallahassee. The environment will be compromised, the over capacity schools in this area will be further strained, the traffic is already a nightmare and would be even worse if 200 plus cars are added to the mix, and the current super dense development near Ox Bottom off of Thomasville Rd has already made Thomasville road north seem like an Interstate. South side Tallahassee has so many more development needs for affordable housing and commercial development. North Tallahassee is bursting at the seams. Thank you.

This message sent from the Leon County Website: www.leoncountyfl.gov