

**Additional Attachment #15
for Agenda Item #33
for the
Meeting of Tuesday, July 10, 2018**


Public Hearing

33. 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 (Bannerman & Bull Headley)
(County Administrator/ P.L.A.C.E./ Planning)

BOARD OF COUNTY COMMISSIONERS

INTER-OFFICE MEMORANDUM

TO: Honorable Chairman and Members of the Board

FROM: Herbert W.A. Thiele, County Attorney 

DATE: July 6, 2018

SUBJECT: Additional Attachments for Agenda Item # 33 – Additional Citizen Comments

Enclosed please find additional citizen comments to be attached to Agenda Item # 33, the 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, which is scheduled for July 10, 2018.

The additional citizen comments were received as *ex parte* communications and are being included in the Agenda Item so that they may be considered and reviewed by all interested parties. As provided by Leon County Ordinance No. 2018-11, which was adopted by the Board on June 19, 2018, documentary evidence submitted by noon on the Friday preceding the week of the scheduled public hearing by the applicant or interested parties shall be considered by the Board and made a part of the record.

HWAT/plp
Encl.

cc: Vincent S. Long, County Administrator
Cherie Bryant, Director of Planning



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July 6, 2018

Leon County Board of County Commissioners
301 S Monroe St
Tallahassee, FL 32301

By email to: Jiwuan.Haley@talgov.com; Mary.Perrine@talgov.com and IcermanJ@leoncountyfl.gov for the record

Re: **Opposition to the Proposed Rezone of 1665 Bannerman Road from Lake Protection (LP) zoning district to the Lake Protection Node (LPN) zoning district / RESPONSE TO STAFF COMMENTS**

Dear Commissioners:

As you know, this firm represents SUMMERBROOKE PROPERTY OWNERS ASSOCIATION, INC. (herein "Association"), the entity responsible for the operation and administration of the Summerbrooke subdivision. The Summerbrooke subdivision is located adjacent to 1665 Bannerman Road, which is subject to the proposed rezoning from the Lake Protection (LP) zoning district to the Lake Protection Node (LPN) zoning district.

The Association and its members continue to oppose the proposed rezoning. On behalf of the Association and its members, this is to hereby request that this Commission make a finding that the proposed rezoning: 1) is inconsistent with the Comprehensive Plan; 2) would result in incompatible land uses; 3) fails to conform with the substantive requirements of the Land Development Code (LDC); and 4) is contrary to well-established land uses and development conditions (changes in conditions since 1992 to LP and other adjacent districts).

This is to also hereby request that the Commission deny the proposed rezoning application for 1665 Bannerman Road.

Enclosed herein is a twenty-one (21) page memorandum prepared by the Association's land planning expert, David W. Depew, PhD, AICP, LEED® AP. Also enclosed is Mr. Depew's extensive land planning resume. This memorandum and the enclosures herein are hereby submitted as part of the official record of the Proposed Rezone of 1665 Bannerman Road from Lake Protection (LP) zoning district to the Lake Protection Node (LPN) zoning district.

A REZONE IS “DEVELOPMENT” PURSUANT TO COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE

Notwithstanding the County Staff’s contention throughout its revised analysis (dated July 10, 2018) that the proposed rezoning is not “development” or a “request to develop property”, the matter before this County Commission is, in fact, “development” or a “request to develop property”, under both the Leon County Comprehensive Plan and the Land Development Code. Accordingly, the minimal review and analysis conducted by County Staff is not only wholly insufficient to establish competent substantial evidence on the record supporting approval, it is an incorrect interpretation and application of the law governing this Commission’s decisionmaking obligations. Pursuant to the Leon County Comprehensive Plan, the term “development” is defined as:

Any proposed change in the use or character of the land, including but not limited to, land clearing or the placement of any structure or site improvement on the land except for silviculture activities employing best management practices.

Pursuant to Sections 10-1.101 and 10-2.501 of the Land Development Code, the term “development” is defined as:

Development shall mean any proposed change in the use or character of the land, including but not limited to, land clearing or the placement of any structure or site improvement on the land except for silviculture activities employing best management practices. Development includes initiation and conducting of any building activity or mining activity, or the making of any material change in the use of any structure or land. See also article II, article IV, and article VIII.

The definition of “development” in both the Comprehensive Plan and the Land Development code are very expansive. The proposed rezoning from LP to LPN undeniably proposes to change allowable uses for the subject property. The definition of “Development Permit” in Section 10-2.501 of the Land Development Code also supports the position that this rezone is “development”. Development Permit is defined as follows:

Development Permit **includes** any building permit, zoning permit, subdivision approval, **rezoning**, certification, special exception, variance, or any other official action of the Board of County Commissioners having the effect of permitting the development of land.

This Commission’s approval of the proposed rezoning would be considered a development permit under Section 10-2.501 providing for a change in the allowable uses for the subject property. Ensuring that this and other rezoning proposals are considered “development” under your Comprehensive Plan and your Land Development Code is extremely important to adjacent property owners who will be impacted by an approved rezone and subsequent development. Under County Staff’s current interpretation, the specific review criteria set forth for rezoning reviews under Section 10-6.205(b) 11 (Procedures for Ordinance and Official Zoning Map Amendments) of the Land Development Code, **is rendered virtually meaningless and makes this rezoning hearing a mere formality**. County Staff’s extremely limited scope of review for consistency, conformity and compatibility are summarized as follows:

- 1) **Comprehensive Plan Consistency** – Staff analysis is limited to Land Use Policy 2.2.18 and a density analysis;
- 2) **Conformance with substantive provisions of Chapter 10 Land Development Regulations** – Staff analysis is limited to Section 10-6.660 1. District Intent and a density analysis;
- 3) **Land use compatibility** - Staff compatibility analysis is limited to restating the rationale used to create the node (walkable, bikeable and better transit opportunities) and is without any actual analysis or consideration as to whether the parcel to be rezoned is actually compatible with adjacent developments.

This limited scope of review is contrary to the specific requirements of Section 10-6.205(b)11, which provides for mandatory review and consideration of these factors as follows:

- 1) **Comprehensive Plan.** Whether the proposal is consistent with all applicable policies of the county's adopted Comprehensive Plan.
- 2) **Conformance with this chapter.** Whether the proposal is in conformance with any applicable substantive requirements of this chapter, including minimum or maximum district size.
- 3) **Land use compatibility.** Whether and the extent to which the proposals would result in any incompatible land uses, considering the type and locations of uses involved.

Florida courts have found that it is inappropriate to construe and interpret your Comprehensive Plan and Land Development Code in a manner that renders words and/or phrases meaningless. County Staff's limited review as described above violates this fundamental tenet of construction and interpretation as it renders numerous Comprehensive Plan and Land Development Code provisions virtually meaningless, including the very criteria upon which this Commission must utilize when reviewing this proposed rezoning.

PROPOSED REZONE IS INCONSISTENT WITH THE COMPREHENSIVE PLAN

Section 163.3194(3)(a), Florida Statutes, which defines "consistency" as it relates to the Comprehensive Plan requires this Commission to deny this proposed rezoning if the land uses, densities or intensities, and other aspects of proposed rezoning are not compatible with and further the objectives, policies, land uses, and densities or intensities stated in the Comprehensive Plan. This definition alone requires more than simply determining whether the property falls within one of the Lake Protection "nodes" adopted in 2015. **In fact, the Comprehensive Plan language establishing the "nodes" is permissive in nature and does not operate to guarantee that some or any of the area within the ¼ mile radius may actually be rezoned to "node" status.**

Stated another way, a consistency analysis for a proposed rezoning does not cease simply because a parcel is located within a potential “node” area. State law governing “consistency review” requires a much deeper and thoughtful analysis of our Comprehensive Plan, which as you know serves as our “constitution” for land development in Leon County. Each and every Goal, Policy and Objective must be reviewed for consistency. If the proposed rezoning fails to be consistent with each and every Goal, Policy and Objective of the Comprehensive Plan, the proposed rezoning must be denied.

The proposed rezoning is **contrary** to the County’s stated “Vision Statement and Implementation” provision of the Comprehensive Plan, which provides in pertinent part that:

The purpose of the comprehensive plan is to preserve, protect and enhance the quality of life for all citizens”.

The proposed rezone fails to preserve, protect or enhance the quality of life for the residents of Summerbrooke and other surrounding communities. The proposed rezoning will result in negative development impacts that will degrade the quality of life in existing residential communities, including by: 1) substantially increasing vehicle traffic on an already congested two-lane roadway, 2) straining the capacities of area schools; and 3) resulting in appreciable increases in noise levels, light pollution, and other deleterious impacts that are associated with higher density residential developments and intense commercial and office uses.

The “Vision Statement and Implementation” provision of the Comprehensive Plan also recognizes that:

Unwise land use decisions and premature non-residential development in established residential areas can seriously and permanently alter the character of a neighborhood. Not only actual changes, but also the perception of a constant assault on a neighborhood undermines an otherwise desirable residential environment. . . it is the intent of the plan to maintain the integrity of existing neighborhoods . . .”

The proposed rezone will destroy the integrity of existing adjacent residential neighborhoods and will permanently alter their character. This proposed rezone is another assault on our existing neighborhoods and undermines what has been a long-established and desirable residential environment.

As you should know, Goal 1 of the FLUE of the Comprehensive Plan requires the protection and enhancement of the quality of life in Leon County by:

channeling inevitable growth into locations and activities that protect . . . residential neighborhoods.

The proposed rezoning does the opposite by channeling of up to 247 dwelling units and 386,250 SF of commercial and office uses onto a thirty (30) acre parcel **immediately adjacent** to a low density established residential neighborhood.

Policy 1.1.7, of the FLUE of the Comprehensive Plan specifically requires that:

Higher density and mixed use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure.”

The proposed rezoning is not consistent with Policy 1.1.7. Not only will the channeling of up to 247 dwelling units and 386,250 SF of commercial and office uses on a thirty (30) acre parcel have a significant impact upon the traffic of Bannerman and Bull Headley, the proposed land uses (likely multi-family and intense commercial and office) are incompatible with the adjacent land uses of Summerbrooke and other neighborhoods, which are residential uses comprised of low density single-family home developments.

The proposed rezone is also inconsistent with the Objective 2.1 (Residential Land Use) of the Comprehensive Plan because the proposed development **fails** to:

Enhance the livability of existing neighborhoods . . .

Further, Policy 2.1.1 of the FLUE of the Comprehensive Plan requires that this Commission, which would apply to rezone considerations:

Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment.

In fact, Policy 2.1.1 protects residential communities by:

allowing only those commercial activities which are compatible with low density residential development
in terms of size and appearance.

If approved, the up to 386,250 SF of commercial and office uses will be permitted immediately adjacent to an existing residential development. These uses would be located in numerous multi-story buildings (4 stories) which clearly do not share the same characteristics as the existing adjoining or nearby residential developments as it relates to size and appearance.

Policy 1.1.5 of the FLUE of the Comprehensive Plan states:

Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.”

The County and the applicant has failed to show consistency with Policy 1.1.5 by its **failure** to provide any analysis of its ability to support the intensity and density of the proposed development

at this location. If approved and if developed anywhere near to maximum density and intensity, the development would exacerbate the already poor level of service experienced on the existing two-lane roadway. It is estimated that there will be an additional 12,831 daily vehicle trips created by this proposed development at build-out, which translates into 1,171 PM peak hour trips.

Based upon the foregoing and the additional inconsistencies described by the Association's expert, David Depew, in writing prior to the hearing and through his oral testimony, my client requests that this Commission deny the requested rezone.

PROPOSED REZONE WILL RESULT IN INCOMPATIBLE LAND USES

The area of the proposed rezone is adjacent to two existing residential subdivisions and is very close to numerous other subdivisions, each of which having a residential land use consisting of low density single-family subdivisions. For this proposed rezoning to be approved, the proposed rezoning **must** be shown to be compatible with said adjacent or nearby land uses. Since the Comprehensive Plan fails to define compatibility, it is proper to use the statutory definition as a guide. *See Katherine's Bay, LLC v. Fagan*, 52 So. 3d 19 (Fl. 1st DCA, 2010). Specifically, Section 163.3164(9), Florida Statutes defines "compatibility" as meaning:

a condition in which land uses **or** conditions can coexist in relative proximity to each other in a stable fashion over time such that no use **or** condition is unduly negatively impacted directly or indirectly by another use **or** condition. [Emphasis Added].

As stated previously, County Staff improperly determines that the proposed rezone is compatible with adjacent developments by simply restating the "District Intent" stated in Section 10-6.660 1. of the Land Development Code. The record is void of any analysis as to whether the new allowable land uses permitted under LPN are in fact compatible with existing adjacent residential developments. In addition, the record is void of any analysis required by Section 10-6.660 2. (Allowable District Location), to determine if the location and the size is compatible with existing residential areas in the lake protection future land use category. See the full text of Section 10-660 of the Land Development Code below:

[Intentionally Left Blank]

1. District Intent	2. Allowable District Location
<p>The lake protection node (LPN) zoning district is intended to:</p> <ol style="list-style-type: none"> 1. Accommodate compact mixed-use development at designated major intersections to provide retail, service and recreation opportunities to nearby residents; 2. Provide a development pattern that is transit supportive, based on a high degree of interconnected streets, and a compact layout of uses that addresses streets and sidewalks; 3. Create a development pattern that maximizes infrastructure and minimizes environmental impact by concentrating non-residential uses around major intersections; 4. Protect community health and safety by minimizing automobile dependency and reducing vehicle miles traveled through design supporting a variety of travel modes; 5. Create a community where travel by foot and bicycle is safe, convenient, and comfortable; 6. Minimize stormwater runoff by limiting surface area devoted to parking and requiring strict volume control stormwater facilities: and. 7. Facilitate compatibility with nearby neighborhoods through buffers, transitioning building mass and scale, and through careful site design. <p>The LPN district shall permit residential, non-residential, and mixed-use development (including, but not limited to, office and commercial uses) utilizing urban services. Non-residential development allowed within this district is limited to office, retail, services, and community facilities. The LPN district also allows certain community and recreational facilities related to residential uses. Urban services are intended for this district inside the urban service area. The density or intensity of permitted development may depend upon the availability of such services. Existing nonresidential uses within this district that meet all water quality and stormwater treatment standards set forth in the Comprehensive Plan and the environmental regulations of the county will be considered permitted, lawfully established conforming uses.</p>	<ol style="list-style-type: none"> a. The district may only be located within areas designated lake protection on the future land use map; and b. The lake protection node zoning district shall be permitted generally within ¼ mile of the center of the following intersections and as specifically illustrated in Exhibits A, B, C and D of this section: <ol style="list-style-type: none"> (1) Highway 27 North and Sessions Road; (2) Highway 27 North and Fred George Road; (3) Highway 27 North and Capital Circle NW/Old Bainbridge Road; (4) Bannerman Road and Bull Headley Road; and c. Within the areas described in (b), the location of the district may be further limited to facilitate compatibility with existing residential areas in the lake protection future land use category or to minimize potential adverse environmental impacts on Lake Jackson and its tributaries and other environmental features: and, d. Shall be located in areas served by central sewer and central water.

The Summerbrooke subdivision and the other adjacent or nearby subdivisions will be forever unduly negatively impacted by the proposed uses and conditions that will be permitted if this proposed rezoning is approved. It is **incontrovertible** that any development with up to 247 dwelling units and up to 386,250 SF of commercial and office uses on just thirty (30) acres will have permanent unduly negative impacts on adjacent land uses comprised of low density single-family residential uses. The conditions created by extremely dense multi-family structures and the intensity of commercial and office uses will have a permanent unduly negative impact on the Summerbrooke subdivision and other adjacent and nearby subdivisions. Specifically, the conditions permitted by the rezone which are incompatible to Summerbrooke and other adjacent and nearby subdivisions include substantial differences in building bulk, size, mass, height, coverage and setbacks. In addition, high density multi-family uses and large and intense commercial and office uses will most certainly result in an increase in objectionable light and noise pollution.

A proper review would have included an analysis as to whether the size, dimension, and location of the proposed area to be rezoned to LPN is compatible with existing adjacent residential development. No such analysis was conducted. Based upon the foregoing and the additional incompatibilities described by the Association's expert, David Depew, in writing prior to the hearing and through his oral testimony, my client requests that this Commission deny the proposed rezone.

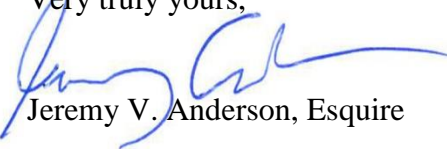
ESTABLISHED LAND USES AND DEVELOPMENT CONDITIONS CONTRARY TO PROPOSED REZONE (CHANGED CONDITIONS)

The criteria for rezoning review requires this Commission to analyze whether the land use and development conditions have changed since the effective date of the existing zoning district regulations involved and which are relevant to the properties. County Staff answers in the negative. This is simply incorrect. County Staff failed to provide the proper analysis, which requires a review of changes over time (since 1992) to the Lake Preservation District and its land uses, as well as actual development in the surrounding area. A proper analysis shows that conditions have in fact changed. A significant change in conditions is that the previously undeveloped lands have been developed into numerous single-family subdivisions that make up the bulk of development around the proposed rezone property. As stated previously, the Comprehensive Plan requires the protection of existing neighborhoods. Notably, there are no high density multi-family/multi-story home developments and commercial development has been very limited. These are all factors that are relevant to the proposed rezoning, but not properly considered by County Staff or included in the County Staff report for you to properly consider.

These facts are relevant because they underscore the fact that the introduction of such intensive development abilities such as that represented by the proposed rezoning request is not consistent with the existing land uses and development conditions and not compatible with existing residential development. Approval of the proposed rezoning will result in a new zoning designation and eventual development that are both inconsistent with the Comprehensive Plan and which are wholly incompatible with adjacent or nearby single-family residential developments, including Summerbrooke.

In sum, SUMMERBROOKE PROPERTY OWNERS ASSOCIATION, INC., and its members hereby request that this Commission deny the proposed rezoning application for 1665 Bannerman Road.

Very truly yours,



Jeremy V. Anderson, Esquire

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Memorandum

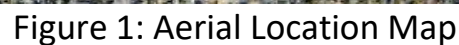
To: Leon County Board of Commissioners
From: David W. Depew, PhD, AICP, LEED® AP
Date: July 5, 2018
Subject: 1665 Bannerman Road LPN Rezoning Request

Representing the SUMMERBROOKE PROPERTY OWNERS ASSOCIATION, INC., this memorandum is intended to provide an independent review of the request for a rezoning of the property located at 1665 Bannerman Road.¹ The application, by Greenman-Pedersen, Inc., requests an amendment to the Official Zoning Map to change the zoning classification from the Lake Protection (LP) zoning district to the Lake Protection Node (LPN) zoning district. There are two parcels in the application for a total of 101.7± acres, located on the south side of Bannerman Road, approximately 89 feet south of the intersection with Bull Headley Road. Staff has determined that only a 30.9± acre portion of the property is eligible for Lake Protection Node (LPN) zoning.

Background

The subject property has been zoned Lake Protection (LP) since 1992. According to Section 10-6.616 of the Leon County Land Development Code (LDC), “The purpose and intent of the Lake Protection (LP) zoning district is to allow for the regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin **in a manner that improves water quality within the lake** [emphasis added]. The bounds of the category include the Lake Jackson Basin and contributing watersheds and limited to the urban service area. Intensely developed properties and areas south of Interstate 10 (I-10) have been excluded from the boundary.” A full review of the language associated with this zoning designation indicates that the intent of the district is to promote improvements to water quality and provide protection to the environmentally sensitive areas within the Lake Jackson Basin.

¹ The Author’s resume is attached, providing his educational, work experience and general background expertise in land planning and zoning issues.



Policy 2.2.18 of the Plan discusses the Lake Protection designation. The description of the LP zoning designation in the LDC reflects the Plan which states,

“The intent of the Lake Protection category is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner with minimal impact to water quality. The Lake Protection category is the basis for regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin. The bounds of this category are to be the Lake Jackson basin boundary adjusted to include contributing watersheds but excluding existing, more intensely developed areas south of Interstate 10 and areas outside the Urban Service Area.”

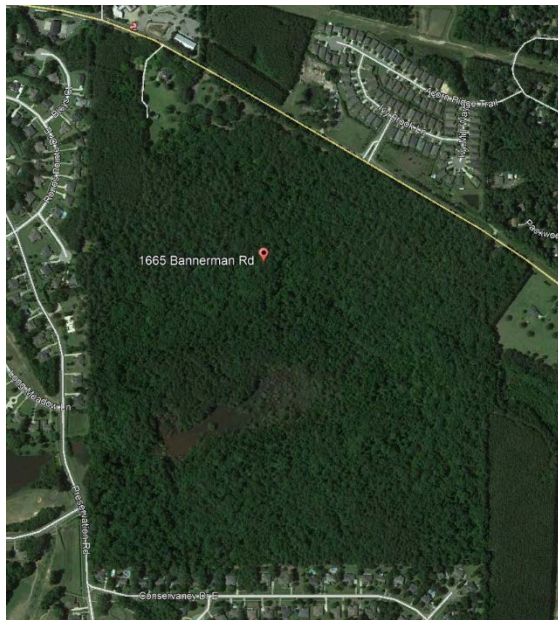


Figure 2: May 2014 Aerial

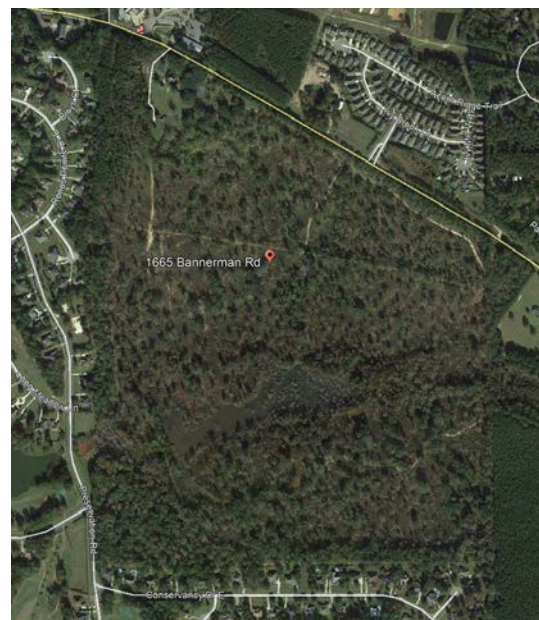


Figure 3: December 2015 Aerial

The Policy places conditions on development within the Lake Protection category, also establishing a Lake Protection Node (LPN) sub-category as a potential designation for certain areas. The intersection of Bannerman Road and Bull Headley Road, located just northwest of the subject property, is one of the areas in which the LPN designation can be obtained. The Plan indicates that the LDC shall specify the extent of the nodes so long as they do not extend beyond $\frac{1}{4}$ mile from the intersection.

Additional development parameters include a volume control based stormwater treatment standard to be required for all development and redevelopment within the Lake Protection land use category. This standard shall ensure that runoff volumes greater than pre-development runoff volumes must be retained for all

storm events up to a 100-year, 24-hour duration storm. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality are permitted in the land development code. Residential densities up to eight (8) units per acre may be permitted in the LPN designation, along with non-residential uses up to a maximum intensity of 10,000 SF per gross acre.

Applying the LDC development parameters in Section 10-6.660, for the 30.9-acre area proposed to be designated as LPN would potentially allow placement of 247 dwelling units or 309,000 SF of non-residential uses. For projects containing vertical mixed uses, the non-residential uses may be increased to 12,500 SF per gross acre for a maximum of 386,250 SF of non-residential use in addition to the residential use. Buildings would be limited to four (4) stories in height, and with a total floor area of not more than 30,000 SF for the vertical mixed-use structures. Maximizing the ground floor non-residential development would provide not less than 26 vertical mixed-use buildings, each of which would have a total of $\pm 29,712$ SF in floor area, with commercial use at ground level and residential uses above. This would provide $\pm 14,855$ SF of ground floor non-residential beneath ± 6 dwelling units. This would provide the entirety of the non-residential use and allow for 156 residential units. Anticipating the balance of the residential units in multi-family structures not greater than 15,000 SF in floor area, would yield an additional 12-20 buildings on the site, depending upon the final floor area within each of the units. For full development of the site as a mixed-use project, it is anticipated that between 38 and 46 buildings, between two and four stories in height, would be the likely result.

The proposed increase in residential density would provide for the potential of an additional 231 dwelling units. The proposed increase in non-residential use would provide for a potential increase of up to 386,250 SF of development. The design mandates established the LDC will create a development plan that would, under the maximum development scenario, place between 38 and 46 two to four story buildings on 30.9 acres located at the headwaters of the Lake Jackson Basin.

Although a full traffic study was not included in the request, Table 1 shows the estimated traffic impacts to be anticipated by the maximum build-out scenario. At build-out the anticipated average daily traffic will amount to 12,837 trips, with 1,171 evening peak hour trips. There has been no analysis of the Bannerman/Bull

Headley intersection, nor any analysis of the entering and exiting movements and their impact upon traffic along Bannerman.

ITE 10 th Edition Land Use	Density/ Intensity	ADT Rate	PM Rate	% PM Enter	% PM Exit	ADT's	PM PHT's	PM Entering	PM Exiting
Low Rise Apartment (LUC 221)	247	5.44/DU	0.44/DU	61	39	1,344	109	66	43
Retail (Shopping Center; LUC 820)	150,000	37.75/KSF	3.81/KSF	48	52	5,663	572	274	298
General Office (LUC 750)	150,000	11.07/KSF	1.07/KSF	7	93	1,661	163	11	152
Medical Office (LUC 720)	86,259	34.8/KSF	3.46	28	72	3,002	298	84	214
Total Trips						11,670	1,142	435	707

Table 1: Projected Traffic at Maximum Development

Surrounding Land Uses

Figure 4 (below) provides a graphic representation of the surrounding land uses abutting and proximate to the subject property. Directly north of the property is the Bull Headley-Bannerman commercial node consisting of a convenience store with gasoline pumps, a veterinary office and the Lifeway Church. Adjacent to the west is Fire Station #15 and Summerbrooke, a large lot residential development that extends south along the west boundary of the subject property. Directly south of the subject property is another undeveloped parcel and then more of the Summerbrooke development. To the east are large lot residential with some agricultural activities along with additional residential development. Lake Alyssa and Somerset Lake are located to the southwest, and it appears that drainage outfalls directly impact these water bodies. There are no multi-family developments proximate to the subject property, nor do there appear to be any residential structures more than two stories in height.

The Staff Report provides a summary of the surrounding zoning and land use in Table 3. While accurate in its description, Figure 4 provides additional context for the analysis of compatibility between the proposed use and the existing uses. The Staff Report states, "The intent of the LPN zoning district is to concentrate non-residential uses around major intersections within the LP FLUM category; non-residential uses, except for community and recreational facilities, are not allowed anywhere else within the LP FLUM category. Concentrating non-residential uses into nodes around major intersections creates compact development patterns that maximize infrastructure and minimize environmental impacts; provide retail services and recreation opportunities to nearby residents; create a development pattern that facilitates walking, biking, and the use of transit; and minimize

stormwater runoff within the LP FLUM category by limiting the surface area devoted to parking and requiring strict volume control stormwater facilities.” Neither the Staff Report nor the applicant have provided details on how the development will: 1.) create compact development patterns that maximize infrastructure and minimize environmental impacts; 2.) provide retail services and recreation opportunities to nearby residents; 3.) create a development pattern that facilitates walking, biking, and the use of transit; and 4.) minimize stormwater runoff within the LP FLUM category by limiting the surface area devoted to parking and requiring strict volume control stormwater facilities.



Figure 4: Surrounding Land Uses

Further, if the LPN district is intended to provide buffering, transitional design features through building mass and scale, and careful site design, some demonstration of these features could be anticipated for adjoining parties to review. This hearing is, after all, one in which the adjoining property owners are asked to determine whether the proposed development will have a positive or negative impact upon their quality of life. No details regarding buffering, transitional design features or site design have been provided, and thus that determination cannot be made.

Table 3: Surrounding Zoning and Future Land Use				
Area	Zoning	Future Land Use	Physical Use	Comments
Subject Parcel	LP	Lake Protection	Single Family Home	N/A
North	LP/LPN/RP	Lake Protection; Lake Protection Node; Residential Preservation	Single Family Subdivisions and Office Parks	Sable Chase Subdivision; Bull Headley Commercial Subdivision; Bannerman Commercial Subdivision
South	LP/R-1/RP	Lake Protection; Single Family Detached Residential; Residential Preservation	Vacant	Timberland/Undeveloped; Summerbrooke Subdivision
West	LP	Lake Protection	Single Family Homes	Summerbrooke Subdivision
East	LP	Lake Protection	Single Family Homes	N/A

Figure 5: Staff Report, Page 8, Table 3

Analysis

1. Comprehensive Plan Consistency.

The term ‘compatible’ or ‘compatibility’ is repeatedly referenced by the Leon County Plan but is not a defined term. Florida Statutes, Section 163.3164(9) states, “Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.” A determination is necessary to ascertain whether the proposed rezoning request will be able to coexist over time with the proximate uses in a manner such that the uses and conditions will not unduly impacted, directly or indirectly.

The introduction to the Plan states, “The purpose of the comprehensive plan is to preserve, protect and enhance the quality of life for all citizens. The plan encourages and supports economically sound residential, educational, employment, cultural, recreational, commercial and industrial opportunities for the citizens. This is facilitated by systematically planning for growth, development and redevelopment.” For a development to be consistent with the Plan, it must therefore demonstrate that it will preserve, protect and enhance the quality of life for all citizens. This is a specific charge established by the Plan and must be demonstrated in a tangible fashion that can be objectively determined by a

review of a request for development approval. The Plan further states, “The residential environment is also one of many criteria which form the community’s perceived quality of life and must be protected.”

Development that is vague, lacks specific details for evaluation, or creates uncertainty cannot preserve, protect and enhance a residential neighborhood. The Plan suggests, “Essential for planning are objectives and policies that protect and enhance the natural environment, water resources, the canopy roads, and residential neighborhoods. To this end, regulatory tools such as concurrency management, urban service area designation, planned unit developments and special protection zones are used to foster the community’s vision.” Absent a more detailed site plan and development conditions that can be applied to assure that the residential environment will be preserved, protected and enhanced, this development request cannot be determined to meet these goals established by the Plan.

The Staff Report (See Figure 5, above.) indicates that there are Residential Preservation areas to the north and south of the subject property. Policy 2.2.3 of the Plan states, in part, “In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles: a) The creation of transitional development area (TDA) for low density residential developments. Higher density residential developments proposed for areas adjoining an established neighborhood within the residential preservation land use category shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the maximum density allowed in the Residential Preservation land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjoining residential preservation area.” Thus, a transitional area in accordance with the Plan should be required for the requested development in which land uses will be designed, sized, and scaled to achieve compatibility. There are no criteria included in the request or the Staff Report, however, that would provide objective, measurable standards for the transition area.

The Policy continues, noting that, “Transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (e) below shall be considered when determining the size of transitional development areas.” The Policy states, “A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.” According to the Policy, these same factors must be applied to commercial uses adjoining residential preservation designated areas, and only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed.” As noted above, the Plan fails to provide measurable, objective criteria against which the requested rezoning may be evaluated to determine the extent to which conditions may be imposed as part of the site plan approval process.

Policy 2.2.26 provides a land use development matrix depicting set performance criteria for measurement of the development potential of any property. The matrix measures a property based upon a parcel’s designation on the FLUM, its potential compatibility – although, as noted above, that term is undefined – with surrounding existing land uses, accessibility (for commercial uses), road functionality, environmental constraints, and water/sewer availability. The policy states, “Each cell of the matrix contains an inherent policy based on the relationship between the propose land use for that parcel (vertical axis) and a performance standard (horizontal axis). An ‘X’ in that cell indicates that the proposed use would be allowed. Conversely, an ‘O’ indicates that the proposed use is not allowed.”

The Lake Protection land use designation is one of the categories delineated on Table 6 contained within Policy 2.2.26. With sewer availability, minor commercial and office uses are allowable, as are low density residential uses, passive and active recreational uses, community services, and light infrastructure. For minor commercial, site area should be two (2) acres or less, gross floor area not more than 20,000 SF, and possessing access located within 330' of the centerline of the required intersection, in this case Bannerman and Bull Headley. The permitted uses for the LPN district, however, jump the total potential commercial and office use up to 386,250 SF, a substantial increase over that normally anticipated for the LP district. That level of non-residential development would qualify for a Regional Commercial designation, according to the standards found in Plan Policy 3.1.2. It is not at all clear how such an intense commercial use could be permitted on the subject property while retaining compatibility with the adjoining and proximate land uses. The Staff Report does not provide insight into how this will be achieved, nor does it indicate what the ultimate development plan will become. There do not appear to be limitations on the density or intensity of uses, other than the maximums articulated by the Plan.

Staff declares the request consistent with the Plan (p. 4), stating, "The subject property is located in the Lake Protection (LP) Future Land Use Map (FLUM) Category. According to Land Use Policy 2.2.18 (Attachment #8), the intent of the LP FLUM Category 'is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner with minimal impact to water quality'." This is a conclusion, however, and does not provide any insight into how development on the subject property will be managed during the permitting process. Lacking measurable and objective criteria by which the development will be evaluated to determine the full extent to which development may occur, it must be assumed that granting the request will permit the subject property to be developed to the fullest extent permissible under the LPN designation. At that level of development, it cannot be asserted that the request is fully consistent with all the applicable goals, objectives, and policies of the Plan.

2. Conformance with the LDC

The Staff Report indicates that there are stringent design standards associated with the LPN zoning district intended to minimize potential adverse impacts upon

nearby neighborhoods (p. 5). Techniques such as buffering, screening, and lighting requirements are provided as examples. Also referenced is the intent of the LPN district stating that buffers, transitioning building mass and scale, and careful site design should be used to facilitate compatibility.

The Staff Report reiterates the potential for development of up to eight (8) dwelling units per gross acre and up to 12,500 SF per gross acre of office, retail services, and community facilities. There is then provided a table with a significant number of uses permissible in the LPN district, most of which do not currently exist anywhere proximate to the subject property. Finally, Table 2 confirms that an increase of 231 dwelling units and 386,250 SF of non-residential floor area is the that which will be allowed by the proposed request.

At no point in the development process has the request attempted to demonstrate a compact mixed-use development design, nor has it provided a pattern of development that is supportive of transit services. There is no discussion as to how the project will minimize environmental impacts or minimize automobile dependency and reducing vehicle miles traveled. There has been no demonstration of a development design in which travel by foot and bicycle is safe, convenient, and comfortable. There has been nothing provided to demonstrate minimization of stormwater runoff by limiting surface area devoted to parking and requiring strict volume control stormwater facilities. Finally, there are no conditions or guarantees to suggest that the development design will facilitate compatibility with nearby neighborhoods through buffers, transitioning building mass and scale, and through careful site design. The presumption that these elements will be met during later stages in the permitting process are unwarranted; this request, and the public hearings associated with it, is the one opportunity for interested parties to express concerns and request data regarding the eventual development design proposed for the subject property.

Other than the Staff assertion that the development intensity being approved does not exceed the maximum density and intensity permitted in the LPN district, there is no evidence that the request complies with, or can be made to comply with, the provisions of the LDC. The lack of detail associated with the application creates enough uncertainty that a request for an additional 231 dwelling units

and 386,250 SF of non-residential uses on a 30.9-acre parcel at this location warrants a detailed response from the applicant as to how the various requirements of the LDC will be implemented to provide all applicable elements of the Plan will be met.

3. Changed Conditions

The Staff Report (p. 7) indicates that, “The subject site’s future land use category and zoning districts have been the same since they were updated by the adoption of the Tallahassee-Leon County Comprehensive Plan in 1992.” However, that is not an accurate interpretation of the metric in question. The answer to the question of whether the land use and development conditions have changed since the effective date of the existing zoning district regulations is quite simply, “Yes.” The area has developed as low density residential during the intervening years, without any multi-family uses, and very limited commercial activity. A review of aerial photographs demonstrates that Summerbrooke, Coventry Banks, large areas of Killlearn Lakes Plantation, Greystone, and Sable Chase were not part of the surrounding neighborhood. Further, the commercial area on the northeast corner of Bannerman and Bull Headley was not part of the community at that time. A review of the aerial photographs from the early 1990’s up to the present clearly show that the dominant land use for the area is a clustered subdivision model characterized by single-family residences intended to create discrete neighborhoods. By 2018, a developed, clustered low density residential type of land form has been established for this portion of the County.

Introduction of an intensive development such as that represented by the current request is not consistent with the existing land use and development conditions without consideration of all related aspects of the proposed development plan. The changed conditions of the neighborhood in which the proposed development is to be located must be fully addressed as part of the application and properly considered by Staff.

4. Land Use Compatibility

The Staff Report indicates that there are stringent design standards associated with the LPN zoning district intended to minimize potential adverse impacts upon nearby neighborhoods (p. 7). Techniques such as buffering, screening, and lighting

requirements are provided as examples. Also referenced is the intent of the LPN district stating that buffers, transitioning building mass and scale, and careful site design should be used to facilitate compatibility. As noted above, however, the “stringent design standards” lack specificity that would provide real insight into the ultimate development program. Objective standards include a 35’ maximum building height for multi-family uses, a 5’-15’ minimum front setback, 10’-15’ side setbacks (40’ for property adjoining RP designated lands), and 20’ rear setbacks (40’ adjoining single-family). For commercial uses and mixed-use development, a 4-story height limitation is imposed, with similar setbacks.

Additionally, multi-family development is limited to 15,000 SF maximum building size while mixed-use development can develop up to 30,000 SF of building floor area. Stand-alone non-residential is limited to a maximum of 14,000 SF of building area. There are additional generalized design criteria related to access, block sizes, frontage, sidewalks, street plantings, parking, building position, facades, transparency, building materials, roofs, buffers (none of which would exceed a ‘D’ type of buffer), lighting, signage, and stormwater management. However, the creation of an intense development with an anticipated 38-46 two, three and four-story buildings on a 30.9-acre site along a rural, two-lane roadway with no sidewalks, open drainage and significant potential impacts on the area’s surface water regime is in no way consistent with existing land use patterns. The problem with the LDC design requirements is that they are geared toward an intense, town center style of development that is utterly out of character with the development pattern that has emerged along Bannerman and Bull Headley over the past decades. This can be seen by comparing the subject property with all of the other LPN designated property in Leon County.

There are no standards that demonstrate how a development as intense as that which is being proposed will be made compatible with the existing land uses the surround the proposed rezoning, and nothing that provides any insight as to why such a development will not overwhelm the available infrastructure. As noted above, for a development scenario with a 38-46 building mix of residential, retail, general office, and medical office, there will be an estimated 11,670 daily vehicle trips created by this proposed development at build-out. This translates into 1,142 PM peak hour trips on a two-lane roadway with open drainage and no sidewalks or bicycle lanes in front of the proposed development, and open drainage along both Bannerman and Bull Headley. The proposed land use will

certainly not coexist in relative proximity to existing large-lot and clustered development in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition without specific conditions related to compatibility and design. Any approval granted without additional conditions relating to the design, density and intensity of the proposed development fails to achieve the mandated compatibility required by LDC Section 10.660(1)(7) to, "Facilitate compatibility with nearby neighborhoods through buffers, transitioning building mass and scale, and through careful site design."

5. School Considerations

It is noted that the impacts to the school system were reported, but concurrency determinations were contingent upon School Board approval scheduled for 2/27/2018.

6. Other Matters

As noted throughout this analysis, the lack of conditions that could be imposed to provide assurances of compatible development on the subject property is a significant flaw in the request. Without added specificity that could be agreed upon regarding the development design, the existing neighborhoods in the vicinity of the request cannot be guaranteed that a fully compatible development, consistent with all the implied guarantees of the LDC and the Plan, could be constructed on the subject property. The sheer size of the potential entitlements being granted by the rezoning request will have profound impacts upon an area of established homes and families. Absent a much more detailed request, it is not possible to see how this application complies with the requirements of the Plan and the LDC.

7. Florida Statutes, Section 163.3194 Legal status of comprehensive plan According to Section 163.3194(1)(a), F. S., "After a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted." The actions taken by the Board in approving a development request must be determined to be consistent with its Plan, and all the provisions contained therein. Section 163.3194(1)(b), F. S. goes further to explicitly state, "All land development

regulations enacted or amended shall be consistent with the adopted comprehensive plan, or element or portion thereof...”

Section 163.3194(3)(a), F. S. provides that, “A development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” Proposing to place 247 dwelling units and 386,250 SF of commercial and office uses on 30.9 acres in an existing neighborhood of large lot and clustered single-family residential uses is, on its face, incompatible with the existing development patterns established for decades in this area. Because the development proposal is lacking in measurable and objective criteria by which the development will be evaluated to determine the full extent to which development may occur, it must be assumed that granting the request will permit the subject property to be developed to the fullest extent permissible under the LPN designation. At that level of development, it cannot be asserted that the request is fully consistent with all the applicable goals, objectives, and policies of the Plan without additional demonstration by the applicant of the manner by which the proposed development will meet all the applicable elements of the design parameters.

Section 163.3194(3)(b), F. S. states, “A development approved or undertaken by a local government shall be consistent with the comprehensive plan if the land uses, densities or intensities, capacity or size, timing, and other aspects of the development are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” The applicant must demonstrate to Leon County how a development consisting of 38-46 buildings, 247 dwelling units, and a regional level commercial development of 386,250 SF of commercial and office uses will be able to meet the requirements for access, preservation of the watershed qualities associated with the Lake Jackson Basin, separation and buffering of adjoining properties, inter-connectivity with surrounding development, and how the residential environment which forms the community’s perceived quality of life will be protected.

Policy 1.1.5 of the FLUE of the Plan states, “Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.” There has been no analysis of the County’s ability to support the intensity and density of the proposed development at this location, with access to a two-lane roadway and at the headwaters of the Lake Jackson Basin. Policy 1.1.7 reinforces this policy by stating, “Higher density and mixed use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure.” The County has indicated that intensive development such as that proposed by the applicant will be directed into areas with which such development would be compatible and for which adequate facilities and support services exist.

FLUE Policy 1.2.1 states, “Emphasize land use location that minimizes topographical changes. The proposed land use should fit the site location. The location should not be substantially altered to fit the proposed land use.” Similarly, Policy 1.2.2 states, “The type, intensity and structural design of any development proposed for a site shall be appropriate to the existing natural topography. Site alterations will be limited to the absolute minimum necessary to develop a site safely. Design criteria in the land development regulations will emphasize site designs that fit the topography, not changing the topography to fit the design. Minimum grade changes typically associated with site development include those necessary for the safety of a building including parking, road right-of-way, handicapped access or utilities. Criteria for approval of development in areas with significant and severe grades will be limited to the type of land use that requires the least disturbance of sloped areas.” The application has not demonstrated how such an intense set of uses will fit the location amidst the large lot and clustered single-family subdivisions that characterize the existing land uses. Neither has it shown how it will protect the watershed in which it is located without substantially altering the existing topography.

FLUE Policy 1.3.1 indicates that, “Before a development order or permit is issued, local government shall ensure that the adopted level of service standards for the affected public facilities will be maintained in accordance with the Concurrency

Management System.” The placement of 247 dwelling units and 386,250 SF of commercial and office uses at this location will have a significant impact upon the levels of service for Bannerman and Bull Headley. There are no provisions for multi-modal interconnectivity proposed for the development and the surrounding land uses. The proposal has not demonstrated compliance with this Plan policy.

Policy 1.3.2 of the FLUE states, “Residential density and/or non-residential intensity of development allowed for individual sites shall be determined by the degree of compliance with the goals, objectives and policies of the Comprehensive Plan and the land use development matrix, which is intended to be a pictorial representation of existing policies in the plan, as implemented by the land development regulations. Overall densities and intensities should be consistent with capital facilities and services being available at the adopted level.” The request does not provide the level of detail necessary for a full evaluation of the impacts that will be created. Neither does it provide the necessary information to determine whether the overall density and intensity is consistent with the capital facilities and services available at the adopted level. The Staff analysis has not provided this information either, and without it, approvals may not be granted.

Policy 1.4.1 of the FLUE indicates that, “Density and intensity incentives shall be established within the required land development regulations to encourage growth in areas which minimize and mitigate development's negative impact on the natural and aesthetic environment.” Leon County has committed to provide regulations that minimize and mitigate a development’s negative impacts upon the natural and aesthetic environment. Staff has not provided any conditions, mechanisms, or criteria by which this application will be regulated to minimize and mitigate its negative impacts. In fact, a full analysis of the potential negative impacts has not been conducted as part of the development review, and the application and its analysis is therefore defective.

FLUE Policy 1.4.12(a) states, “...Neighborhood and inter-site compatibility shall be implemented through site planning and design criteria that require objectionable impacts of particular land use activities to be internally located within site or building designs, rather than relying exclusively on standard landscape and setback buffering methods to reduce perimeter oriented objectionable impacts.” There is no indication in the Staff Report or submitted by the applicant that

indicates the site planning and design criteria to be used in mitigating the objectionable impacts such an intense and out of character development will have upon the surrounding neighborhood. Without such information to review, the application cannot be determined to meet the requirements of this Plan policy.

FLUE Policy 2.1.1 states that the County will, "Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment." Neither Staff nor the applicant have provided any objective evidence regarding how the placement of such an intense development on the subject property would be consistent with the County's commitment to protect existing residential areas from encroachment of such incompatible uses as those which would be permitted by the request. The policy goes on to state that one of the methods by which the protection of existing residential areas will be accomplished will be, "Limitations on future commercial intensities adjoining low density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the commercial uses and the low density residential uses; and are to allow only those commercial activities which are compatible with low density residential development in terms of size and appearance." There is nothing contained within the request or analysis that would serve to provide limitations that are consistent with the existing development patterns when compared to the proposed development density and intensity.

Staff Responses to Initial Comments

Staff indicates that the request is, "...only a change in zoning classification..." for 30.9 acres of the subject property, and that it does not include a request to develop the property (p. 12). This appears somewhat disingenuous in that the granting of zoning entitlements is a part of the development process. Zoning approval is a 'development permit' as that term is defined by Section 380.031, F. S. As such, the granting of a zoning approval must be consistent with all the applicable provisions of the Plan and the LDC. Without a full and complete analysis of the proposed development plan, that determination cannot be made, and an approval cannot be properly granted. Neither Staff nor the applicant have provided a full and complete analysis regarding the potential incompatibilities that this request would permit to be located on the subject property, or the measures that will be used to ensure that such incompatibilities will not be

developed. Both the Plan (e.g. Policy 1.1.7 & 2.2.3) and the LDC (e.g. Section 10-6.205.d) require that determination to be made, yet the lack of sufficient data in the application makes such a determination impossible.

Similarly, Staff responds (p. 12) that, “The application under consideration is a rezoning, not a development proposal or design.” The conclusion provided is that, “If the LPN zoning is approved by the Board, the criteria utilized to determine how projects will be developed will be based on the development standards established by the existing LPN zoning district.” A review of the other LPN districts in Leon County does not provide a degree of comfort or certainty as to how the LDC provisions will be interpreted.

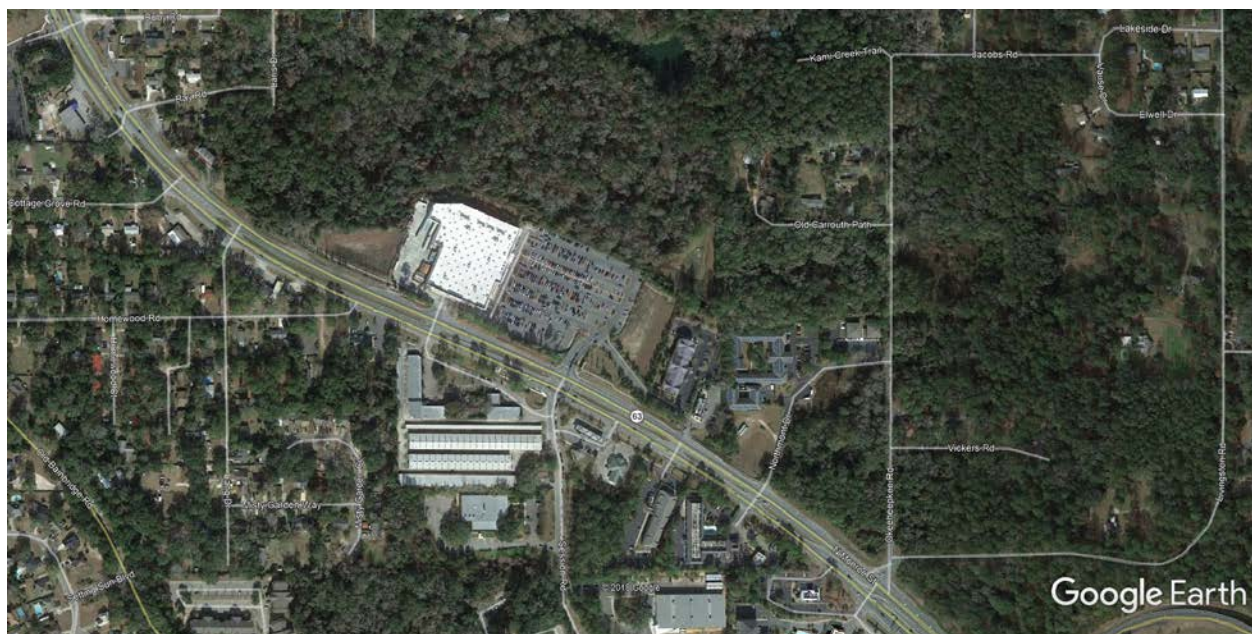


Figure 6: U. S. 27 & Sessions Road Node

As can be seen in Figures 6 through 8, the LPN nodes that have already experienced development are characterized by the establishment of large shopping centers with parking fields located between the centers and the roadway. The Sessions Road node is the location of a Walmart; the balance of the intersection has fast food outlets, a mini-storage, and a small strip commercial center. In the node at Fred George, a Winn-Dixie-anchored shopping center faces Monroe, with another, shopping center to the west. Pharmacies, fast food outlets, and smaller commercial strip centers are located on the Monroe Street and Fred George frontages. At Old Bainbridge Road a Publix-anchored center

faces to the northeast, with fast food franchises on out-parcels to the north. A CVS is located across Old Bainbridge to the east. Thus, Staff's assertions are less than comforting given the manner in which the LDC development standards have been interpreted and applied in other LPN locations.

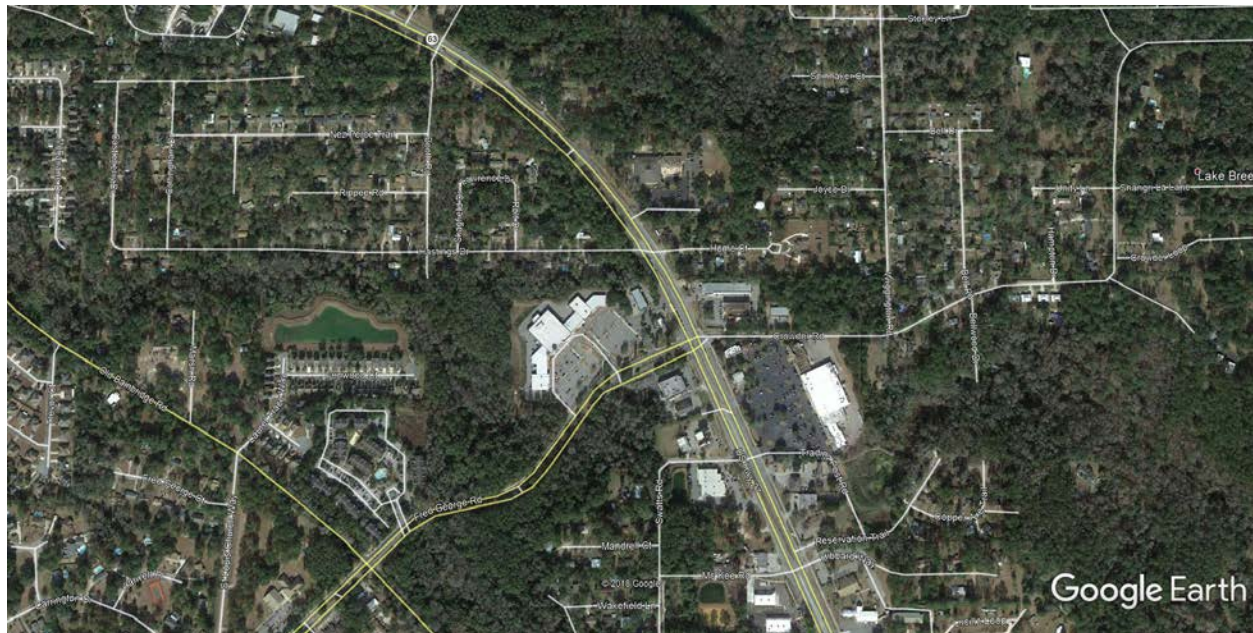


Figure 7: U. S. 27 & Fred George Road Node

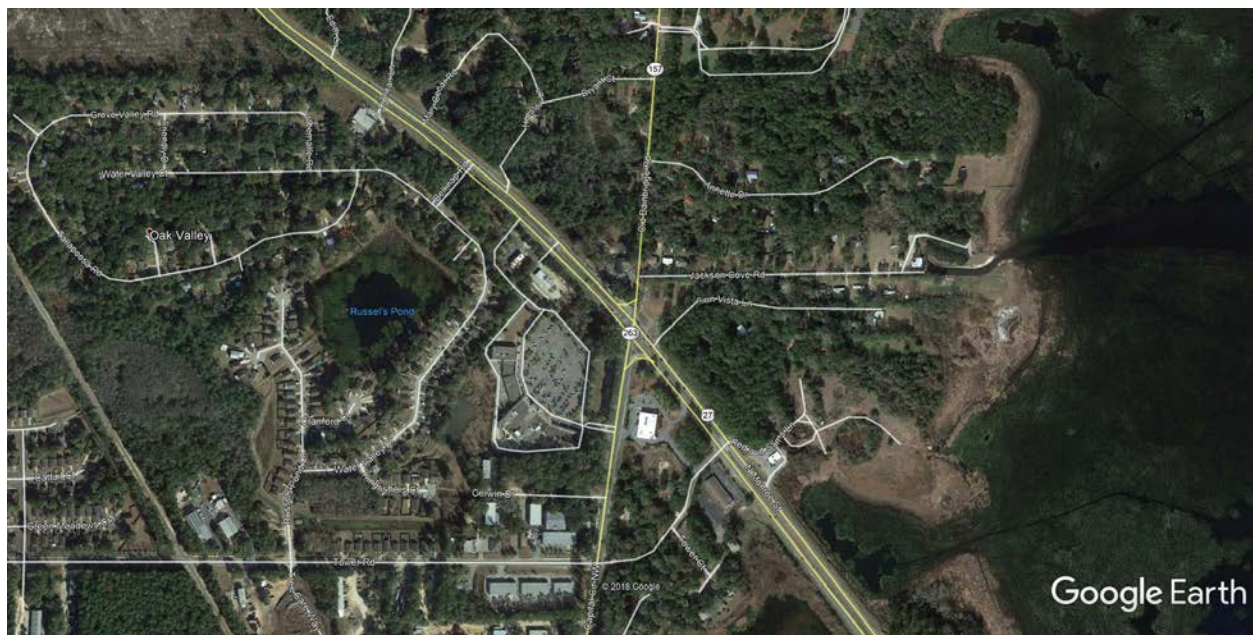


Figure 8: U. S. 27 & Old Bainbridge Road Node

Staff indicates (p. 15), “Staff has concluded that the proposed rezoning will be compatible with nearby residential areas.” It is difficult to see how that conclusion was reached given the relative lack of information provided by the applicant. Reliance upon LDC criteria that lack the necessary detail to establish development parameters for the unique conditions that exist at the Bannerman Node appears unfounded.

Staff’s response to the comments about Table 6 in Policy 2.2.26 appear to suggest that the Plan is internally inconsistent. Since the Plan has been reviewed and found consistent through the statutorily established process, it cannot now be seen as internally inconsistent. The Staff is bound to interpret the Plan in a manner that makes it consistent throughout, each part with every other part, in para materia.

Conclusion

Based upon the foregoing analysis, it is my professional opinion that the application is deficient in its attempt to demonstrate compliance with the Plan and the LDC. I believe that the proper motion for the Board of Commissioners would be to find the proposed request inconsistent with the Tallahassee-Leon County Comprehensive Plan. Further, that the Board of County Commissioners not adopt the proposed ordinance, and not amend the Official Zoning Map, based on the findings of fact and conclusions of law related to the evidence submitted at this hearing. At a minimum, the request should be found lacking in specificity regarding compliance with required compatibility, infrastructure impacts, and design elements that must be satisfied as part of the permitting process, and the applicant should be directed to amend the application to provide details regarding the development design that can be evaluated fully in light of the requirements of the Plan.

A handwritten signature in blue ink, appearing to read "David W. Depew", with a large checkmark-like flourish at the end.

David W. Depew, PhD, AICP, LEED® AP

PROFESSIONAL QUALIFICATIONS



**David W. Depew, PhD,
AICP, LEED® AP**
Principal

EDUCATION

University of Florida, BA, Honors, Political Science, 1972
McMaster University, MA, Comparative Political Development, 1973
Johns Hopkins University, PhD coursework and all doctoral exams completed successfully in Policy Analysis and Public Administration, 1973-1976
Kennedy-Western University, PhD coursework and dissertation completed, Public Administration, 1997-2004¹

PROFESSIONAL REGISTRATION

Certified Planner, American Institute of Certified Planners, 1983
Leadership in Energy and Environmental Design (LEED®)
Accredited Professional, 2008.

AFFILIATIONS & HONORS

Member, American Institute of Certified Planners
Member, American Planning Association
Member, Florida Planning and Zoning Association
Associate Member, Urban Land Institute.
Member, Institute of Transportation Engineers
Member/Vice President/President, Association of Eminent Domain Professionals
Member/Chairman, Fort Myers Historic Preservation Commission, 1999-2006
Member, Fort Myers Charter Review Commission
Chairman, Lee County Local Planning Agency, 1982-1984
Member, Real Estate Investment Society
Charter Member, Director, Southwest Florida Tiger Bay Club

AREA OF EXPERTISE

Land planning, development permitting, zoning, comprehensive planning, transportation planning, traffic analysis, policy analysis, eminent domain-related planning issues, demographics and statistical modeling.

CURRENT RESPONSIBILITIES

As a principal of Morris-Depew Associates, David Depew is involved in the management of a variety of land use planning and project permitting efforts. He is also responsible for the development of research methodology, staff supervision, regulatory agency contacts, marketing and client relations. His duties also include assistance with the ongoing business management of the firm. Dr. Depew has also previously served as an Adjunct Faculty member at Florida Gulf Coast University in Fort Myers, Florida, is currently Chair of the Legislative Affairs Committee of the Walton County Area Chamber of Commerce, and a member of the Florida Planning Association's Legislative Policy Committee.

¹ Kennedy Western University is no longer in operation; Dr. Depew's degree was obtained as part of continuing education and professional development coursework along with his dissertation.

RELEVANT EXPERIENCE

David Depew has acquired extensive experience over more than 25 years in the management of significant planning and permitting projects. Much of his experience has been acquired in Southwest Florida since 1980 where he served as the primary planning manager and consultant for a number of large public and private organizations. He is an acknowledged expert on regional planning and permitting issues and has been certified as an expert witness in a variety of legal and administrative proceedings in numerous jurisdictions across Florida. Prior to founding Morris-Depew Associates, he was a planning, permitting, and financial consultant to a variety of public and private clients throughout Southwest Florida.

David Depew was previously the Director of Community Development for Lee County with responsibility for all planning and permitting activities. In this position, he successfully supervised major revisions to Lee County's Land Development Regulations and Comprehensive Plan, both of which were recognized state-wide for quality, as well as the development of a new series of permitting procedures, various sub-area studies, and development review policies. During that period of time, he served as Lee County's Local Planning Agency, supervised the Metropolitan Planning Organization's staff efforts, and initiated Lee County's first efforts at comprehensive growth management legislation.

He also served in the following high-level positions: Acting Director and Senior Planner, Long Range Planning Department, Lee County, Florida; Assistant Manager, and Research Associate II, Mayor's Office of Manpower Resources, Baltimore, Maryland; Computer Applications Consultant, Geneva, Switzerland; and Instructor, The American College, Leysin, Switzerland.

REPRESENTATIVE PROJECTS & CLIENTS

Comprehensive & Site Planning

- **Lee County Port Authority**; acquisition consultant for Airport Expansion; Fort Myers, FL; S. Woodward Hanson
- **Gulf Harbour Yacht and Country Club**; golf course/marina residential DRI; Fort Myers, FL; Florida Design Communities, Inc.
- **Pueblo Bonito**; farm worker housing development; Bonita Springs, FL; Donald E. Franck

REPRESENTATIVE PROJECTS & CLIENTS (CONTINUED)

- **International Center**; mixed use commercial, industrial, residential development; Fort Myers, FL; W. Parkinson Myers
- **American U-Store It**; urban redevelopment and adaptive re-use of existing facilities; Fort Myers, FL; Thomas R. Branham
- **Cypress Lake Center**; urban redevelopment and adaptive re-use of existing shopping center; Fort Myers, FL; LEFMARK, Inc.
- **Manor Care Skilled Nursing Facility**; ALF development; Fort Myers, FL; Manor Care
- **McGregor Baptist Church**; religious facility; Fort Myers, FL; McGregor Baptist Church
- **Temple Beth-el**; religious facility; Fort Myers, FL; Bruce Gora
- **Faith Fellowship Ministries**; religious facility; Fort Myers, FL; Reverend David T. DeMola
- **Presbyterian Retreat**; religious facility; Sanibel, FL; John Hicks
- **Pineland Marina**, commercial marina DRI; Pine Island, FL; Pineland Holdings
- **Corkscrew Woods**; aggregate mining and residential development, planning and permitting; Cameratta Companies, LLC; Lee County, Florida.
- **Coca Cola Distribution Facility**; commercial/ industrial development; Fort Myers, FL; Charles S. Faller, III, CPM
- **Kelly Greens Homeowners Association**; land use consulting, comprehensive planning; Lee County, FL; Kelly Green Homeowners Assoc., Inc.
- **Edison Park Homeowners Association**; land use consulting; Fort Myers, FL; Edison Park Homeowners Assoc.
- **Airport Technology Center**; industrial planned development; Fort Myers, FL; Bundschu Kraft, Inc.
- **D-75 Commerce Center**; interchange commercial development; Fort Myers, FL; BK Equities, LLC
- **ACT Shelter**; community facility expansion; Fort Myers, FL; Abuse Counseling and Treatment, Inc.
- **Bonita Grande Mine**; aggregate mining and re-use development planning and permitting; Bonita Springs, FL; Bonita Grande Mining, Inc.
- **Vanderbilt Beach Property Owners**; Collier County Ordinance Amendments; Collier County; Vanderbilt Beach Property Owners Assoc.
- **Osceola County**; Comprehensive Plan Amendments; Osceola County, FL; Segundo Fernandez
- **Captiva Community Panel**; preparation of a community plan and Comprehensive Plan Amendments, Lee County, FL; Captiva Island Property Owners Association
- **Boca Grande Community Panel**; preparation of a community plan and Comprehensive Plan Amendments; Charlotte and Lee Counties; Boca Grande Community Planning Assoc., Inc.
- **Town of McIntosh**; Land Development Regulations amendments; McIntosh, FL; Town of McIntosh
- **Charter School Sites**; two charter school sites; Lee County, Florida; J. McGarvey
- **Bokeelia Seaport**, residential re-development and historic preservation efforts; Bokeelia, Florida; Highpoint Tower Development, LLC
- **Spring Hills Development of Regional Impact**; Mixed Use development; Alachua County, Florida; Pennsylvania Real Estate Investment Trust, Inc.
- **Lake Placid Village**; mixed use development; Lake Placid, Florida; HIW Development
- **Gulf Coast Landfill**; sanitary landfill, recycling, solid waste transfer station, and industrial development; Lee County, Florida; Waste Management, Inc.
- **Premier Airport Park**; industrial development; Lee County, Florida; Premier Airport Park, LLP
- **Corkscrew Excavation**; aggregate mining and re-use development; Fort Myers, FL; Resource Conservation Holdings, LLC.
- **Gulf Coast Medical Center**; 800 hospital redevelopment and expansion; Lee memorial Health Systems.
- **Highpoint Tower Technology, Inc.**; Cellular communication towers, various sites; Sarasota and Lee Counties.
- **City of Venice**; LDR revisions and comprehensive plan amendments; Venice, FL.

REPRESENTATIVE PROJECTS & CLIENTS (CONTINUED)

- **Lost Grove Mine**; aggregate mine; Alico Land Development, Inc.; Collier County, FL
- **FDOT**; outdoor advertising permit and site analysis; Tallahassee, FL.

Litigation

- **Zemel vs. Lee County**; inverse condemnation case and administrative hearing; representing owner.
- **Southern States Utilities vs. Collier Family Enterprises**; condemnation case; representing condemning authority.
- **Lee County vs. Abdallah**; inverse condemnation; representing owner.
- **Feinstein vs. Johnson Engineering, Inc.**; liability dispute; representing Johnson Engineering, Inc., defendant.
- **FDOT vs. The Landings Homeowners' Association**; right of way acquisition; representing owners.
- **In Re Seago Group**; bankruptcy action; representing plaintiff.
- **FDOT vs. KB Holdings (Boulis)**; right of way acquisition; representing owner.
- **FDOT vs. Coral Ridge Cemeter**; right of way acquisition; representing owner.
- **FDOT vs. Mobil Oil**; right of way acquisition; representing condemning authority.
- **FDOT vs. TransNation Title Insurance Co.**; right of way acquisition; representing condemning authority.
- **Collier County vs. Northside Construction**; right of way acquisition; representing owner.
- **Stardial vs. Town of Fort Myers Beach**; land use dispute; representing property owner.
- **Kessler, et. al. vs. City of Naples and Collier Enterprises**; permit challenge; representing Collier Enterprises.
- **Jonesboro, et. al. vs. Alachua County, et. al.**; comprehensive plan challenge; representing Jonesboro Properties, Inc.
- **Crouch vs. City of Newberry**; defense of annexation by City; representing intervener.
- **Batreal, Caron vs. City of Newberry**; ordinance challenge; representing City.
- **Cossu-Cohen vs. Town of Fort Myers Beach**; ordinance challenge; representing Fort Myers Beach.
- **Miami Corporation vs. City of Titusville**; permit challenge; representing Miami Corporation.
- **City of Lakeland vs. Southwest Florida Water Management District**; permit challenge; representing City.
- **White vs. Levy County**; vested rights challenge; representing White Construction.
- **Watson vs. City of Gainesville**; inverse condemnation case; representing Watson Construction.
- **Lee County vs. Colico**; eminent domain action; representing the owner.
- **LPH, LLC vs. Lee County**; inverse condemnation action; representing plaintiff.
- **Rotonda Project, LLC vs. Charlotte County**; inverse condemnation representing plaintiff.
- **Collier County vs. Blocker**; land use dispute; representing Collier County.
- **Alachua Land Investors v City of Gainesville**; inverse condemnation representing land owner
- **FDOT v Miami Gardens Shopping Plaza, Ltd., et. al.**; eminent domain action representing property owner.
- **FDOT v Holiday Plaza Condominium**; eminent domain action representing property owners.
- **Edwards CDS, et. al. v City of Delray Beach**; inverse case representing property owner.
- **Kahama, LLC v HJH, LLC et. al.**; title dispute representing plaintiff.
- **Gulf Power Co. v Little Oyster Bar Point, LLC**; eminent domain action representing condemning authority.
- **1000 Friends of Fla. et. al. v Walton County**; comprehensive plan amendment challenge representing Walton Co.
- **SFWMD v Bauer et. al.**; eminent domain action representing property owners.

Hopping Green & Sams

Attorneys and Counselors

July 6, 2018

VIA HAND DELIVERY

Leon County Board of County Commissioners
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

RE: 1665 Bannerman Rezoning—7/10/18 BOCC Hearing

Dear Commissioners:

As you are aware, Cawthon Family Properties, LLC (“Applicant”) submitted an application to rezone a 30.9-acre portion of its property located at the southeast quadrant of the intersection of Bannerman Road and Bull Headley Road in unincorporated Leon County from Lake Protection (LP) to Lake Protection Node (LPN). In anticipation of the Board holding a public hearing to review the application at its July 10, 2018 meeting, enclosed please find the following materials in support of the application for your consideration and inclusion in the record:

- 1.) Resume of Alan Wise, P.E.
- 2.) Resume of Kenneth Metcalf, AICP
- 3.) Kenneth Metcalf, AICP, *Cawthon Rezoning Consistency Evaluation* (July 6, 2018).
- 4.) Frydenborg EcoLogic, LLC, *A Comparison of Water and Habitat Quality in Selected Impoundments Draining to Carr Lake (Lake Jackson Basin, Leon County)* (July 2018).

As further detailed in County Staff’s Report and in Mr. Metcalf’s Expert Report, in March of 2015 the Board amended FLUE Policy 2.2.18 to explicitly allow for the LPN zoning district to be applied at four intersections within the LP Future Land Use category. The Applicant’s property falls within one of those four designated intersections. Within months of that policy decision, the Board adopted the LPN land development regulations and design standards, again identifying the subject property as one of only four (4) within Leon County eligible for the LPN zoning.

The purpose of this public hearing is not to reconsider the Board’s prior policy decisions, which were the product of more than two years of studies, workshops, and public participation. Rather, the narrow issue before the Board is whether the proposed rezoning is consistent with the Comprehensive Plan and Code, based on the five factors the Board is required to consider as set forth in Code Section 10-6.205(b)(11). Having reviewed each of the five factors, both County Staff and Mr. Metcalf conclude that the proposed rezoning is consistent with the Comprehensive Plan and satisfies the requirements for approval.



Leon County Board of County Commissioners
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July 6, 2018

We appreciate your consideration of the enclosed reports and look forward to the opportunity to answer any questions you may have at next Tuesday's rezoning's hearing. Until then and with kind regards, I remain

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary K. Hunter, Jr.", with a stylized flourish at the end.

Gary K. Hunter, Jr.

Enclosures

cc: Herb Thiele, County Attorney
Jessica Icerman, Deputy County Attorney

Alan D. Wise, PE Project Manager

PROPOSED PROJECT ASSIGNMENT: Project Manager/EOR

responsible for project management, civil through various agencies having jurisdiction, production of construction plans, preparation of management, construction administration, and afforded him with a great diversity of procurement and construction administration, different types of projects, and project clients.

Project Experience

Canopy Mixed Use Development, Manager / EOR (03/2016-present) for this development on 505 acres in Northeast includes approximately 1400 residential units, more than 400,000 sf of institutional uses. The includes modifying the PUD; design and public water, public sewer, public drainage, and facilities; design and permitting of 3 new traffic new arterial roadway (Welaunee Boulevard). closed basins, and the stormwater to retain all runoff produced by the 100-year for design, permitting, construction assistance, and project closeout.

Welaunee Boulevard, Tallahassee, Florida

This project includes the design of a 1.25-mile on the northeast side of Tallahassee, Florida. geometric design, drainage and stormwater design, coordination with sidewalk/multi-use path/ bike lane design, and Responsibilities include design and complete plan & profiles, cross sections, erosion control and pavement marking plans, tree removal, applicable City and State agencies, and Segment 1 of the project is currently under complete, and Segment 2 is in design

4th Avenue Drainage and Utility

Florida Project Engineer (09/2014-02/2016). existing "historic" subdivision in Tallahassee infrastructure. The project includes a 900+ acre LF corridor and includes the addition of a 48" iron pipe water main (with connections to 2 gravity sewer main. Permitting agencies and FDEP. The stormwater design included

Professional Profile

Mr. Wise has 12 years of experience and is currently the project manager and engineer of record for various public and private projects. He manages the day to day operations and takes ownership of the projects to ensure quality projects on schedule

EDUCATION:

Bachelor of Science, Civil Engineering, Florida State University, 2005

REGISTRATIONS /

CERTIFICATIONS:

State of Florida - P.E. No. 70831

State of Georgia - P.E. No. 37528

YEARS WITH FIRM: 4

YEARS WITH OTHER FIRMS: 9

and within budget. He is engineering design, permitting quantity and cost calculations, bid documents, contract project closeout. His career has experience, including public civil design and permitting of many management for varying types of

Tallahassee, Florida Project master planned mixed use Tallahassee, FL. The project 200,000 sf of commercial uses, and design and permitting process permitting of the public roadways, public stormwater treatment signals and two roundabouts; and a The project is located within 2 management facilities are designed storm event. Mr. Wise is responsible administration, final platting

Project Manager (02/2017-2018). new public 4-lane divided roadway The design includes roadway design, water and sewer utility gas/electric/communications, signing/pavement marking design. plans production (utility, drainage, plans, traffic control plans, signing etc.), permitting through the Construction Administration. construction, approximately 90%

Improvements, Tallahassee, This project located within an that contains aging and undersized drainage basin and spans a 3500 stormwater trunk line, a 14" ductile wells), and the replacement of included the City of Tallahassee designing high

GPI

capacity inlets to prevent bypass in locations for extreme spread, and the project reduced flooding by over 1 foot in the critical basins. Mr. Wise is responsible for plans production, model/plans reconciliation, and design documentation.

Beard Street Drainage and Utility Improvements, Tallahassee, Florida Project Engineer (09/2014-03/2016), of this project located within an existing "historic" subdivision in Tallahassee that contains aging and undersized infrastructure. The project includes a 50-acre basin and spans an 1100 LF corridor and includes the addition of a 30/36" stormwater trunk line and the upgrading/relocating of water utilities within the project area. Permitting agencies included the City of Tallahassee and FDEP. The stormwater design included designing the underground conveyance and high capacity inlets to prevent bypass. This project also included the assistance and coordination with the City on easement acquisition. Mr. Wise is responsible for plans production, model/plans reconciliation, and design documentation.

Municipal Engineer, Wakulla County, Florida Mr. Wise (8/2010-10/2014) was a contracted municipal engineer for Wakulla County, and provided a wide array of services including: complaint investigation, capital improvements plans and budgeting, development application review, analysis of existing conditions, public outreach, design/permitting/bidding/construction administration/construction inspection, grant application and administration, and other general assistance to County staff and commissioners. These services were performed for many different departments, including parks and recreation, road and bridge, utilities, planning, and administration. These general services were performed in addition to specific projects that may be outlined below.

Municipal Engineer, Jefferson County, Florida Mr. Wise (8/2010-08/2014) was a contracted municipal engineer for Jefferson County, and provided a wide array of services including: complaint investigation, capital improvements plans and budgeting, development application review, analysis of existing conditions, public outreach, design/permitting/bidding/construction administration/construction inspection, grant application and administration, and other general assistance to County staff and Commissioners. These services were performed for many different departments, including parks and recreation, road and bridge, planning, and administration. These general services were performed in addition to specific projects that may be outlined below.

Municipal Engineer, Monticello, Florida Mr. Wise (3/2012-08/2014) was a contracted municipal engineer for the City of Monticello, and provided a wide array of services including: complaint investigation, capital improvements plans and budgeting, development application review, analysis of existing conditions, public outreach, design/permitting/bidding/construction administration/construction inspection, grant application and administration, and other general assistance to City staff and Council Members. These services were performed for many different departments, including Parks and Recreation, Road and Bridge, Utilities, Planning, and Administration. These general services were performed in addition to specific projects that may be outlined below.

Municipal Engineer, Suwannee County, Florida Mr. Wise (6/2012-08/2014) was a contracted municipal engineer for Suwannee County, and provided a wide array of services including: complaint investigation, capital improvements plans and budgeting, development application review, analysis of existing conditions, public outreach, design/permitting/bidding/construction administration/construction inspection, grant application and administration, and other general assistance to County staff and Commissioners. These services were performed for many different departments, including Parks and Recreation, Road and Bridge, Planning, and Administration. These general services were performed in addition to specific projects that may be outlined below.

West Avenue Neighborhood Improvements, Miami Beach, Florida Project Engineer (10/14-08/16) for a multi-corridor design-build rehabilitation project that includes drainage, roadway, parking, lighting, water, sewer, and landscaping. The subject roadways are 6th Street, 10th Street, 14th Street, 17th Street and portions of West Avenue. Responsibilities include roadway design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, client coordination, sub-consultant management, community awareness meetings.

Inglewood Neighborhood Drainage and Utility Improvements, Tallahassee, Florida Project Manager/EOR (09/2014-08/2016) of this project located within an existing "historic" subdivision in Tallahassee that contains aging and undersized infrastructure. The project includes a 275+ acre drainage basin and spans a 1200 LF corridor and includes the addition of a 24/36" stormwater trunk line and the upgrading/relocating of water utilities within the project area. Permitting agencies included the City of Tallahassee and FDEP. The stormwater design included designing the underground conveyance and high capacity inlets to prevent bypass. This project also included the assistance and coordination with the City on easement acquisition.

Bradford Road East Sidewalk Improvements, Tallahassee, Florida Project Manager (10/2014-02/2015). Part of the NOVA 2010 Sidewalks Group Number 2, Mr. Wise was the project manager for the design, construction drawing preparation,

permitting, bidding assistance and post design services for sidewalk construction on Bradford Road East (Meridian to Thomasville)

Jefferson County Industrial Park, Jefferson County, Florida Project Manager (2010-2013) of this project that includes feasibility study, design, and permitting of an Industrial Park that is approximately 75 acres. Roadway, Water, Sewer, and Stormwater infrastructure was the focus of the study. Site planning and future build out potential is also a part of the study. Based on the findings of the study, proposed improvements are being designed and permitted to facilitate full build out of the Industrial Park. Two stormwater management facilities exist that will need to be expanded and two proposed stormwater management facilities are proposed to supplement the existing stormwater management. This project includes coordination of previously permitted facilities, and permitting of new facilities. It also includes wet detention facilities and dry retention facilities.

Suwannee County Catalyst Site, Jefferson County, Florida Project Manager/EOR (2012-2014) of this Industrial project located on +/- 350 acres in Suwannee County, Florida. The development included a 150 acre "flat" building pad for a new lumber processing facility, 30 acres of stormwater retention ponds, 3.1 miles of new or expanded State and County roadway, a new water treatment plant, and a new rail spur. The project required a balanced earthwork design to accommodate the building pad with efficiency. As the Project Manager, Mr. Wise was responsible for coordinating all sub-consultants and ensuring that all permitting was performed. Mr. Wise was specifically responsible for the design and permitting of the expansion of US 90, 169th Ave, and the new Access Road. Additionally, Mr. Wise was responsible for the grading plans and stormwater management design. The stormwater management design was complicated due to the geolocation of the project-the percolation into the existing soils was near zero, while the project was located within a close basin. The stormwater management facilities were designed to retain all of the runoff from two back-to-back 100-year storm events due to the extreme environmental constraints on the design due to existing soil conditions.

Belforest Flood Abatement, Baldwin County, Alabama Project Engineer (2011-2013) of this project that includes feasibility study, design, and permitting of a flood abatement project in Baldwin County, Alabama. Recent development and very flat terrain has caused flooding of several roads and a neighborhood within a 1900-acre drainage basin. Currently, Mr. Wise modeled the basin to determine the locations of conveyance restrictions and flood impacts. Improvements to mitigate flooding impacts were presented to the County for prioritization and implementation as funding allows. These proposed improvements were accompanied by Cost Estimates and associated increases in levels of service.

5th Street Drainage Study, Gulf Shores, Alabama Design Engineer (2012-2013) of this project that includes a drainage study, design, and permitting of a flood abatement project in Gulf Shores, Alabama. Dense residential development and very flat terrain has caused flooding of several structures and facilities within a 200-acre drainage basin. Mr. Wise collected information, modeled the basin, and made determinations of conveyance restrictions and critical storage areas. Once this was performed, proposed improvements such as increases in volume and larger conveyances were designed. Improvements to mitigate flooding impacts were presented to the City for prioritization and implementation as funding allows. These proposed improvements were accompanied by Cost Estimates and associated increases in levels of service.

Wakulla Gardens Floodplain Analysis, Wakulla County, Florida Project Manager (2010-2012) of this project located within an existing "historic" subdivision that contains little to no infrastructure. The project included approximately 40 basins, most of which were closed basins. An analysis of the existing flood plain elevations was performed to determine the most critical areas of potential impact. Within the critical basins, proposed improvements were identified, and construction plans were prepared for the proposed improvements. The design/study partition of the project was funded in part by appropriations from the Northwest Florida Water Management District.

Gardens of Saralan, Wakulla County, Florida Project Manager/EOR (05/2015-10/2016). This project contains 141 single family residential lots on 70 acres in Wakulla County, Florida. The development contains 1.6 miles of new public roadway, drainage, water, and sewer. The project contains a public sanitary sewer pump station. The project was designed around 3 active karst features (sinkholes) and wetland areas in accordance with local and state regulations. Most recently, Mr. Wise performed a redesign of the water and sewer facilities to ensure that they are in accordance with current state and utility owner's specification. Mr. Wise was the Project manager and EOR for the utility re-design and permitting that occurred in 2015.

Ox Bottom Crest / Meadows, Tallahassee, Florida Project Manager/EOR (10/2014-02/2017). GPI performed planning, design and permitting of a 109-acre mixed-use development in Northeast Tallahassee. The design and permitting process included writing the PUD; design and permitting of the public roadways, public water, public sewer, public drainage, and public stormwater treatment facilities. The project required modeling of the Killearn Chain of Lakes while incorporating the proposed development to

ensure rate control is met. The project contains approximately 9,400 LF of corridor with new public infrastructure, including 2,600 LF of Minor Collector Roadway. Additionally, flood plain management was required to ensure that the fill within the flood plain was properly offset by excavation within the floodplain. The project began in 2004, was put on hold for a substantial period due to the economy, and was finally fully permitted in 2015. The project is under construction and approximately 25% complete, with multiple tenants performing design upon individual lots within the master planned development.

University Green, Tallahassee, Florida Project Engineer (2005-2009) on this 404 unit town home development on 40 acres. At the time, this was the largest multi-family development in Tallahassee. This property contained multiple natural features and a large utility main relocation was performed as a part of the project. Mr. Wise performed detailed utility, grading, drainage, and unit access design. He also performed Construction Administration duties and Stormwater Closeout. An upscale Amenity Center was designed and permitted after residential project was under construction.

Lafayette Place Redevelopment, Tallahassee, FL: (2015-Present) Project Manager/EOR (10/2014) on this commercial infill project. The site contains approximately 100,000 SF of commercial/retail and the proposed project creates an outparcel which is planned to contain a restaurant. The project required a complex traffic concurrency, removal of an existing 6' tall retaining wall owned by FDOT and shared parking and access agreements.

Ginger Drive Apartments, Tallahassee, FL: Mr. Wise was the Project Engineer on this 28 unit above ground project with parking under the units on 1.79 acres. He performed grading, drainage, utility design, and all applicable permitting. Multiple variances were approved as a part of this project.

Tippecanoe Hills Subdivision, Tallahassee, FL: Mr. Wise was the Project Engineer on this 102 unit subdivision on 27 acres. This project included a highly technical stormwater design that incorporated the entire West Ditch model. Multiple variances were approved as a part of this project. Mr. Wise performed all utility, roadway, grading, and stormwater design as well as all applicable permitting and Construction Administration.

Hartsfield Gardens Subdivision, Tallahassee, FL: Mr. Wise was the Project Engineer on this 19 unit public subdivision on 10 acres. Mr. Wise performed all utility, roadway, grading, and stormwater design as well as all applicable permitting and Construction Administration.

Red Hills Village Retirement Community, Tallahassee, FL: (2015 to Present). This project consists of planning, design, and permitting for a 7.03 acre congregate retirement development in northeast Tallahassee. Mr. Wise is the Engineer of Record and is responsible for site design including grading, drainage, utilities, traffic circulation, and solid waste accessibility. Mr. Wise also oversees plans preparation, permitting, and will be responsible for construction administration. Permitting agencies include the City of Tallahassee and NFWFMD.

Capital Place Apartments, Tallahassee, FL: (2010-2013). This project consists of planning, design, and permitting for a 18 acre, 216 unit multi-family residential development. Mr. Wise was the Engineer of Record and was responsible for site design including grading, drainage, utilities, traffic circulation, and accessibility. Mr. Wise also managed plans preparation, permitting, and was responsible for construction administration. Permitting agencies include the City of Tallahassee and NFWFMD. This project is located within the Southwood PUD, and was required to be reviewed and approved by the Federal Department of Housing and Urban Development, due to the state of the economy at the time of development.

Jefferson County Fire Station, Jefferson County, FL: Mr. Wise was the Project Manager of this project that includes site selection, design, permitting, bidding, and construction administration of a 14,000 SF Fire Station on 3 acres. Mr. Wise was the Project Manager on this job from conception to completion, including seeking grant funding, conceptual designs for public consideration, and management of the sub-consulting architect, structural engineer, and MEP. This 4-year project was completed in Late 2014.

Woodville Commercial Center, Woodville, FL: Mr. Wise was the Project Engineer on this 16,000 SF commercial development on 3.53 acres. He performed drainage, utility, and circulation design for the development. Mr. Wise also performed all applicable permitting and Construction Administration.

McKenzie Oil – Capital Circle NE, Tallahassee, FL: Mr. Wise was the Project Engineer on this 9,200 SF convenience store building located on 6.72 acres. This project contained various utility design for the fueling and car wash facilities, as well as the

standard utilities necessary for a commercial development. He performed site, grading, drainage, utility, landscape, and circulation design. Mr. Wise also performed all applicable permitting and Construction Administration.

Harmony Oaks Commercial Center, Tallahassee, FL: Mr. Wise was the Project Engineer on this 9,100 SF commercial development within the Harmony Oaks Planned Unit Development. This project included a revision to the Planned Unit Development and required a master drainage / utility plan for the entire future development. Mr. Wise performed all utility, roadway/access, grading, and stormwater design as well as all applicable permitting and Construction Administration.

Bennett Office Building, Tallahassee, FL: Mr. Wise was the Project Engineer on this 26,000 SF governmental office building located in the Southwood PUD on 3.63 acres. He performed site, grading, drainage, utility, landscape, and parking design.

Southwood Unit 36 (Bluff Oak Way), Tallahassee, FL: (2011-2013). Mr. Wise was the Project Manager on this public roadway and utility extension project in the Southwood PUD. Mr. Wise performed detailed design of the roadway, utilities, and stormwater conveyance for this project. The project intercepted a 127-acre drainage area of potential future development that had to be considered in the conveyance design. Mr. Wise performed the permitting, construction administration, and project closeout for this project.

Southwood MUI Gravity Sewer Extension, Tallahassee, FL: (2010-2011). Mr. Wise was the Project Manager on this 3,800 LF regional gravity sewer extension that will serve existing developments and future developments within the Southwood PUD. He performed utility design and permitting through City of Tallahassee.

Jefferson County Solid Waste Administration Building, Monticello, FL: Mr. Wise was the Project Manager on this 3,750 SF office and warehouse building for the Jefferson County Solid Waste Department. Architectural and Civil Site development services were required for this project. Mr. Wise provided the Civil design services for the Site Planning, grading, utility, and erosion control for the project as well as the Prime Consultant and Project Manager.

Cobb Middle School Drainage Improvements, Tallahassee, FL: Mr. Wise was the Project Engineer on this project to alleviate flooding issues due to inadequate drainage conveyance. Mr. Wise performed detailed grading and drainage design for this project that included the addition and rehabilitation of stormwater conveyance for buildings and courtyards for this school.

Tyson Green Condominiums – Phase II, Tallahassee, FL: Mr. Wise was the Project Engineer on this 11-unit condominium development located in Tallahassee, Florida. He performed all utility, roadway, grading, and stormwater design as well as all applicable permitting and Construction Administration.

Olson Crest Subdivision – Phases I & II, Tallahassee, FL: Mr. Wise was the Project Engineer on this 32-unit subdivision in Tallahassee, Florida. This phased project included utility and access connections to the public right of way with each phase, as well as connections between the phases. Mr. Wise performed all utility, roadway, grading, and stormwater design as well as all applicable permitting and Construction Administration.

Wakulla Equestrian Park, Wakulla County, FL: (2011-2012). Mr. Wise was the Project Manager of this project that included design, permitting, bidding, and construction administration of an Equestrian Park with restrooms and ADA accessible parking.

Lafayette Blue Spring State Park, Lafayette County, FL: Mr. Wise was the Project Engineer on this project that included design, permitting, and field revisions of improvements within a State Park. These improvements included an ADA accessible boardwalk down to a spring and an ADA accessible pedestrian path from the spring to the Suwannee River that traversed environmentally sensitive areas, including karst features and wetlands. This project was located within the Floodway of the Suwannee River

Wacissa River Boat Ramp Dredging, Jefferson County, FL: (2013). Mr. Wise was the Project Manager on this dredging project located on the Wacissa River in Jefferson County, Florida. Erosion and Sedimentation resulted in a drastic reduction in depth of an existing boat ramp canal. Mr. Wise designed the dredging plan, spoils dewatering plan, and sedimentation and erosion control plan for this project. The project required authorization from FDEP, Suwannee River Water Management District, and the Army Corp of Engineers. Mr. Wise provided resident inspection and project closeout with all regulatory agencies.

Monticello Ecological Park, Monticello, FL: (2014). Mr. Wise was the Project Manager / EOR on this recreational nature trail project in Jefferson County, Florida. The project included a looped trail system with 2 primary boardwalks over wetlands and

water courses. One boardwalk was slightly elevated, giving users viewing access to the habitats on the forest floor and the other boardwalk was elevated as much as 20' above grade to give users viewing access to the forest canopy and a different perspective on the forest floor. Mr. Wise was responsible for planning, design, environmental considerations, permitting, bidding, and construction administration. The project required authorization from FDEP and Northwest Florida Water Management District. Mr. Wise provided construction inspection, grant administration, and project closeout with all regulatory agencies.

Wakulla Welcome Signs, Wakulla County, FL: (2014). Mr. Wise was the Project Manager / EOR on this signage project in Wakulla County, Florida. The project included 6 "Welcome to Wakulla County" signs at each major roadway entering the county. The conceptual design was provided by the local Tourism Development Council, and the final design and placement was performed by Mr. Wise. He was responsible for planning, design, environmental considerations, roadside safety and windload considerations and permitting. The project had an unusual complexity because the signs had to be designed to break away in the event of vehicular impact, and also had to withstand 120 wind loads. The project required authorization from FDOT, the local building department, and a federal granting agency.

TRANSPORTATION

Bradford Road Sidewalk Improvements, Tallahassee, FL: (10/2011-08/2014). Design of 6' sidewalk on both sides of 1,900 LF of Bradford Rd with associated curb & gutter and drainage system to provide pedestrian connection for the local community. As the EOR, Mr. Wise's responsibilities included sidewalk design, environmental mitigation, roadway resurfacing and striping, and drainage design.

CR 373 Springhill Road, from SR 267 to Leon County Line, FPID 433351-1, Wakulla County, FL: (09/2013-08/2014). Project Manager/EOR for a 1.25-mile 3R project located in Wakulla County, Florida, consisting of lane widening and resurfacing, minor drainage improvements, improved striping / signage, and other safety upgrades. Responsibilities include roadway design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, client coordination, sub-consultant management, community awareness meetings, bid documents, and contractor procurement.

CR 365 Spring Creek Road, from End of Pavement to US 98, FPID 424039-1, Wakulla County, FL: (09/2012-12/2013). Project Manager/EOR for a 4.4-mile 3R project located in Wakulla County, Florida, consisting of lane widening and resurfacing, addition of paved shoulders, minor drainage improvements, improved striping / signage, front slope correction, cross slope correction, and other safety upgrades. Responsibilities include roadway design, pavement design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, client coordination, sub-consultant management, environmental permitting, community awareness meetings, bid documents, contractor procurement, construction inspection, contract management, and project acceptance.

Bostic Pelt Road, from Harvey Mill to Arran Road, FPID 431395-1, Wakulla County, FL: (09/2013-04/2014). Project Manager/EOR for a 1.65-mile 3R project located in Wakulla County, Florida, consisting of lane widening and resurfacing, minor drainage improvements, improved striping / signage, and other safety upgrades. Responsibilities include roadway design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, client coordination, sub-consultant management, community awareness meetings, bid documents, and contractor procurement.

CR 373A New Light Church Road, from CR 373 to US 319, FPID 425692-1, Wakulla County, FL: (09/2010-08/2011). Project Manager/EOR for a 3.1-mile 3R project located in Wakulla County, Florida, consisting of lane widening and resurfacing, addition of paved shoulders, minor drainage improvements, improved striping / signage, front slope correction, and other safety upgrades. Responsibilities include roadway design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, sub-consultant management, client coordination, environmental permitting, community awareness meetings, bid documents, contractor procurement, construction inspection, contract management, and project acceptance.

Wakulla Arran Road, from US 319 to East Ivan Road, FPID 431076-1, Wakulla County, FL: (09/2013-8/2014). Project Manager/EOR for a 3.6-mile 3R project located in Wakulla County, Florida, consisting of lane widening and resurfacing, cross slope correction, minor drainage improvements, improved striping / signage, and other safety upgrades. Responsibilities

include roadway design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, client coordination, sub-consultant management, community awareness meetings, bid documents, and contractor procurement.

Trice Lane, from MLK Memorial Road to US 319, FPID 431226-1, Wakulla County, FL: (09/2013-08/2014). Project Manager/EOR for a 1.2-mile 3R project located in Wakulla County, Florida, consisting of resurfacing, minor drainage improvements, improved striping / signage, and other safety upgrades. Responsibilities include roadway design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, sub-consultant management, client coordination, community awareness meetings, bid documents, and contractor procurement.

Lloyd Creek Road, from US 27 to CR 158, FPID 431222-1, Jefferson County, FL: (09/2013-08/2014). Project Manager/EOR for a 5.3-mile 3R project located in Jefferson County, Florida, consisting of resurfacing, minor drainage improvements, improved striping / signage, and other safety upgrades. Responsibilities include roadway design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, sub-consultant management, client coordination, community awareness meetings, bid documents, and contractor procurement.

CR 257 North Salt Road, from US 90 to CR 146, FPID 428182-2, Jefferson County, FL: (09/2013-08/2014). Project Manager/EOR for a 6.2-mile 3R project located in Jefferson County, Florida, consisting of resurfacing, lane widening, addition of paved shoulders, minor drainage improvements, improved striping / signage, and other safety upgrades. Responsibilities include roadway design, pavement design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, client coordination, sub-consultant management, community awareness meetings, bid documents, and contractor procurement.

US 90 West Sidewalk, from Holly Road to Willow Street, FPID 428129-1, Monticello, FL: (07/2011-07/2014). Project Manager/EOR for a 0.2-mile LAP sidewalk design project located in Monticello, Florida. Project included drainage modifications, retaining walls, handrails, and driveway modifications. Responsibilities include sidewalk design, drainage design, plans production, erosion control plans, quantity calculations and computation book preparation, project scheduling, utility coordination, sub-consultant management, client coordination, community awareness meetings, bid documents, construction phase services, and project acceptance.

Ochlocknee Bay Bike Trail, FPID 428129-1, Panacea, FL: (07/2011-07/2014). Project Manager/SPE for a 1.4-mile LAP multi-use path CEI project located in Panacea, Florida. Project included drainage modifications, utility adjustments, elevated timber boardwalk, asphalt multi-use path, and driveway modifications. Responsibilities included construction oversight, testing, grant reporting, construction / contract administration, and project acceptance.

Emmett Whaley Road, from Lawhon Mill to US 319, FPID 429973-1, Wakulla County, FL: (09/2012-12/2013). Project Manager/EOR for a 1.6-mile 3R project located in Wakulla County, Florida, consisting of lane widening and resurfacing, addition of paved shoulders, minor drainage improvements, improved striping / signage, front slope correction, and other safety upgrades. Responsibilities include roadway design, pavement design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, sub-consultant management, client coordination, environmental permitting, community awareness meetings, bid documents, contractor procurement, construction inspection, contract management, and project acceptance.

CR 158A Old Lloyd Road, from SR 59 to Leon County Line, FPID 431238-1, Jefferson County, FL: (09/2012-12/2013). Project Manager/EOR for a 1.1-mile 3R project located in Jefferson County, Florida, consisting of resurfacing, minor drainage improvements, improved striping / signage, and other safety upgrades. Responsibilities include roadway design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, client coordination, sub-consultant management, community awareness meetings, bid documents, contractor procurement, construction inspection, contract management, and project acceptance.

Ochlocknee Street / High Drive Resurfacing, FPID 432787-1, Wakulla County, FL: (09/2012-12/2013). Project Manager/EOR for a 1.4-mile 3R project located in Wakulla County, Florida, consisting of resurfacing, roadway reconstruction, minor drainage improvements, improved striping / signage, and other safety upgrades. Responsibilities include roadway design,

pavement design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, client coordination, sub-consultant management, community awareness meetings, bid documents, contractor procurement, construction inspection, contract management, and project acceptance.

CR 259 Waukeelah Highway, from SR 59 to US 27, FPID 425703-1, Jefferson County, FL: (09/2011-11/2012). Project Manager/EOR for a 5.2-mile 3R project located in Jefferson County, Florida, consisting of resurfacing, lane widening, addition of paved shoulders, minor drainage improvements, improved striping / signage, and other safety upgrades. Responsibilities include roadway design, pavement design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, client coordination, sub-consultant management, community awareness meetings, bid documents, contractor procurement, construction inspection, contract management, and project acceptance.

Rehwinkel Road, from US 98 to MLK Memorial Road, FPID 429972-1, Wakulla County, FL: (09/2011-09/2012). Project Manager/EOR for a 3.6-mile 3R project located in Wakulla County, Florida, consisting of lane widening and resurfacing, addition of paved shoulders, minor drainage improvements, improved striping / signage, and other safety upgrades. Responsibilities include roadway design, pavement design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, sub-consultant management, client coordination, environmental permitting, community awareness meetings, bid documents, contractor procurement, construction inspection, contract management, and project acceptance.

Watermill Road, from Lloyd Creek Road to CR 259, FPID 428037-1, Jefferson County, FL: (09/2011-09/2012). Project Manager/EOR for a 1.4-mile 3R project located in Jefferson County, Florida, consisting of resurfacing, minor drainage improvements, improved striping / signage, and other safety upgrades. Responsibilities include roadway design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, client coordination, sub-consultant management, community awareness meetings, bid documents, contractor procurement, construction inspection, contract management, and project acceptance.

Whitehouse Road, from SR 59 to Leon County Line, FPID 429969-1, Jefferson County, FL: (09/2010-10/2011). Project Manager/EOR for a 2.9-mile 3R project located in Jefferson County, Florida, consisting of resurfacing, minor drainage improvements, improved striping / signage, and other safety upgrades. Responsibilities include roadway design, drainage design, plans production, erosion control plans, signing and pavement marking plans, quantity calculations and computation book preparation, project scheduling, utility coordination, client coordination, sub-consultant management, community awareness meetings, bid documents, contractor procurement, construction inspection, contract management, and project acceptance.

Lake Bradford Road Sidewalk Improvements, Tallahassee, FL Mr. Wise was the Project Engineer on this sidewalk improvements project on Lake Bradford Road, from Stadium Drive to Orange Avenue. Improvements included removal and replacement of portions of existing sidewalk, driveway crossings, and curb cut ramps that did not meet ADA regulations. Mr. Wise was responsible for the design, permitting, construction administration, and project closeout. This project was a design-build project, funded with ARRA funds, distributed by FDOT to the City of Tallahassee.

KENNETH METCALF, AICP

106 East College Avenue, Suite 700
Tallahassee, Florida 32301

PROFESSIONAL EXPERIENCE

DIRECTOR OF PLANNING

Stearns Weaver Miller, P.A.
August 2014 – Present

DIRECTOR OF PLANNING SERVICES

Greenberg Traurig, P.A.
October 2004 – August 2014

Provide professional planning services to assist private sector and governmental clients with project development, community planning and regulatory compliance. Develop land use planning and entitlement strategies for private sector clients, ranging from feasibility analysis/conceptual project planning through final project implementation and monitoring. Assist governmental clients in developing community planning strategies, public project planning, program evaluation and compliance strategies related to Florida's growth management and regulatory requirements. Advanced policy and technical analysis related to all aspects of growth management and development planning.

Planning Services:

- Due Diligence, Concept Development and Feasibility Analysis
- Project Entitlement and Permitting Compliance
- Project Management
- Comprehensive Planning and Growth Management Strategies
- Developments of Regional Impact - new DRI applications, DRI restructuring, management, annual reports, development agreements and compliance
- DRI Alternatives - binding letters, vesting analysis and Regional Activity Centers
- Area of Critical State Concern - ROGO analysis, compliance and feasibility/redevelopment analysis
- Area-wide Planning – DRIs, New Towns, Urban Villages, Sector Plans and Stewardship Plans
- Specialized Planning – Campus Master Plans, Airport Master Plans, Military Base Compatibility, Redevelopment/CRA Plans, Neighborhood Master Plans and Entertainment Districts
- Land Development Regulations/Zoning Codes
- Sustainability/Smart Growth Strategies – TNDs/New Urbanism, TDR/PDR programs, transect/form-based codes, performance zoning, climate/carbon/greenhouse gas/LEED programs
- Negotiations and Dispute Resolution
- Compliance Evaluation and Expert Witness Testimony
- Planning Studies/Policy and Technical Analysis
 - Land Use Need/Urban Sprawl Evaluation
 - Population Projections and Modeling
 - Financial Feasibility/Capital Improvement Planning
 - Infrastructure and Water Supply Planning
 - School Planning and School Concurrency
 - NEPA Analysis
 - Coastal Permitting (CCCLs, State Lands leases/easements, etc.)
 - Coastal Policy/Hurricane Evacuation and Shelter Demand Modeling
 - Marina Siting Analysis and Manatee Mortality Modeling
 - Corridor Analysis
 - Transportation Studies/Concurrency Management and Alternative Concurrency Strategies
 - Mobility Plans and Multimodal Strategies
 - Historic Preservation Planning

REGIONAL PLANNING ADMINISTRATOR

Department of Community Affairs

January 1995 - October 2004

Directed staff of 15 managers, planners and biologists in implementing Florida's growth management programs within the southeast Florida region (Indian River to the Florida Keys). Directed all Division functions and programs within the region, including administration and implementation of the Growth Management Act, Developments of Regional Impact (DRI), Areas of Critical State Concern (ACSC) and Federal coastal consistency. Formulated Department policy, implementation strategies and legislative proposals regarding growth management and programmatic requirements. Led Department compliance and settlement negotiations on major comprehensive plans/amendments and DRI cases involving complex policy and technical issues throughout the region and on various specialized issues throughout the State. Directed Florida Keys Field Office in implementing all facets of ACSC program requirements, including compliance review of comprehensive plans/amendments, administrative rulemaking and drafting of extensive plan amendments for comprehensive plans and land development regulations. Served as primary expert witness for the Department on compliance cases, rulemaking and development order/permit appeals.

Concurrently served as Transportation Administrator for the Division and focused on developing smart growth, multi-modal land use and transportation strategies. Implemented the start up of the Efficient Transportation Decision Making program for the Department to coordinate agency review of transportation improvements. Extensively involved in corridor review including agency coordination, comprehensive plan consistency evaluation, permitting issues and ultimate determination of compliance with Chapters 380 and 163, Florida Statutes as related to the widening of U.S.-1 in the Florida Keys between Key Largo and Florida City and on Big Pine Key in regard to protection of the Key deer. Conducted Department compliance review and related negotiations regarding comprehensive plan amendments authorizing widening of Krome Avenue in Miami-Dade County, focusing on growth management, urban sprawl, land use and access issues.

Concurrently served as Marina Siting Administrator for the Division in coordinating with USFWS and FFWCC on comprehensive plans and permitting related to marina siting and manatee impacts. Served as Department lead on numerous interagency committees, such as various Everglades committees, Florida Keys National Marine Sanctuary, concurrency and multimodal working groups, and various other coastal/environmental working groups. Provided specialized policy and technical analysis to support program implementation, including development impact analysis, evacuation modeling, listed species conservation planning and marina siting analysis. Provided program and budget analysis to support Division. Regularly interacted and presented before elected officials, local government staff, agency staff, private developers and interest groups.

COMMUNITY PROGRAM ADMINISTRATOR

Department of Community Affairs - Florida Keys Field Office

May 1988 - December 1994

Florida Keys ACSC/Field Office Administrator. Directed all field office operations and supervised staff of planners and biologists in implementing and enforcing Chapter 380, F.S., Florida Keys Protection Act. Formulated program policies, growth management strategies, review methodologies and compliance/enforcement tactics. Served as lead expert on complex cases involving multi-party negotiations, dispute resolution and compliance hearings. Facilitated public hearings and workshops concerning major policy issues, rulemaking, compliance and enforcement and on technical issues, such as evacuation modeling and level of service analysis. Conducted extensive rulemaking and drafted substantial amendments to comprehensive plans and land development regulations. Directed staff in

reviewing comprehensive plans, land development regulations, and development orders for compliance with Chapters 163 and 380, F.S. Directed field work and monitoring for development order compliance cases and initiated Chapter 120, F.S., enforcement actions through Notices of Violation and development order appeals. Directed research activities involving evaluation of habitat conditions, listed species, and development-related impacts. Served as Department liaison in implementing interagency coordination activities and served as member on numerous local, state and federal committees, such as National Marine Sanctuary committees, various Everglades committees, KEYWEP (habitat) committee, Hurricane Evacuation Modeling Committee and U.S. 1 LOS Task Force. Provided extensive expert testimony in administrative and judicial proceedings involving comprehensive plan/land development regulation compliance, administrative rules, eminent domain/takings, vested rights, and development appeals. Routinely presented before governing bodies, commissions, local government staff and review committees on program requirements and related policy issues, procedural requirements and technical studies. Provided program and budget analysis to support field office operations.

SENIOR PLANNER/ MUNICIPAL PLANNER

Ocala MPO/Planning Department

July 1985 - April 1988

Served as MPO coordinator for all planning activities of the Ocala/Marion County Metropolitan Planning Organization (MPO), including preparation of the annual MPO budget, administration of grant-assisted programs, development of the Unified Planning Work Program and Transportation Improvement Program, preparation of meeting agendas and support documents for the MPO, Transportation Technical Committee and Citizen Advisory Committee. Coordinated transportation modeling efforts and provided support in developing z-data files for FSUTMS model and program. Reviewed traffic studies for site developments and prepared related technical reports. Conducted development review involving evaluation of comprehensive plan amendments, rezoning applications, site plans, variances, special exceptions and Development of Regional Impact applications. Drafted comprehensive plan amendments, land development regulations, and specialized planning reports. Served as staff to the Planning Commission, Board of Adjustment, and Historic Preservation Board. Conducted research and analysis required for Department projects. Trained entry level staff on MPO operations.

ADJUNCT INSTRUCTOR

Florida State University, Periodically (2007-Present)

Department of Urban and Regional Planning. Periodically teach graduate courses in growth management and infrastructure planning.

EDUCATION

Florida State University, Masters of Science in Urban and Regional Planning. Graduated May 2002 (*Summa Cum Laude*)

University of South Florida, B.A. (major in Geography). Curriculum included Urban Planning, Physical Geography, Hydrology, Cartography, Photogrammetry and Conservation Planning. Graduated May 1985.

CERTIFICATES/MEMBERSHIPS/AWARDS

American Institute of Certified Planners/American Planning Association
Urban Land Institute

Florida American Planning Association Award (Co-Author of Ocala Historic Preservation Element)
Phi Kappa Phi National Honor Society
McClure Award for Academic Excellence
Legal 500 US, 2008 edition

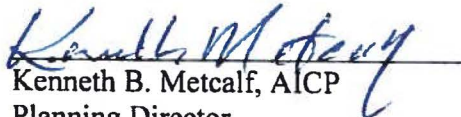
EXPERT WITNESS EXPERIENCE

Testified as expert in over 40 administrative and judicial proceedings. Qualified as expert in urban and regional planning, growth management, administration of Chapters 163 and 380, F.S., Florida Keys Area of Critical State Concern program, aerial photograph interpretation and assessment of development impacts.

Cawthon Rezoning Consistency Evaluation

Prepared for:
Ox Bottom Mortgage Holdings, LLC

Prepared by:
Kenneth Metcalf, AICP


Kenneth B. Metcalf, AICP
Planning Director
Stearns Weaver Miller Weissler
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July 6, 2018

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1.0 **Introduction**

Cawthon Family Properties, LLC (“**Applicant**”) filed an application with Leon County to rezone from the Lake Protection (LP) zoning district to the Lake Protection Node (LPN) zoning district a 32.7-acre property located at the southeast quadrant of the intersection of Bannerman Road and Bull Headley Road within unincorporated Leon County, Florida. The proposed acreage set forth in the initial application was slightly reduced to 30.9 acres as reflected in Attachment “1” to the April 10, 2018 agenda packet (“**Subject Property**”). The purpose of this evaluation is to demonstrate that the proposed rezoning is consistent with the Leon County Comprehensive Plan (“**Comprehensive Plan**”) and Leon County Land Development Code (“**Code**”).

This evaluation report was prepared by Ken Metcalf, AICP, for Ox Bottom Mortgage Holdings, LLC, who is the contract purchaser of the Subject Property. All findings and conclusions presented in this evaluation report are the professional opinions of Ken Metcalf based on an independent review of the subject application, the July 10, 2018 staff report, as well as other documents of record submitted for the April 10, 2018 public hearing, including the agenda packet/staff report, April 8, 2018 memorandum prepared by David Depew (“**Depew Memo**”), and April 10, 2018 letter from Anderson Givens, counsel for Summerbrooke Property Owners Association, Inc. (“**Summerbrooke POA**”).

As presented in greater detail below, the proposed rezoning is consistent with the Comprehensive Plan and the Code. This consistency finding is based primarily on the simple fact that the Comprehensive Plan and Code clearly call for a Lake Protection Node at this location. The proposed rezoning from LP to LPN implements the policy direction of the Comprehensive Plan and complies with the procedural and substantive requirements of the Code for the rezoning of the Subject Property. Code Section 10-6.205(b)(11) states that “the Board of County Commissioners shall include consideration of the following factors” in determining whether to approve or deny a rezoning application:

- a. *Comprehensive plan.* Whether the proposals (sic) is consistent with all applicable policies of the County’s adopted Comprehensive Plan.
- b. *Conformance with this chapter.* Whether the proposal is in conformance with any applicable substantive requirements of this chapter, including minimum or maximum district size.
- c. *Changed conditions.* Whether and the extent to which land use and development conditions have changed since the effective date of the existing zoning districts regulations which are relevant to the property(ies).
- d. *Land use compatibility.* Whether and the extent to which the proposals would result in any incompatible land uses, considering the type and locations of the uses involved.
- e. *Other matters.* Any other matters which they may deem relevant and appropriate. The Board may adopt by resolution additional rezoning criteria that are applicable to one or more zoning districts.

This evaluation report is organized and based on the five factors set forth above. Based on these factors, the proposed rezoning should be approved.

It is important to emphasize that the Board of County Commissioners (“Board”) amended Policy 2.2.18 on March 26, 2015 to define the locational requirements, general range of permitted uses, maximum permitted density and maximum permitted intensity for the LPN zoning district. The Subject Property is one of the four locations where Policy 2.2.18 specifically allows the LPN zoning district to be applied in order to achieve a more sustainable development pattern by providing a mixed use node to serve surrounding single family neighborhoods. The subject rezoning application has been filed pursuant to Policy 2.2.18. The purpose of this public hearing is to consider only whether the proposed rezoning is consistent with the Comprehensive Plan and Code, taking into account the five factors specified above. The purpose of this public hearing is not to reconsider the policy decision made on March 26, 2015, following over two years of studies, workshops and public hearings.

The Depew Memo submitted on behalf of the Summerbrooke POA presents numerous arguments challenging the appropriateness of the Board’s policy decision made three years ago. Those arguments are not appropriate for this public hearing. Similarly, the Depew Memo presents numerous arguments regarding issues that should be considered at the site development plan stage of review. Those arguments are premature and not appropriate for this public hearing.

2.0 Consistency with the Comprehensive Plan

The Subject Property was designated with the Lake Protection future land use map category as part of the initial adoption of the 1990 Comprehensive Plan and was zoned Lake Protection in 1992.

2.1 Historic Context

The initial policy direction of the Comprehensive Plan was for the Lake Protection area to develop primarily as large lot, single family neighborhoods with minor commercial allowed potentially through a Planned Unit Development. However, after twenty years of growth, the Board determined that the initial Lake Protection strategy should be further evaluated in order to achieve a more sustainable land use pattern by allowing limited, mixed use nodes as a preferred alternative to a zoning district comprised entirely of single-family neighborhoods. Indeed, as noted by staff in 2013, only 1.5% of the Lake Protection zone was comprised of commercial, office and multifamily uses. The Board directed staff on January 29, 2013 to “develop solutions to promote sustainable growth inside the Lake Protection Zone.” Over the ensuing nine months staff developed the mixed use node concept based on smart growth principles. Staff presented the concept at the November 19, 2013 workshop and was directed by the Board to develop:

- a new LPN zoning district for the Lake Protection land use category that allows non-residential uses and higher density housing, while requiring enhanced Lake Protection stormwater standards; and

- land development regulation changes requiring site design standards for the new LPN zoning district.

Based on the Board's direction, staff prepared the comprehensive plan amendment to amend Policy 2.2.18 to encourage mixed use walkable nodes at four major intersections within the Lake Protection land use category, including the Subject Property. As noted in Attachment 5 to the staff report, the nodal concept was conceived based on smart growth principles to achieve a more balanced land use pattern, diversify housing choices and reduce automobile trip lengths, while also protecting Lake Jackson. Policy 2.2.18 was adopted over three years ago to simplify the rezoning process by specifying the allowable locations for the four LPN zoning district nodes. The proposed rezoning is simply a mapping exercise to implement that very specific policy direction. As such, the five criteria to be considered for a rezoning should be applied with that fundamental point in mind. In most cases, Comprehensive Plan land use categories do not provide site specific direction for the application of zoning districts. However, in this case, the Board specifically selected the four nodes over three years ago, following more than two years of evaluation and significant opportunities for public participation.

The proposed rezoning application is a procedural step to map the zoning boundary for the LPN zoning district at the Subject Property. Importantly, it is not a PUD whereby a site development plan is processed in conjunction with the rezoning. Rather, Code Section 10-6.205(b)(6) states:

No proposal for zoning district change or amendment affecting particular property or properties shall contain conditions, limitations or requirements not applicable to all other property in the district to which the particular property is proposed to be rezoned.

Based on this requirement, the proposed rezoning should not be evaluated for consistency in the same manner as a PUD or site plan application. Rather, the consistency evaluation for a Euclidean zoning change (i.e., a non-PUD zoning change) is very limited.

2.2 Consistency Evaluation

Code Section 10-6.205(b)(11)a. requires the Board to consider whether the proposed rezoning is consistent with all applicable policies of the Comprehensive Plan. The following analysis identifies the applicable policies and confirms that the proposed rezoning is consistent with those policies.

A. **FLUE Policy 2.2.18.** This is the primary policy directing the application of the LPN zoning district. It specifies four intersections where the LPN zoning district shall be permitted, including the intersection of Bannerman Road and Bull Headley Road where the Subject Property is located. Policy 2.2.18 further states that:

The exact extent of these Nodes **shall** be specified in the City of Tallahassee and Leon County land development regulations, but **generally** shall not extend beyond

¼ mile from the respective intersection and shall not include areas within a Special Development Zone (SPD) or existing-single family subdivisions. (emphasis added)

Policy 2.2.18 directs that the land development regulations shall determine the exact extent of the LPN zoning, while also indicating that it should generally not extend beyond ¼ mile. The policy allows flexibility in determining the exact extent and configuration of each of the four nodes at the re-zoning stage in order to account for varying conditions at each intersection node. For this location, the western half of the ¼-mile area south of the intersection is already developed as a single family neighborhood and is not eligible for the LPN designation. Therefore, the overall extent of the proposed LPN district includes substantially less acreage than otherwise allowed by Policy 2.2.18. Staff has proposed “squaring-off” the node as a practical approach to allow for efficient platting and square blocks as previously approved for two other LPN districts (US 27/Fred George Road and US 27/Sessions Road).

The proposed LPN district is consistent with the intent of Policy 2.2.18 to achieve a relatively compact, walkable district. The ¼-mile guideline is intended to approximate a five-minute walk. The proposed LPN district would result in roughly a seven-minute walk, which is still considered highly walkable. The Comprehensive Plan recognizes areas up to ½-mile are conducive to multimodal options including walking, biking and transit.

Finding: The proposed rezoning is consistent with the intent of Policy 2.2.18.

B. FLUE Policy 1.4.2. This policy states, in part:

Allowed land uses within a future land use category shall be implemented by one or more specific zoning districts consistent with the intent of a future land use category. The development and application of specific zoning districts to a zoning map implementing the Comprehensive Plan shall be based upon furthering the intent of the Comprehensive Plan:

(b) Specific zoning districts shall be implemented through the application of the zoning district classification system as guided by the Comprehensive Plan.

Finding: The subject rezoning application is consistent with the intent of Policy 1.4.2 to apply specific zoning districts based on the guidance provided by the Comprehensive Plan. Policy 2.2.18 provides the only guidance specifically addressing the application of the LPN zoning district and is specific in defining the location for the LPN district. As such, it is the only policy that is relevant in determining whether the proposed amendment is consistent with the Comprehensive Plan.

As explained in the documents presented at the 2013 workshop and subsequent public hearings, the LPN concept was designed to promote a more sustainable development pattern and further other objectives and policies of the Comprehensive Plan by:

- directing growth into the urban service area as an alternative to more remote locations, particularly for non-residential uses;
- allowing for more diverse housing choices by providing limited locations for multifamily housing;
- encouraging mixed use and concentrating densities and intensities to support multimodal options and reduce automobile reliance; and
- requiring compliance with enhanced stormwater standards for lake protection.

Policy 2.2.18 was adopted in 2015 as a strategy to further these policy directives of the Comprehensive Plan by providing site specific zoning guidance. As such, Policy 2.2.18 and the LPN zoning district further the intent of the Comprehensive Plan as required by Policy 1.4.2. The Depew Memo incorrectly asserts that Policy 2.2.18 and the LPN zoning district conflict with, and do not further, other policies of the Comprehensive Plan as related to visioning, environmental protection and other strategies. The supporting analyses presented by staff in developing the LPN nodal concept and in regard to the subject rezoning application do not support that conclusion. Moreover, the Depew Memo (p. 7) asserts that consistency cannot be determined without a detailed site plan and development conditions. If that position were correct, it would not be possible for any zoning application, except a PUD rezoning, to be deemed consistent because Code Section 10-6.205(b)(6) does not allow a rezoning to be approved subject to conditions or based on the review of a non-binding site plan. This Code provision is based on Florida case law which prohibits contract zoning.

C. Capital Improvement Element (CIE) Policy 1.3.3.2.b. This policy states that the applicant “may request the approval of a preliminary development order without a determination of capacity...” Policy 1.1.1.3. specifies that a “zoning approval” is a preliminary development order. Leon County has implemented Policy 1.3.3.2.b by requiring applicants to sign a form waiving the determination of capacity, as routinely done for standard rezonings. Policy 1.1.1.3 specifies that final developments include site plan approval, final plats and “any other development order which approves the development of plan for a particular use or uses at a specified intensity of use and which allows commencement of construction...” The proposed rezoning is not a final development order and is, therefore, not subject to concurrency review. The applicant must pay a proportionate share prior to issuance of a final development order.

Finding: The proposed rezoning is consistent with CIE Policies 1.1.1.3 and 1.3.3.2.b.

D. Non-Applicable Policies. The Depew Memo asserts that the proposed rezoning is not consistent with the following policies. For the reasons set forth below, none of these policies are applicable to the review of the rezoning application:

- FLUE Policy 2.2.26. As confirmed in the July 10, 2018 staff report, Policy 2.2.26 is not applicable. The land development matrix is intended as a pictorial representation of the Comprehensive Plan policies as referenced by FLUE Policy 1.3.2, but is not designed to account for site specific zoning policies, such as Policy 2.2.18, which was adopted after the matrix and reflects the most recent legislative decision regarding the location, permitted

uses, densities and intensities allowed for the LPN zoning district. Policy 2.2.18 specifically allows 10,000 square feet of non-residential floor area per acre of non-residential and a bonus of an additional 2,500 square feet when developed in a mixed use vertical design. Policy 2.2.18 confirms the location and intensity for the LPN zoning and controls over Policy 2.2.26.

- FLUE Policy 2.2.3. This policy requires “transitional development areas” with various development controls applicable to certain types of proposed development in areas “adjoining” an established neighborhood within the Residential Preservation. The Subject Property does not adjoin the Residential Preservation land use category. The Glossary Element of the Comprehensive Plan defines “Adjoining Land Uses” and states in relevant part:

“...land uses on parcels that are separated by a major collector...shall not be considered adjoining.”

The Residential Preservation land use category is located north of Bannerman Road and west of Bull Headley Road (i.e., catty-corner from the Subject Property). As confirmed by Map 23 in the Mobility Element of the Comprehensive Plan, Bannerman Road is functionally classified as a Major Collector. Therefore, the Subject Property is separated by a major collector from the Residential Preservation land use category and is not “adjoining.” Policy 2.2.3 is not applicable.

- FLUE Policy 2.1.1. This policy establishes requirements for comprehensive plan policies and land development regulations as relating to siting and development criteria to protect “adjoining” low density residential neighborhoods. This policy is not applicable to a rezoning application. As further discussed in Section 3.0 of this evaluation report, the LPN zoning district regulations include development criteria to protect adjoining low density residential neighborhoods, which occur in the LP zoning district at this location.
- FLUE Policy 3.1.2. This policy provides criteria for the development of commercial projects based on their classification. These criteria apply where a more site specific policy does not otherwise establish applicable standards. Policy 2.2.18 establishes the intensity standards for the Subject Property. This policy is not applicable.
- FLUE Policy 1.1.5./1.1.7/1.2.1. These policies provide guidance for the designation of FLUM categories based on availability of capital infrastructure and in relation to other criteria. These policies are not applicable to rezonings.
- FLUE Policy 1.2.2. This policy addresses how a site should be developed in relation to topography and applies at the site plan review stage. This policy is not applicable.
- FLUE Policy 1.3.1. This policy requires a concurrency determination for a development order that approves a specific development program for a property, as occurs at the site plan stage. Policy 1.3.1 is not applicable to the proposed rezoning. See CIE Policies 1.1.1.3 and 1.3.3.2.b., conforming that rezoning applications do not require concurrency determination.
- FLUE Policy 1.4.1. This policy addresses density incentives to be adopted in the land development regulations. This policy is not applicable to a rezoning application.

- FLUE Policy 1.4.12. This policy provides criteria for the review of site plans and is not applicable to rezoning applications, except for PUDs.

2.3 Florida Statutes - Sections 163.3194 and 163.3215

Section 163.3194(3)(a) states that:

A development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

In this case, Section 10-6.660 was previously amended to implement Policy 2.2.18, while other code provisions, such as the Lake Jackson lake protection standards and Lake Bradfordville stormwater standards, were previously adopted to implement other provisions of the Comprehensive Plan. The proposed rezoning does not permit any new development standards. Rather, it simply zones the property LPN in order to allow for the application of the previously approved development standards in the land development regulations. As such, it must be considered consistent with the Comprehensive Plan because those regulations were determined to be consistent with the Comprehensive Plan. The proposed rezoning merely applies the boundary of the LPN zone pursuant to Policy 2.2.18 and Code Section 10-6.660.

Section 163.3215 allows an “aggrieved or adversely affected party” to challenge the consistency of an approved development order with the Comprehensive Plan. In a recent decision (*Heine v. Lee County*, 221 So.3d 1254), the 2nd District Court of Appeal affirmed that such consistency challenges are limited to only land uses, densities and intensities. In this case, those are specified in Code Section 10-6.660 and were already determined to be consistent with Policy 2.2.18, which allows “non-residential and mixed uses, including, but not limited to, office and commercial uses.” Finally, Code Section 10-6.660 adopts the same density and intensity standards as Policy 2.2.18. Thus, the proposed zoning does not change the land use, density and intensity allowed by Policy 2.2.18 and Code Section 10-6.660 and must be considered consistent.

2.4 Summerbrooke POA Objections Not Timely

Summerbrooke POA certainly has the right to participate and provide comments on the proposed rezoning, but its comments should be limited to whether the proposed rezoning is consistent with the Comprehensive Plan and Code. However, most of the objections instead assert that the LPN zoning should be denied because Summerbrooke POA doesn’t agree with the LPN zoning criteria set forth in Policy 2.2.18 and in Code Section 10-6.660. Summerbrooke POA had the opportunity to challenge the adoption of Policy 2.2.18 and Code Section 10-6.660 three years ago if it thought those provisions were legally deficient, but it did not do so. Instead, Summerbrooke POA now asks for the Board to arbitrarily deny a proposed rezoning that simply seeks to implement those provisions.

As previously noted, the Depew Memo essentially questions the Board's policy decision made in 2015 in adopting the LPN zoning criteria in Policy 2.2.18 and asserts that the criteria are not consistent with other objectives and policies of the Comprehensive Plan regarding lake protection, land use compatibility and infrastructure. The Depew Memo fails to recognize that Comprehensive Plan amendments were statutorily required to be "internally consistent" with existing objectives and policies of the Comprehensive Plan. The "consistency" requirement is one of the most important compliance review requirements in Chapter 163, Florida Statutes. Section 163.3177(2) requires that:

Coordination of the several elements of the local comprehensive plan shall be a major objectives of the planning process. The several elements of the comprehensive plan **shall be consistent**. (emphasis added)

Similarly, s. 163.3177(1)(f)1., specifies that supporting data and analysis should be considered when determining consistency. Significant staff work was done in the two year period prior to adopting Policy 2.2.18, including evaluation of lake protection, land use compatibility and roadway needs. Section 163.3184(1)(b), Florida Statutes, confirms that a comprehensive plan amendment must comply with the consistency requirement, and it authorizes the State Land Planning Agency to challenge Comprehensive Plan amendments that are not consistent with existing provisions of the Comprehensive Plan.

The 2015 Comprehensive Plan amendment was reviewed by numerous agencies as required by s. s. 163.3184(2) and (3), Florida Statutes, including the State Land Planning Agency, Department of Environmental Protection and the Northwest Florida Water Management District among others. None of the review agencies raised concerns regarding internal consistency or whether the 2015 comprehensive plan amendments failed to adequately consider lake protection, land use compatibility and roadway needs. Finally, s. 163.3184(5), Florida Statutes, grants citizens the right to challenge plan amendments based on internal consistency. Summerbrooke POA did not file any such challenge when the 2015 Comprehensive Plan amendments were adopted.

It is also important to recognize that s. 163.3213(1), Florida Statutes, required that the County adopt implementing land development regulations that are consistent with the Comprehensive Plan. Code Section 10-6.660 was adopted three months after the adoption of Policy 2.2.18, and it is identical to Policy 2.2.18 in terms of its criteria for applying LPN zoning. Moreover, as further discussed in Section 3.0 of this evaluation report, Section 10-6.660 included specific requirements to implement the Comprehensive Plan policies and strategies regarding lake protection, land use compatibility and roadway needs. Section 163.3213(3), Florida Statutes, grants a "substantially affected person" the right to challenge a land development regulation within one year of adoption. Summerbrooke POA should have challenged the adoption of Code Section 10-6.660 if it thought that the LPZ zoning standards were not consistent with the Comprehensive Plan policies regarding lake protection, land use compatibility and infrastructure.

It is untimely and inappropriate for Summerbrooke POA to now raise objections regarding the LPN zoning criteria and development standards that were adopted in the Comprehensive Plan and Code three years ago.

3.0 Conformance with Chapter 10 of the Code

Code Section 10-6.205(b)(11)b. requires consideration of “whether the proposal is in conformance with any applicable substantive requirements of this chapter, including minimum or maximum district size.” The subject rezoning application proposes the LPN Zoning District boundary in accordance with Policy 2.2.18. Code Section 10-6.660 sets forth the same criteria for the location and extent of the LPN zoning district at the four specified intersections, including the Subject Property, as specified in Policy 2.2.18. The size of the proposed LPN zoning district on the Subject Property conforms with Section 10-6.660. Other than the location and size of the zoning district, the rezoning application does not include a proposed development program or other development criteria that can be reviewed for conformance with the Code. As previously noted, this rezoning application is not for a PUD, and Code Section 10-6.205(b)(6) does not allow conditions to be placed on the approval of a rezoning application or reliance on a non-binding site plan. The proposed rezoning conforms with the requirements of Chapter 10 in regard to the location and extent of the LPN zoning district.

4.0 Changed Conditions

Code Section 10-6.205(b)(11)c. requires that the Board consider whether land use and development conditions have changed since the effective date of the existing zoning districts regulations which are relevant to the property(ies).

Land use and development conditions have changed since 1992 when the LP land use and LP zoning became effective. Low density, single-family neighborhoods have largely built out in the Lake Protection district with only limited non-residential uses available to serve those neighborhoods, as documented in the 2013 analysis conducted by staff. As a result, those neighborhoods are automobile-dependent, and residents must make lengthy vehicular trips to satisfy even the simplest needs for goods and services, employment and other daily needs. Those changed conditions prompted the consideration of new strategies in 2013 to achieve a more sustainable development pattern, culminating in the adoption of the 2015 Comprehensive Plan amendment establishing the LPN zoning criteria and the implementing LPN zoning district regulations. Those changed conditions now clearly support the proposed rezoning to implement the 2015 policy decision.

The Blueprint Intergovernmental Agency Board recently voted to fund the four-lane widening of Bannerman Road from Thomasville Road to Tekesta Drive in the first five years of the 2020 Blueprint program. This is consistent with the intent of the Comprehensive Plan, which functionally classifies Bannerman Road as a Major Collector intended to carry relatively high volumes of traffic. Notably, the Summerbrooke POA has objected to this improvement project,

while also objecting to the proposed rezoning purportedly due to concerns regarding roadway capacity.

5.0 Land Use Compatibility

Code Section 10-6.205(b)(11)d. requires the Board to consider “whether and the extent to which the proposals would result in any incompatible land uses, considering the type and locations of the uses involved.” The Board essentially made this determination in adopting Policy 2.2.18, which established the criteria for the application of the LPN zoning district and determined that four locations, including the Subject Property, were compatible with nearby land uses and development.

Code Section 10-6.660 sets forth the land development regulations applicable to the LPN zoning district. The location criteria, permitted densities and permitted intensities are identical to Policy 2.2.18. However, as noted in the staff report, the intent of the LPN zoning district is to facilitate compatibility through buffers, transitioning building mass and scale, and careful site design. Code Section 10-6.660 also sets forth detailed design standards in regards to buffers, screening, landscaping, lighting and other design considerations, including substantially larger side and rear setbacks where the development adjoins single family subdivisions. In addition, development of the Subject Property must comply with enhanced lake protection and stormwater standards as specified in the Code. The proposed rezoning is compatible with the existing single-family neighborhoods and protection of the lakes.

The Depew Memo presents a development scenario that is described as the “most likely development” and includes 26 two-story buildings with 14,855 square feet on the ground floor and six units on the second floor and an additional 12-20 apartment buildings. The development scenario is speculative as it is based on only consideration of building size and maximum allowable density and intensity, and it does not take into account any other regulatory requirements, including those specified in Code Section 10-6.660. Moreover, the most likely development scenario is that the property will not develop to its maximum allowable densities and intensities. Rather, market conditions, regulatory constraints and design considerations typically limit development to well below maximum theoretical build out. However, even if the eventual development program were to build out to the maximum entitlement, land use compatibility will be achieved through the site development design based on the requirements of Code Section 10-6.660. Land use compatibility would not be a function of how many buildings may be constructed on the site, but rather the location and design of those buildings in relation to the existing single family neighborhoods, taking into account required setbacks, buffers and other design requirements.

Finally, the Depew Memo presents a traffic impact scenario that is also speculative and premature. It assumes a certain mix of land uses, which has not yet been determined for the site. Moreover, the analysis fails to account for passer-by trips required for retail uses and fails to account for internal capture that would occur between residential and non-residential uses and between retail and office/medical office uses, thereby significantly reducing trip generation. These detailed trip generation calculations would be done at the site plan stage based on a specific development plan and cannot be properly determined at the zoning stage.

Land use compatibility cannot be determined by exclusively considering only the maximum density and intensity in a theoretical exercise, while ignoring the regulatory standards that were adopted for the purpose of achieving compatibility. Similarly, it is not appropriate to conduct a traffic analysis based on a theoretical exercise, while ignoring that the LPN zone has been planned as a land use strategy for the very purpose of reducing automobile reliance. As previously noted, few commercial uses are currently available to serve the LP residential neighborhoods, which necessitates lengthy residential trips to Thomasville Road and other more remote locations for shopping, entertainment, work and other trip purposes. The LPN zoning district will reduce trip lengths, while also supporting multimodal options to reduce the number of automobile trips for such purposes. The LPN zoning district is compatible with surrounding land uses.

6.0 Other Matters

As noted in the staff report, the school district analyzed the zoning change and did not identify any concerns. School concurrency applies at the platting stage in any case.

7.0 Conclusion

The proposed rezoning is consistent with the Comprehensive Plan and satisfies the requirements of Code Section 10-6.205(b)(11) for approval.

A Comparison of Water and Habitat Quality in Selected Impoundments Draining to Carr Lake (Lake Jackson Basin, Leon County)

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1 EXECUTIVE SUMMARY

Water quality and habitat assessment sampling was conducted in four northern Leon County impoundments (Cawthon, Preservation, Alyssa, and Shelly) and in Carr Lake, a natural lake. These systems are located downstream of a proposed Lake Protection Node zoning, and this sampling was conducted to characterize current environmental conditions in the systems. Note that there are no waterbodies on the portion of land proposed for re-zoning to Lake Protection Node, and that Lake Cawthon lies within the area to remain in Lake Protection zoning. Habitat Assessment (measuring human disturbance) and water quality (color, alkalinity, iron, total phosphorus, TKN, nitrate-nitrite, and phaeophytin-corrected chlorophyll a) were sampled using Florida Dept. of Environmental Protection Standard Operating Procedures.

Lake habitat assessment results indicated that Lakes Cawthon and Carr scored in the optimal range (above 105 points), Preservation Pond in the sub-optimal range (between 70-105 points), Shelly in the marginal range, and Alyssa in the poor range (both Summerbrooke lakes scored below 45 points). Lakes Alyssa and Shelly scored very low in the categories of vegetation quality, direct stormwater inputs, bottom substrate quality, littoral buffer zone, and lakeside alterations. The majority of the lakeside areas at these impoundments were mowed to the edge of the water, allowing direct stormwater runoff (e.g., fertilizer applications, etc.) to enter the lakes from surrounding residential areas. Lakes with habitat assessment scores below 45 points and significant hydrologic modification (as is the case for Alyssa and Shelly) have previously been shown to be significantly correlated with:

- Poor water quality;
- A high degree of adverse human landscape disturbance; and
- Poor biological integrity (Fore et al., 2007).

Soils in the Cawthon Lake and Preservation Road beaver pond are predominantly Orangeburg loamy clays, a soil that has reddish hue due to naturally high levels of iron. Cawthon and Preservation iron levels were much higher than the remaining systems, which was due to the leaching of iron from the surrounding Orangeburg soils via iron reducing and iron oxidizing microbes (natural processes). Iron oxidizing bacteria convert soluble ferrous iron (made soluble by iron reducing bacteria) back into an **insoluble reddish precipitate of ferric iron**. These natural processes acted to produce water that appeared “rusty” at Preservation Road beaver pond.

Based on a single sample, all lakes achieved the TP and TN criteria, but Lake Shelly exceeded the maximum allowed chlorophyll a criterion of 20 ug/L. Historic data showed that Lake Shelly also exceeded the maximum allowed chlorophyll value (20 ug/L) from 1996 to 2004 (eight years in a row). In contrast, Lake Cawthon chlorophyll was < 5 ug/L during the current study, indicating oligotrophic, healthy conditions. Based on the lake habitat assessment data, the high chlorophylls in Shelly appeared to be associated with land use practices (mowing to the edge of the impoundment, stormwater delivering fertilizers from lawns) within the Summerbrooke subdivision.

2 BACKGROUND AND INTRODUCTION

The law firm of Hopping, Green, and Sams contracted with Frydenborg EcoLogic to develop and implement a water quality and habitat study of five waterbodies (four impoundments and Carr Lake, receiving water), within the Lake Jackson basin. The objective of the study was to assess potential longitudinal differences in water quality and habitat within the impoundments, and to simultaneously evaluate a downstream, natural lake (Carr Lake).

2.1 IMPOUNDMENT AND LAKE LOCATIONS AND PHYSICAL SETTING

All systems were located in northern Leon County (Figure 2-3).

Photos of the systems are found in Figure 2-1 through Figure 2-11.



Figure 2-1. Lake Cawthon, currently formed by a beaver dam. Water was clear and slightly tannic stained.



Figure 2-2. Littoral zone vegetation in Lake Cawthon, including the pollution sensitive taxa *Brasia schrieberi*, *Nymphaea odorata*, and *Myriophyllum heterophyllum*.



Figure 2-3. Location of systems studied.



Figure 2-4. Iron oxidizing bacteria in groundwater seepage immediately downstream from Lake Cawthon beaver dam.



Figure 2-5. Approximately 100 m downstream of Lake Cawthon beaver dam, another beaver impounded area.



Figure 2-6. Beaver pond located upstream of Preservation Road. Note “rusty” appearing water associated with iron reducing bacteria and iron oxidizing bacteria (natural processes).



Figure 2-7. Outflow from Preservation Road beaver dam to Lake Alyssa was < 1 gallon per minute after receiving 7 inches of rain during the 2 weeks before sampling.



Figure 2-8. Culvert from Preservation Road beaver pond to Lake Alyssa, a stormwater impoundment.



Figure 2-9. Typical disturbed conditions associated with littoral zone in Lake Alyssa.



Figure 2-10. Lake Shelly at outfall (no discharge after 7 inches of rain during the 2 weeks prior to sampling).



Figure 2-11. Carr Lake, a natural lake downstream from the Summerbrooke ponds. Vegetation was similar to that of Cawthon Pond.

2.2 LAKE PROTECTION NODE CONCEPT

Leon County has proposed zoning property near the intersection of Bull Headley and Bannerman Roads as "Lake Protection Node." The concept for developing a Lake Protection Node zoning district is primarily based on the Smart Growth principle of allowing mixed land uses to create more vibrant, diverse, and walkable communities (City of Tallahassee, 2018). Development concentrated into geographic nodes is a planning tool that involves allowing higher development rights around major intersections rather than along commercial strips that stretch miles down either side of roads (City of Tallahassee, 2018). Such nodes, through concentrating commercial, office, and higher density residential uses tied together with sidewalks and bicycle lanes and paths can help reduce automobile trips, decrease the need for widened roadways to accommodate these trips, and provide convenient and attractive walking and bicycling connections to adjacent or nearby residential areas (City of Tallahassee, 2018).

Following the concepts in the 2006 U.S. Environmental Protection Agency report "Protecting Water Resources with Higher-Density Development", Lake Protection Node zoning focuses on the idea that allowing compact development with effective stormwater management can actually preserve more land and improve protection of water resources (City of Tallahassee, 2018). Figure 2-12 demonstrates how the same number of homes can be accommodated utilizing considerably less land area when the land per home is reduced. In concept, the land not used for development would remain minimally disturbed (City of Tallahassee, 2018).

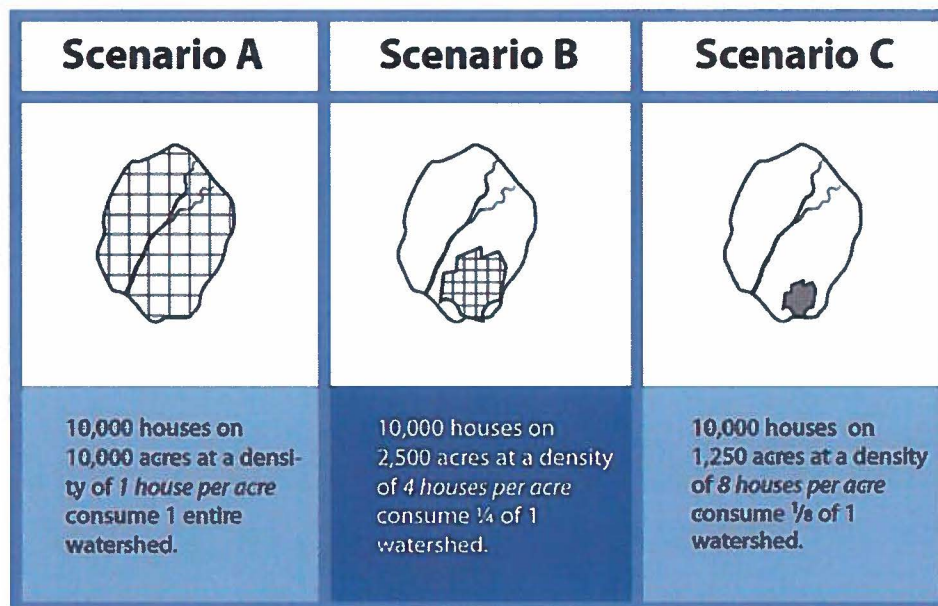


Figure 2-12. Graphic example of how a Lake Protection Zone protects a watershed (City of Tallahassee, 2018).

The establishment of nodal areas by the application of a new zoning district is proposed at the intersection of Bannerman and Bull Headley roads (Figure 2-13, Figure 2-14).

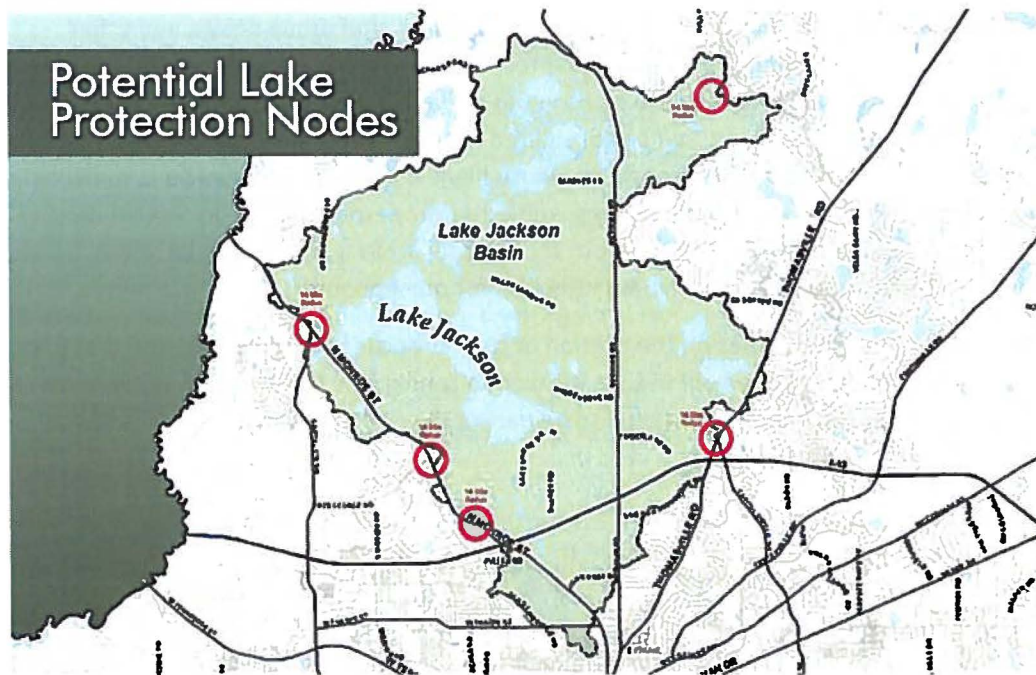


Figure 2-13. Potential Lake Protection Node zoning areas. The study area is near the northeastern-most circle (City of Tallahassee, 2018).

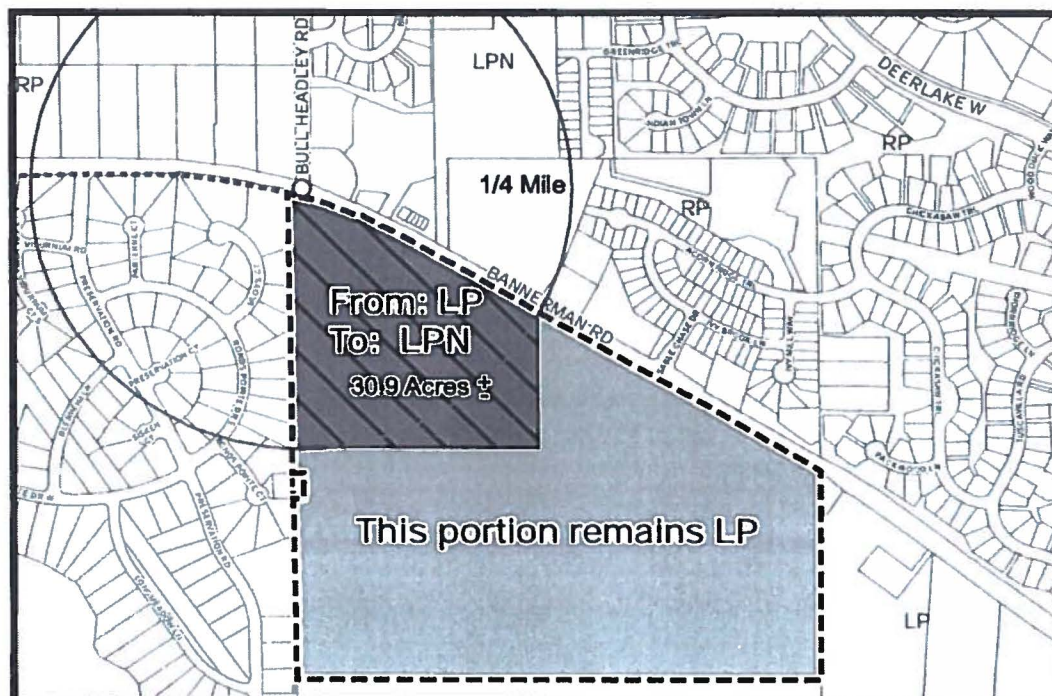


Figure 2-14. Closer view of Lake Protection Node zoning area at Bannerman and Bull Headley Roads (Leon County, 2018). Note that there are no waterbodies on the portion of land proposed for re-zoning, and that Lake Cawthon lies within the area to remain in Lake Protection zoning.

The Lake Protection Node district would specify permitted uses, and urban design and other development standards, including current Lake Protection stormwater standards and requirements and potentially, a cap on total acres in the Lake Jackson Basin that can be placed in the new district (City of Tallahassee, 2018). Properties that could be considered for rezoning to new Lake Protection Node would include non-conforming uses, vacant properties whose highest and best use may be commercial or office to serve the surrounding residential areas, and other properties suitable for higher density housing (City of Tallahassee, 2018). The extent of these nodal areas would ideally be within a radius of ¼ mile of a main intersection, which is a five-minute walk for most people (City of Tallahassee, 2018).

Note that there are no waterbodies on the portion of land proposed for re-zoning, and that Lake Cawthon lies within the area to remain in Lake Protection zoning (see Figure 2-15). Additionally, Lakes Shelly and Somerset are currently considered to be part of the City of Tallahassee's stormwater management system (Figure 2-15).

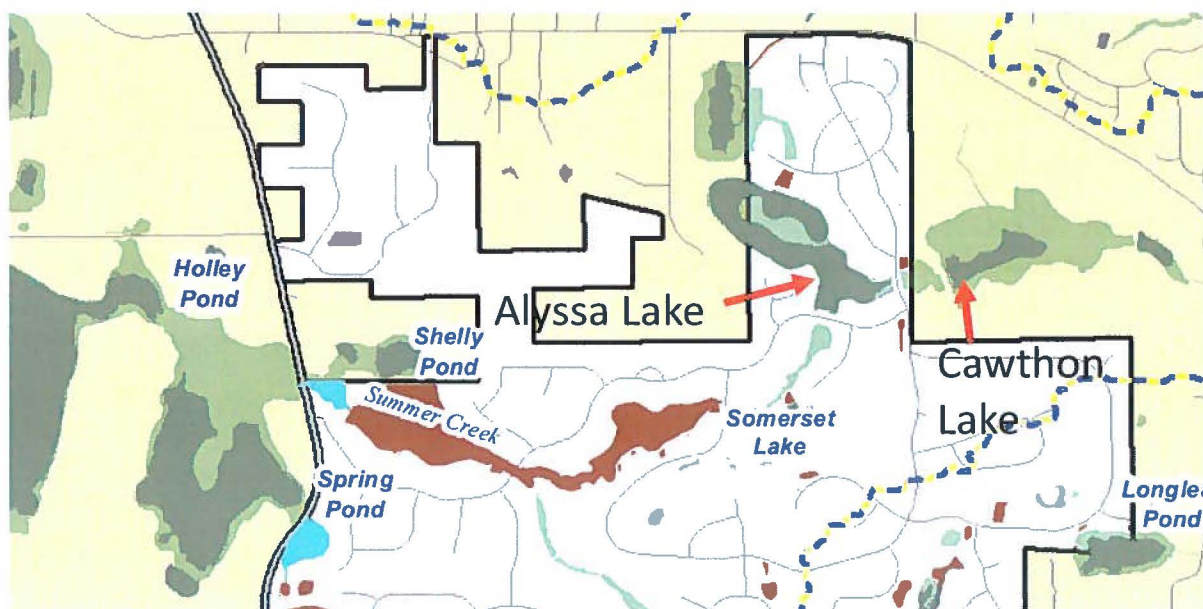


Figure 2-15. Map of the Summerbrooke area showing the waterways (Lakes Shelly and Somerset) considered to be part of the City of Tallahassee's stormwater management system (shaded brown) (Frydenborg and Frydenborg, 2016).

2.3 Numeric Nutrient Criteria for Lakes

FDEP used a "performance based approach" to derive Statewide nutrient criteria for freshwater lakes, with designated use attainment achieved if annual geometric mean chlorophyll *a* values were 20 µg/L or lower in colored lakes and high alkalinity clear lakes, and 6 µg/L or lower in clear, low alkalinity Florida lakes (Table 2-1, Figure 2-16). These chlorophyll targets were based on a weight of evidence approach and input from a Technical Advisory Committee (Table 2-2).

The relationship between nutrients and chlorophyll *a* was the most robust response found. Therefore, Statewide lake nutrient criteria in Chapter 62-302, FAC, were based upon this analysis (FDEP, 2012).

Table 2-1. Total phosphorus and total nitrogen criteria ranges for clear (<40 PCU) and colored Florida lakes (>40 PCU). The lower and upper thresholds were based on the intersection of chlorophyll *a* concentrations with the 50 %ile prediction intervals.

Lake Type	Response (Chl- <i>a</i> µg/L)	Stressor	Lower Threshold	Upper Threshold
Clear and Low Conductivity (≤ 40 PCU and ≤ 20 mg/L CaCO ₃)	6	TP (mg/L)	0.01	0.03
	6	TN (mg/L)	0.51	0.93
Clear but High Conductivity (≤40 PCU but > 20 mg/L CaCO ₃)	20	TP (mg/L)	0.03	0.09
	20	TN (mg/L)	1.05	1.91
Colored (>40 PCU)	20	TP (mg/L)	0.05	0.16
	20	TN (mg/L)	1.27	2.23

Table 2-2. Lines of evidence used in determining support of the 2002 Florida Impaired Waters Rule Technical Advisory Committee's chlorophyll *a* target recommendations.

Line of Evidence	Chlorophyll <i>a</i> target	State
Paleolimnological studies	14 to 20 µg/L (higher for some lakes)	Florida
Expert opinion	20-33 µg/L	Virginia, Iowa, West Virginia, Maryland
Fisheries responses (warmwater)	35-60 µg/L	Virginia
Fisheries responses (coldwater trout and coolwater)	3-5 µg/L and 25 µg/L, respectively	Minnesota, Colorado
Lake user perceptions	20-25, up to 30 µg/L in colored lakes; as low as 3 µg/L in Florida Trail Ridge clear lakes	Texas and Florida
Existing levels approach	5-27 µg/L	Alabama
Reference lake approach	2-8 µg/L in clear lakes, 9-18 µg/L in colored lakes	Florida, using 75 th percentile

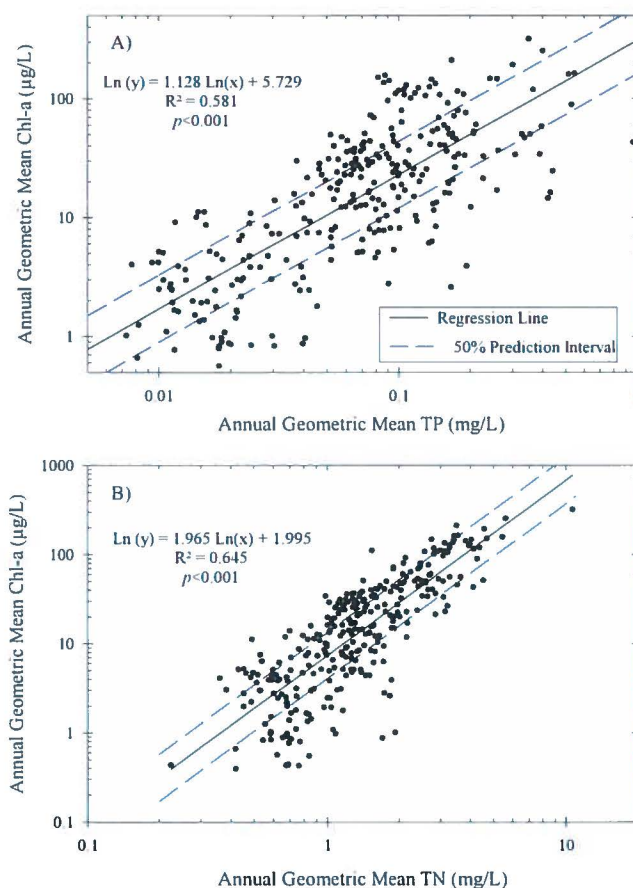


Figure 2-16. Regression analyses between annual geometric mean chlorophyll a concentrations and annual geometric mean TP (top panel) and TN (bottom panel) concentrations in moderately colored (>40-140 PCU) Florida lakes.

3 METHODS

3.1 WATER QUALITY SAMPLING

At each lake, a physical/chemical characterization according to FDEP SOP FT 3001 was performed and data were recorded according to FDEP SOP FD 5311 (relevant to lakes). A Hydrolab Quanta DS5 multi-parameter Sonde was used to measure water quality (temperature, pH, Salinity/conductivity, dissolved oxygen) for each lake.

Water sampling followed FDEP SOPs FS 1000, FS 2000, and FS 2100.

3.2 LAKE HABITAT ASSESSMENT

The field sampling method in FDEP SOP FT 3200 was followed. Each lake was visually surveyed to become familiar with features of the shoreline. Observations, as follows, were recorded on FDEP SOP form FD 9000-6.

The box that most adequately described the **Hydrology** (water residence time) of the system was checked. Lakes characterized by long water residence times and no surface water inflow or outflow are isolated systems dominated by rain events and groundwater seepage. Lakes with some flow or moderate to long water residence times have some surface water inputs but rarely have surface water discharges. Flow-through lakes are characterized by short water residence times.

The box that accurately describes the **Color** of the lake was checked. Very clear and moderately colored lakes may be sampled for benthic macroinvertebrates (see DEP SOP FS 7460). Dark and extremely dark lakes require vascular plant sampling, not invertebrate sampling. Dark lakes are defined as having a color greater than 20 PCU.

The **Secchi Depth** was scored based on the depth at which the Secchi disk could first no longer be seen, following the accompanying scores on the HA form.

Vegetation Quality was based on whether the community consisted of diverse, expected native vegetation (emergent or submersed) or one either dominated by nuisance macrophytes or if few plants were present at all (e.g., plants removed).

For the **Stormwater Inputs** category, an appropriate score was assigned based on how stormwater enters the lake. Sheet flow over an uncultivated vegetated buffer zone is considered optimal. Cultivated lawns, ditches, discharge pipes and streams are other potential sources of stormwater. When scoring this parameter, best management practices (BMPs) was consider. For example, developed areas with good BMPs (buffers, swales, retention areas, etc.) scored higher than where stormwater entered the lake directly without treatment.

A **Bottom Substrate Quality** score was determined by grabbing sediment from knee deep water by hand (due to access issues, it was not practical to use a dredge). A substrate dominated by sand with small amounts of detritus and coarse particulate organic matter (CPOM) is considered optimal. Submerged aquatic vegetation (SAV) may be present as well. Higher percentages of CPOM, hard-packed sand, algae or nuisance macrophytes covering the bottom are lower quality substrates. Thick deposits of fine detritus or anaerobic mud/muck are considered to be in the poor category.

Lakeside Adverse Human Alterations was scored by visually observing the entire perimeter of the lake for human-made structures such as house, docks, and roads. Less than 10% development of the shoreline is considered to be in the optimal category. The greater the percentage of development, the lower the score for this category.

Upland Buffer Zone was scored by determining the width of the lakeside vegetated zone, percentage of vegetated shoreline, and whether the vegetation was native or exotic. A buffer zone of >18 m is considered optimal.

Adverse Watershed Land Use was scored by assessing the potential effects from adverse human land uses based on a continuum of amounts, density and type as listed on the HA form.

The scores from each assessment parameter were summed to determine the lake's habitat assessment total score.

4 ANALYSES OF WATER QUALITY AND PHYSICAL DATA

During the two weeks prior to the sampling event, a total of seven inches of accumulated rainfall was recorded in Tallahassee (Figure 4-1).

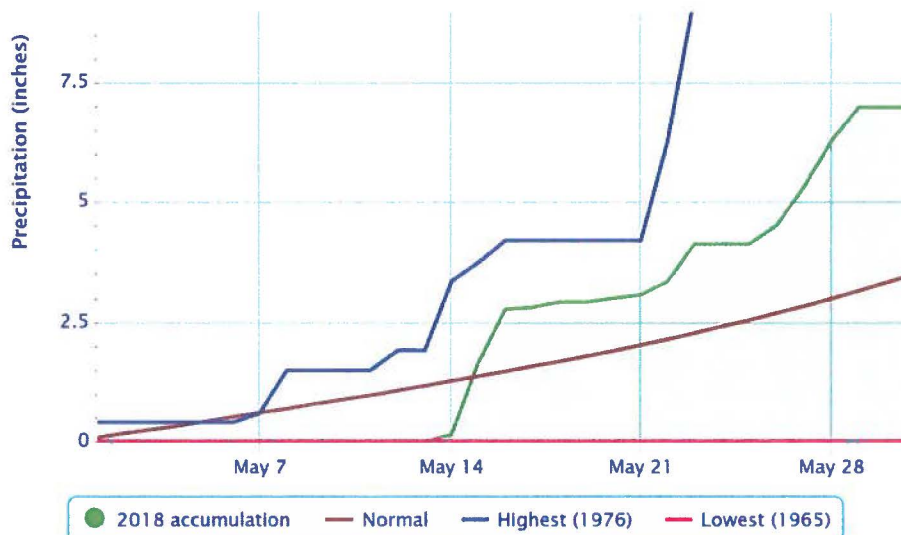


Figure 4-1. Tallahassee rainfall accumulation for May, 2018 (green line) (<https://w2.weather.gov/climate/xmacis.php?wfo=tae>).

4.1 LAKE HABITAT EVALUATION

Lake habitat assessment results indicated that Cawthon and Carr scored in the optimal range (above 105 points), Preservation Pond in the sub-optimal range (above 70 points), Shelly in the marginal range, and Alyssa in the poor range (both were below 45 points) (Figure 4-2). Alyssa and Shelly scored very low in the categories of vegetation quality, direct stormwater inputs, bottom substrate quality, littoral buffer zone, and lakeside alterations (Table 4-1). The majority of the lakeside areas at these impoundments were mowed to the edge of the water, allowing direct stormwater runoff (e.g., fertilizer applications, etc.) to enter the lakes from surrounding residential areas.

Lakes with habitat assessment scores below 45 points and significant hydrologic modification (as is the case for Alyssa and Shelly) have previously been shown to be correlated with:

- Poor water quality;
- A high degree of adverse human landscape disturbance; and
- Poor biological integrity (Fore et al., 2007).

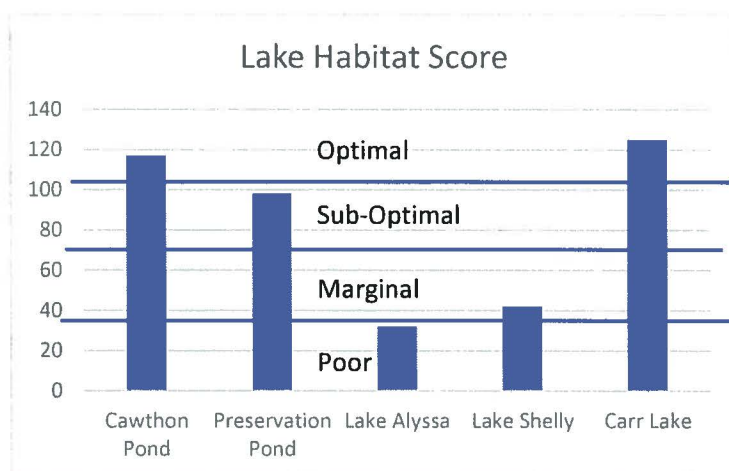


Figure 4-2. Lake Habitat Assessment scores.

Table 4-1. Lake habitat assessment component scores and total habitat assessment scores.

	Cawthon Pond	Preservation Pond	Lake Alyssa	Lake Shelly	Carr Lake
Secchi Score	6	4	8	9	11
Vegetation Score	20	19	2	2	20
Stormwater Score	17	15	3	4	18
Substrate Score	18	16	5	5	19
Lakeside Alterations Score	18	16	3	8	19
Buffer Zone Score	20	13	2	5	20
Watershed LU Score	18	15	9	9	18
Lake Habitat Score	117	98	32	42	125

4.2 METERED PARAMETERS

Plots of metered parameters are shown in Figure 4-3 through Figure 4-7. Temperature increased approximately 3°C between Cawthon and the Summerbrooke impoundments, and then reduced about 1°C in Carr Lake. The pH increased from 5.2 SU at Cawthon to 8.1 and 8.0 SU at Alyssa and Shelly, respectively, before reducing to 7 SU at Carr. The dramatic increase in pH at the Summerbrooke impoundments was likely associated with phytoplankton growth. Dissolved oxygen (DO) was very low in Cawthon, probably due to nighttime vascular plant respiration, and because this system was sampled earliest (0924), there was insufficient time for photosynthesis to increase the DO levels. Conversely, DO was supersaturated (> 100%) in the Summerbrooke impoundments, potentially associated with algal photosynthesis. Cawthon and Carr had similar specific conductivities (~260-280 umhos/cm), while Preservation, Alyssa, and Shelly were lower than expected (< 65 umhos/cm). Secchi depth was lowest at the Preservation Road beaver pond (0.4 m), likely due to the action of iron reducing and iron oxidizing microbes in the clay soils, mostly downstream of the Cawthon beaver dam. These naturally occurring soil microbes leached iron from the red hills clay and this resulted in a “rusty” appearance to the water

of Preservation beaver pond. This rusty appearing water was not transported to Alyssa, where the Secchi depth was double (0.8 m) the Preservation pond value (see discussion on iron below).

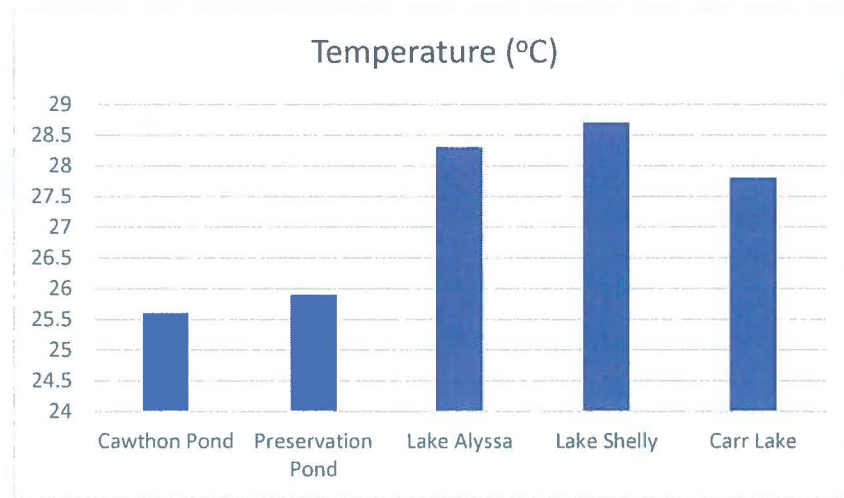


Figure 4-3. Lake temperature.

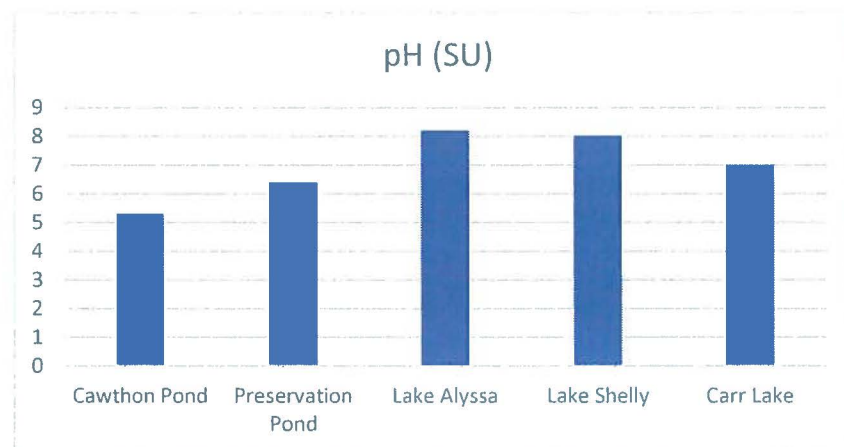


Figure 4-4. Lake pH.

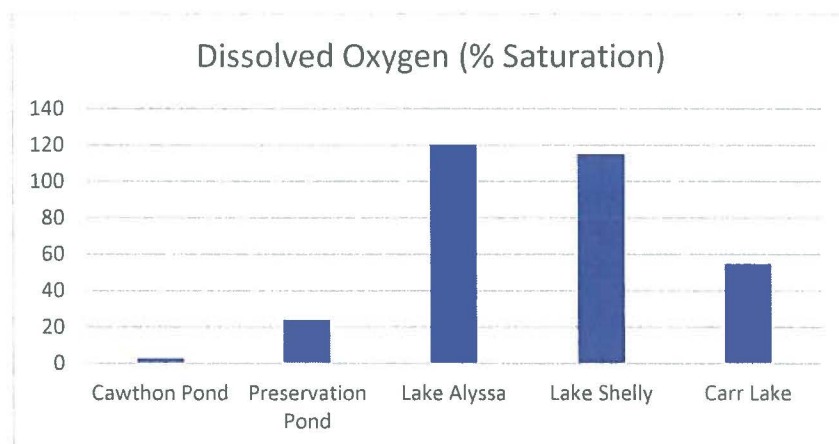


Figure 4-5. Lake dissolved oxygen.

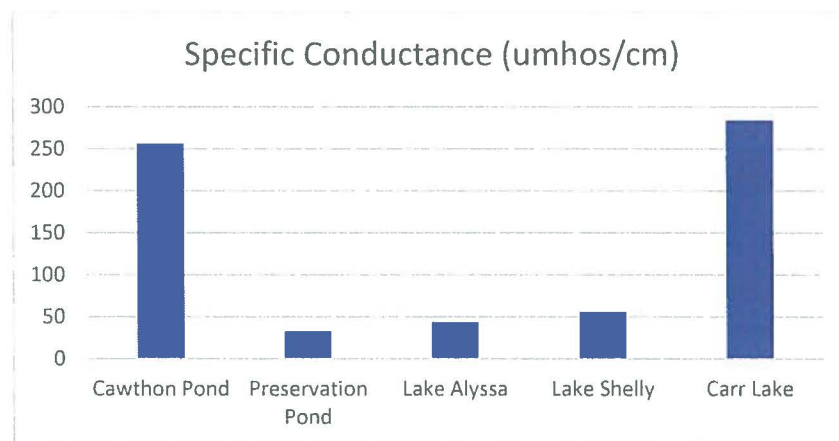


Figure 4-6. Lake specific conductance.

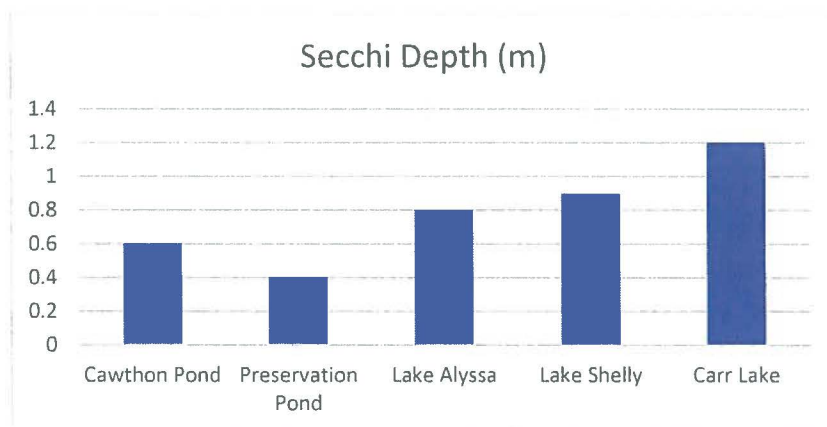


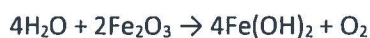
Figure 4-7. Lake Secchi depth.

4.3 IRON

Soils in the Cawthon Lake and Preservation Road beaver pond are predominantly Orangeburg loamy clays, a soil that has reddish hue due to naturally high levels of iron (NRCS, 1981). Iron concentrations of the lakes are found in **Figure 4-8**. Cawthon and Preservation iron levels were much higher than the remaining systems, and observations indicated that this was associated with the leaching of iron from the surrounding Orangeburg soils via iron reducing and iron oxidizing microbes. As mentioned earlier, the high iron in the Preservation Road beaver pond is responsible for the rusty appearance of the water there.

Iron-oxidizing bacteria are chemotrophic bacteria that derive the energy they need to live and reproduce by oxidizing dissolved ferrous iron. Generally, at least 300 ug/L of dissolved oxygen is needed to carry out oxidation (Sawyer and McCarty, 1967).

Iron-oxidizing bacteria colonize the transition zone where de-oxygenated groundwater water flows into an aerobic environment (Sawyer and McCarty, 1967). Low dissolved oxygen groundwaters seeping through soils high in clay materials have microbial populations that contain iron-reducing bacteria that can reduce insoluble ferric oxide in aquifer soils to soluble ferrous hydroxide and use the oxygen released by that change to oxidize some of the remaining organic material:



(water) + (Iron[III] oxide) → (Iron[II] hydroxide) + (oxygen) (Sawyer and McCarty, 1967).

When the de-oxygenated water reaches a source of oxygen, iron-oxidizing bacteria use that oxygen to convert the soluble ferrous iron back into an **insoluble reddish precipitate of ferric iron**:



(Iron[II] hydroxide) + (oxygen) → (water) + (Iron[III] oxide) (Sawyer and McCarty, 1967).

Florida groundwaters are typically low in dissolved oxygen, and when this low DO water seeps through clay soils which are high in iron (such as Orangeburg), the above natural processes act to produce the iron precipitate, which appears “rusty.” Iron in waters subject to the above processes is a natural phenomenon.

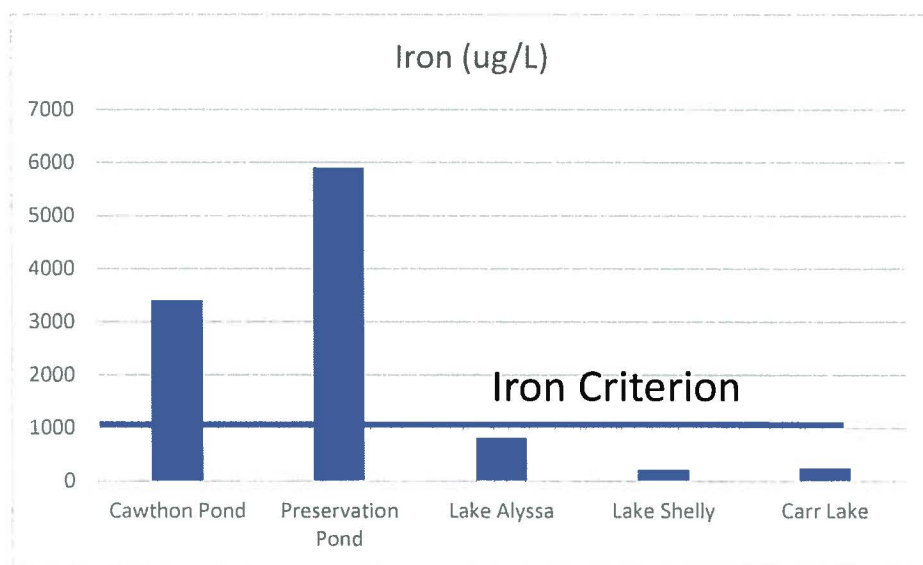


Figure 4-8. Plot of iron concentrations in the study lakes.

4.4 CLASSIFYING THE LAKES FOR NNC

Lakes with color over 40 PCU are considered colored lakes. Lakes with color below 40 PCU but with alkalinity exceeding 20 mg/L are clear, alkaline lakes. Lake with color below 40 PCU and alkalinity below 20 mg/L are clear, low alkalinity lakes. Based on the data in **Table 4-2**, all the study lakes are colored lakes. Note that the high color at Cawthon and Preservation suggest swamp water inputs of tannic substances, coupled with the naturally occurring iron.

Table 4-2. Color and alkalinity data for the study lakes.

Site	Color (PCU)	Alkalinity (mg/L Ca CO ₃)	Lake Type
Cawthon Pond	500	5	Colored
Preservation Pond	500	8.7	Colored
Lake Alyssa	50	NA	Colored
Lake Shelly	50	10	Colored
Carr Lake	50	5.2	Colored

4.5 NUTRIENTS AND CHLOROPHYLL A

Plots of TN, TP, and chlorophyll a are shown in **Figure 4-9** through **Figure 4-11**. Numeric nutrient criteria associated with each lake type is found in **Table 2-1**. To assess the NNC, a minimum of 4 samples over a year is required (at least one sample in the summer and at least one sample in the winter). The results presented in this current study can be considered to be a range-finding exercise for NNC attainment

(historic data for Shelly is presented below). All lakes achieved the TP and TN criteria, but Shelly exceeded the maximum allowed chlorophyll a criterion.

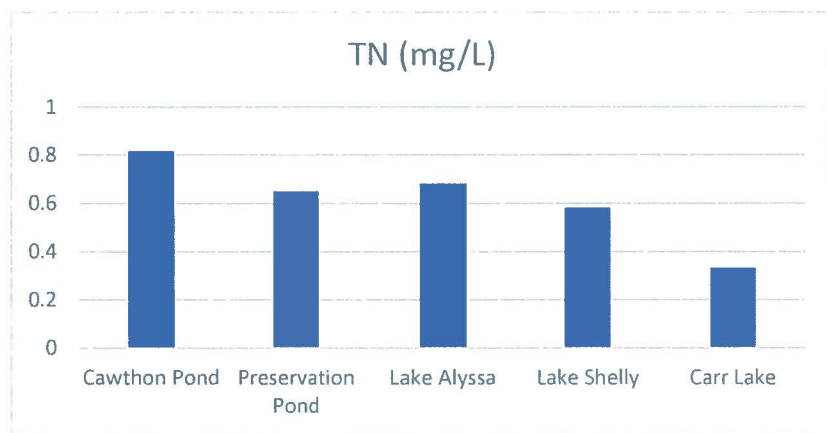


Figure 4-9. Plot of total nitrogen for the study lakes.

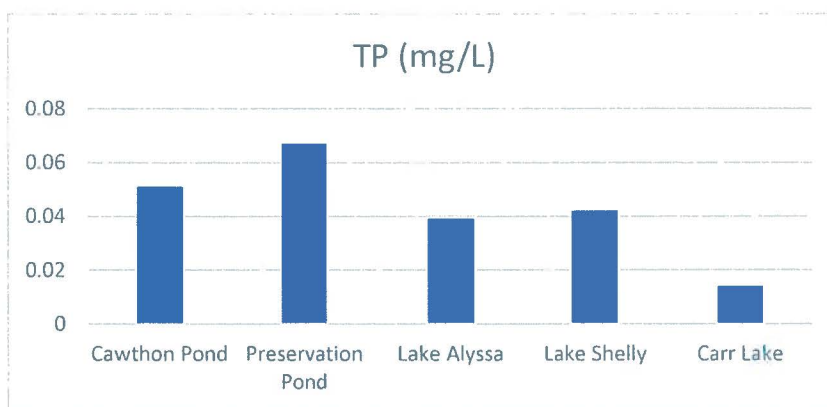


Figure 4-10. Plot of total phosphorus for the study lakes.

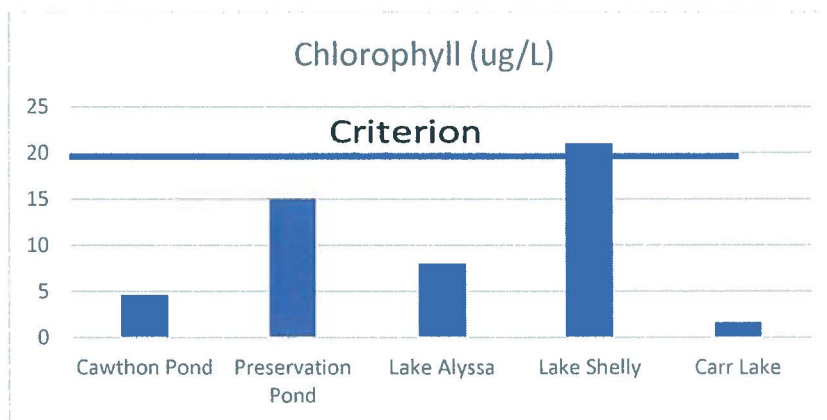


Figure 4-11. Plot of chlorophyll a for the study lakes.

4.6 HISTORICAL DATA FOR LAKE SHELLEY

The Impaired Waters Rule database (Run 54) was queried to determine data availability for the subject lakes. Only data from Lake Shelly from 1996-2007 were available (**Figure 4-12**). Lake Shelly exceeded the maximum allowed chlorophyll value (20 ug/L) from 1996 to 2004. This finding is similar to the results of the current study, where Lake Shelly also exceeded the 20 ug/L chlorophyll a threshold. In contrast, Lake Cawthon chlorophyll was < 5 ug/L during the current study. Based on the lake habitat assessment data, the high chlorophylls appeared to be associated with land use practices (mowing to the edge, fertilization of lawns) within the Summerbrooke subdivision.

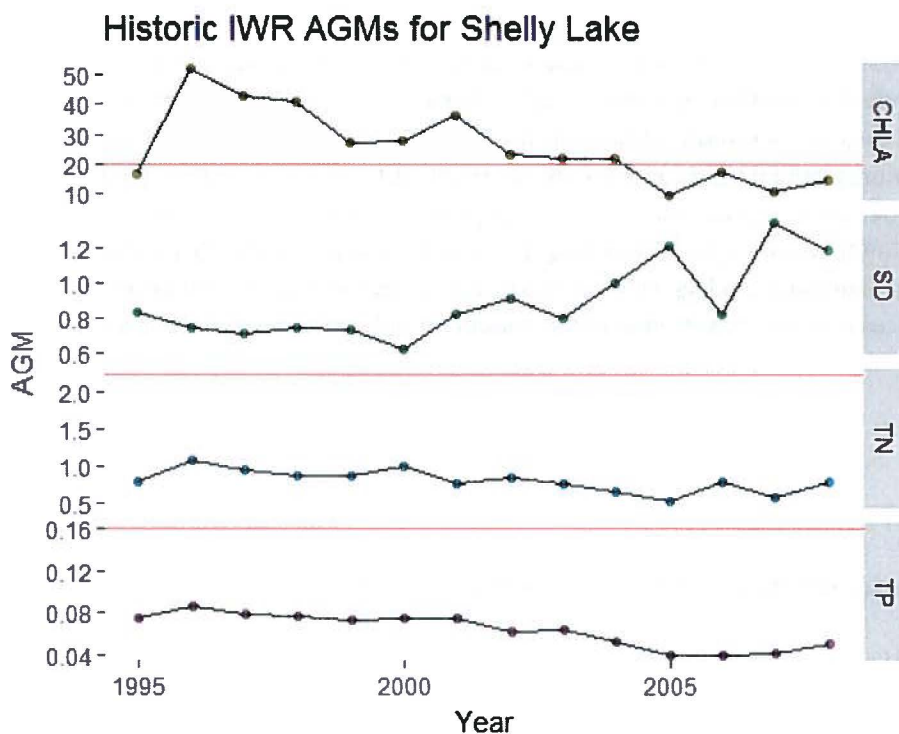


Figure 4-12. Plots of chlorophyll a, Secchi depth, TN, and TP for Lake Shelly, from 1995-2007.

5 CONCLUSIONS

Important findings from this investigation were:

- Lake habitat assessment results indicated that Lakes Cawthon and Carr scored in the optimal range (above 105), Preservation Pond in the sub-optimal range (above 70), Shelly in the marginal range, and Alyssa in the poor range (both were below 45 points). Lakes Alyssa and Shelly scored very low in the categories of vegetation quality, direct stormwater inputs, bottom substrate quality, littoral buffer zone, and lakeside alterations. The majority of the lakeside areas at these impoundments were mowed to the edge of the water, allowing direct stormwater runoff (e.g., fertilizer applications, etc.) to enter the lakes from surrounding residential areas. Lakes with habitat assessment scores below 45 points and

significant hydrologic modification (as is the case for Alyssa and Shelly) have previously been shown to be significantly correlated with:

- Poor water quality;
- A high degree of adverse human landscape disturbance; and
- Poor biological integrity (Fore et al., 2007);
- Soils in the Cawthon Lake and Preservation Road beaver pond are predominantly Orangeburg loamy clays, a soil that has reddish hue due to naturally high levels of iron. Cawthon and Preservation iron levels were much higher than the remaining systems, associated with the leaching of iron from the surrounding Orangeburg soils via iron reducing and iron oxidizing microbes. Iron oxidizing bacteria convert soluble ferrous iron (made soluble by iron reducing bacteria) back into an **insoluble reddish precipitate of ferric iron**. These natural processes acted to produce water that appears “rusty” at Preservation Road beaver pond; and
- Based on a single sample, all lakes achieved the TP and TN criteria, but Lake Shelly exceeded the maximum allowed chlorophyll a criterion of 20 ug/L. Based on historic data, Lake Shelly also exceeded the maximum allowed chlorophyll value (20 ug/L) from 1996 to 2004. In contrast, Lake Cawthon chlorophyll was < 5 ug/L during the current study. Based on the lake habitat assessment data, the high chlorophylls in Shelly appeared to be associated with land use practices (mowing to the edge of the impoundment, stormwater delivering fertilizers from lawns) within the Summerbrooke subdivision.

6 LITERATURE CITED

City of Tallahassee (2018). Lake Jackson Sustainable Development.

FDEP (2012). Technical Support Document: Development of Numeric Nutrient Criteria for Florida Lakes, Spring Vents and Streams.

Fore, L., Frydenborg, R.B., Wellendorf, J., Espy, J., Frick, T., Whiting, D., Jackson, J., and Patronis, J. (2007). Assessing the Biological Condition of Florida’s Lakes: Development of the Lake Vegetation Index (LVI).

Frydenborg, R.B., and Frydenborg, B.R. (2016). A Ground-Truth Study to Assess the City of Tallahassee’s Linear Infrastructure Variance Map.

Leon County (2018). Board of County Commissioners Leon County, Florida Agenda Regular Public Meeting Tuesday, April 10, 2018,.

NRCS (1981). Soil survey of Leon County.

Sawyer, C.N., and McCarty, P.L. (1967). Chemistry for Sanitary Engineers. (McGraw-Hill), p.

7 APPENDIX

DEP Form FD 9000-6: Lake Habitat Assessment Field Sheet



STORET STATION NUMBER:	DATE (M/D/Y)		LAKE NAME		FIELD ID / NAME:	
ECO-REGION:	COUNTY: WALTON		SAMPLING LOCATION/DESCRIPTION:		LAKE SIZE:	
PARAMETER	No surface inflow or outflow present, very long water residence time, groundwater seepage dominates		Surface water inflow present, but flow is rare, moderate to long water residence time		Surface water inflow and outflow present (or outflow only), sometimes with visible flow, short water residence time	
HYDROLOGY						
Color	Very clear, uncolored water (benthic sampling appropriate)		Water somewhat tannin stained (benthic sampling appropriate)		Dark, discolored water (water color 20 PCU or higher)	
	Optimal		Suboptimal		Marginal	
	Poor					
Secchi	Secchi >3 m		Secchi(m)		3 2.6 2.2 1.8 1.4 1.0 0.9 0.8 0.7 0.6 0.5 0.4 0.3 0.2 0.1	
	Or VOB		20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1			
Vegetation Quality	Diverse, expected native vegetation (emergent or submersed), less than 5% nuisance taxa		Mostly expected native plants, but moderate growths (6%-20% of lake) of nuisance macrophytes, or more than 50% of lake covered with plants		Large masses (21%- 40%) of nuisance macrophytes (e.g., Hydrilla, hyacinth, cattail, etc.) or algal mats	
	20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1					

Stormwater Inputs <input type="checkbox"/>	Stormwater enters system via sheet flow over non-cultivated and/or natural vegetation					Some direct stormwater inputs (ditches, pipes, cultivated vegetation < 10%) but good BMPs in place					Moderate direct inputs of stormwater (ditches, pipes, cultivated vegetation 11%-50%) but few BMPs in place					Much direct input of stormwater (ditches, pipes, cultivated vegetation > 51%) and no or ineffective BMPs in place				
	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Bottom Substrate Quality <input type="checkbox"/>	Diverse mixture of sand, detritus, with small amounts of CPOM/mud/muck. SAV may be present					Mixture of sand or clay and detritus with higher % CPOM/mud/muck content. SAV may be present					Moderate layer of CPOM/ mud/muck, or hardpacked sand only, or moderate algal growth (mats or Chara) on bottom					Thick deposits of CPOM, or fine detritus and anaerobic muck/mud/silt, or algal growth or nuisance plants (Hydrilla) cover bottom				
	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Lakeside Adverse Human Alternations <input type="checkbox"/>	Very few man-made structures, roads, or other disturbance adjacent to lake (<10%)					Moderate disturbance visible (structures, roads or other), 10%-49% lakeside affected					Many structures, roads or other human disturbance visible (50%-70%) lakeside affected)					Highly developed or disturbed (>70% of lakeside affected)				
	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Upland Buffer Zone <input type="checkbox"/>	Expected native vegetation between uplands and littoral zone, greater than 90% of shore with >18 m buffer					89%-51% of shoreline with >18m buffer or >75% with 10m to 18m buffer					50%-30% of shoreline with >18m buffer or 50%-74% with 10m to 18m buffer					< 29% of shoreline with >18m buffer				
	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Adverse Watershed Land Use <input type="checkbox"/>	Score the potential effects from adverse human land uses, based on a continuum of amount and type, with least to most adverse as follows: Native vegetation, Silviculture, Pasture or Citrus, Low Density Residential, Row Crops, Commercial, High Density Residential, Urban, Industrial																			
	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

TOTAL SCORE <input type="checkbox"/>	COMMENTS:																			

ANALYSIS DATE:	ANALYST: FRYDENBORG AND FRYDENBORG	SIGNATURE:
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Jessica Icerman - Re: Bannerman Development

From: John Dailey
To: Jim Phillips
Date: 4/10/2018 2:22 PM
Subject: Re: Bannerman Development

Thank you for your email regarding the rezoning of the Bannerman parcel. This issue is quasi-judicial and as such discussion is not allowed, but your email has been read and it will be given consideration when the matter comes before the Board.

John

>>> Jim Phillips <lacagator@gmail.com> 4/10/2018 2:16 PM >>>
Mr. Desloge,

I am writing to express my opposition to the proposed re-zoning and development at Bannerman crossing. As a resident of the area, I can attest to the fact that such development will severely impact our quality of life and cause damage to the environment. At Summerbrooke, we are already seeing our lakes polluted from the runoff caused by the clear cutting of the property to be re-zoned. Additionally, Bannerman is not capable of handling the additional population as its expansion is 8 years away.

Please vote against the rezoning of this sensitive area.

Thank you,

James Phillips
1341 Conservancy Drive E
Tallahassee, FL 32312

Jessica Icerman - Re: please support Bannerman proposal

From: <allisonfinn@aol.com>
To: <DeslogeB@leoncountyfl.gov>
Date: 4/11/2018 1:15 AM
Subject: Re: please support Bannerman proposal
Cc: <McDevittD@leoncountyfl.gov>, <ThieleH@leoncountyfl.gov>, <Cherie.Bryant...

That's just amazing! I assume the opponents are mostly upset about traffic, though I guess they will throw in the environment too. Seems so misguided to me. Don't they realize that we had so little in Bradfordville until sufficient population growth made things like the Publix, library possible? And even now we just don't have enough to make "Bradfordville crossings" a success.

This may be heresy to the development community, and not what public officials want to hear either, but the time may have come to put decent public transportation between B'ville and downtown, by which I don't mean the occasional bus. I guess you will have to vote against this project in July, but I hope not. Regards, Allison

-----Message d'origine-----

De : Bryan Desloge <DeslogeB@leoncountyfl.gov>
À: allisonfinn <allisonfinn@aol.com>
Cc: David McDevitt <McDevittD@leoncountyfl.gov>; Herb Thiele <ThieleH@leoncountyfl.gov>; Cherie Bryant <Cherie.Bryant@talgov.com>
Envoyés: Tue, Apr 10, 2018 04:50 PM
Sujet: Re: please support Bannerman proposal

Allison, have to tell you that you are the only person who has indicated any support at all for this project! With that said though, I wish I could talk with you about this project, but I'm prohibited from discussing it outside the confines of the County Commission Public Hearing as it has been determined to be quasi judicial. I'm forwarding your email to staff with the request that your email be included as a part of the public record. Thanks for weighing in on this agenda item. I'll take your comments into consideration in my deliberations. Hope all's well with you. Have a good day!

>>> <allisonfinn@aol.com> 4/8/2018 6:42 PM >>>

Hi, Bryan. Long time no see!

I am sending you this email because I will be unable to attend the public hearing and would like to express my support for the Bannerman development project that would bring higher density to a parcel in this area.

Having lived in Tallahassee for quite a long time now, I am delighted to see the changes in a direction of more people living closer together and more amenities, especially the fact that for us in Bradfordville it is really no longer necessary to go downtown for a great deal of what makes life interesting.

I am sure you will have many naysayers at the hearing. But please keep in mind that, as you probably know well already, people contented with a plan are less likely to come out than those who are unhappy.

You will be moving in the right direction if you approve this plan. It's clear, as I am sure you have read in the media, that all around the country more and more Americans like urban living, walkable neighborhoods and shops and restaurants close at hand.

You are already moving in the right direction with the Bradfordville Crossings project. It's a shame that some businesses have not been able to make a go of it, no doubt because we in this area still do not quite have the population density to make certain concerns a go.

(I particularly regret the loss of Japanese restaurant Miyako and Chinese restaurant Zheng's Mansion, probably killed by the Lucy Ho project Dao, regrettably a pretty dreadful and fake Asian eatery, unlike the delightful competitors it has wrecked.) (If this area had a Miracle 5 type cinema and a little performing arts center, why, it'd be practically perfect!)

In any case, please go for it! I'd certainly attend if I were not going to be a few thousand miles away. Please let me know if there is anyway I can help make this plan not only a reality but a high-quality project of which we can all be proud.

Best regards,

Allison Finn
3750 Kimmer Rowe Drive 32309
[850-893-0095](tel:850-893-0095)

Jessica Icerman - Preservation Road - Bannerman Rezoning

From: Thomas Whitley
To: BOCC_Commissioners; BOCCAides
Date: 4/17/2018 10:54 AM
Subject: Preservation Road - Bannerman Rezoning
Cc: Vince Long; Alan Rosenzweig; Herb Thiele

Commissioners and Aides,

Our office has received a call from Anastasia Petronis, who lives at 7999 Preservation Road. She is concerned about a dam that the City opened up today that resulted in drainage going into a nearby holding pond, which she says runs into Lake Jackson. I have already reached out to County Administration about this and they are looking into the specific issue. However, she asked that I also pass along her larger concerns as they relate to the rezoning on Bannerman Road to the rest of the commissioners so that she didn't have to call each office. In her estimation, the drainage being full of red clay and garbage is a result of the nearby clear cutting and she is concerned that this will only worsen with more development in the area.

Best,

Thomas J. Whitley

Commission Aide for
Commissioner John Dailey, District 3
Board of County Commissioners
Leon County Courthouse
301 South Monroe Street
Tallahassee, Florida 32301
WhitleyT@leoncountyfl.gov
[\(850\) 606-5373](tel:(850)606-5373)

"Exceeding Expectations. Expanding Possibilities."

Please note that 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.

Jessica Icerman - Fwd: 1665 Bannerman Rd.

From: Nick Maddox
To: Icerman, Jessica
Date: 4/30/2018 1:12 PM
Subject: Fwd: 1665 Bannerman Rd.
Attachments: Flyer 3 (Carol).docx

>>> Joseph Briggs <pandjbriggs012@gmail.com> 4/30/2018 12:51 PM >>>

Good afternoon,

Attached please find a copy of a flyer that is being distributed throughout our community and surrounding HOA's. It includes a link at the bottom for you to review the 303 comments and 935 signatures of those opposed to the rezoning request.

We anticipate these numbers to increase between now and July 10th.

Pam Briggs
1213 Conservancy Dr. E
Tallahassee, FL 32312

- Troubled by the prospect of apartment buildings or a large commercial complex RIGHT in your backyard?
- Concerned about CURRENT congestion on Bannerman and Meridian, and overcrowded classrooms for your kids?
- Eager to PROTECT the integrity of your neighborhoods, the stability of your property values, and the overall quality of life in your area?

If so, please visit the following website, add your voice to the growing list of concerned citizens, and learn how you and your neighbors **CAN MAKE A DIFFERENCE!**

<https://www.ipetitions.com/petition/bannerman-rezoning>

Jessica Icerman - Re: Bannerman/Bull Headley Rezoning Update

From: Bryan Desloge
To: Stewart, Brian
Date: 5/14/2018 9:41 AM
Subject: Re: Bannerman/Bull Headley Rezoning Update
Cc: Cherie (Planning) Bryant; Tedder, Wayne; Long, Vince; McDevitt, David...

Brian, the meeting is evidently with the Planning Commission as the County Commission will not take this up until July. I'm also not allowed to discuss the project as it is quasi judicial. I'm forwarding your comments to the appropriate staff and asking that they share your comments with the Board members and include them in the public record. Hope you enjoyed the weekend and that all is well with you!

>>> Brian Stewart <brianstewart@aol.com> 5/14/2018 9:29 AM >>>

Good morning Bryan. I know there's a meeting about this on Wednesday but I wanted to make sure that you saw my concerns prior to the meeting about the proposed development north of Bannerman Road.

Due to my work travel schedule I will not be able to attend the meeting on Wednesday in person. However, I wanted to make sure to submit my concerns as a Broken Bow trail resident for consideration. Thanks for your time and for your review.

1. Is it necessary to connect the neighborhood by Glen Oak Trail to Broken Bow?

-With all the homes being built the added traffic is concerning to me as a father of young children. Even now the speeds at which people come down the hill and around the corner around our house are dangerous.

-Wouldn't it make more sense to eliminate this connection to the street and focus traffic out of the neighborhood to Bannerman road?

-Traffic studies should be done to estimate how difficult it will be for the morning commute to turn left out of the new development onto bannerman road. We want to make sure it's safe for everyone! If everyone decided it was too dangerous to turn left onto bannerman they may choose to go glen oak to broken bow and then left onto Bull Headly which is already backed up during morning commute at the traffic light.

-Let's also consider what additional traffic this will also put on an already congested bannerman road in the afternoons.

2. Will the new neighborhood have sidewalks or greenspace?

-If the connection to glenn oak is necessary I would ask that you consider installing sidewalks along broken bow trail as well. The reason for sidewalks in the new neighborhood is to keep the roads safe for the new home owners. With 80+ homes that could be up to 160 cars! If they spilled out onto broken bow it would make it even more dangerous to walk the neighborhood. This is something many young families do and enjoy on a daily basis.

-The Chastain homeowner has been wonderful in that he has encouraged and allowed families to walk their dogs, fly a kite, and play on the property for years. When this is eliminated it will be a hardship for those who have been accustomed to that hospitality. Would the new neighborhood consider protecting or installing a green space or playground for current and future residents?

-Because the new neighborhood will not be part of the Killlearn Lakes HOA the new residents would not be allowed to use the KHOA playgrounds or green spaces.

3. Please protect the easement.

-Possibly most importantly please make 100% certain that no part of the current easement is cut down, trimmed, or modified in anyway as to protect the barrier between Broken Bow trail and the new development.

Thank you for your time,

Brian Stewart
[901-484-7211](tel:901-484-7211)

Brian Stewart

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

From: Bryan Desloge <DeslogeB@leoncountyfl.gov>
To: brianstewart <brianstewart@aol.com>
Sent: Tue, Dec 19, 2017 9:48 am
Subject: Re: Bannerman/Bull Headley Rezoning Update

I've asked that the email addresses of all who contacted me be added to a data base so that they are contacted when a proposed development plan is scheduled for hearings. I'll be in touch when I hear back from them. Merry Christmas!

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> 12/14/2017 2:06 PM >>>

Thank you for the response Commissioner. We will continue to keep an eye on everything. Where would be the best way to check and see if/when a proposed development plan will be considered? Would we get another letter in the mail? Will something be posted on the property near Bannerman road?

Appreciate it,

Brian Stewart

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

From: Bryan Desloge <DeslogeB@leoncountyfl.gov>
To: Killlearn Lakes Plantation <director@killlearnlakeshoa.org>; Bryan Desloge <DeslogeB@leoncountyfl.gov>
Cc: Vince Long <LongV@leoncountyfl.gov>; David McDevitt <McDevittD@leoncountyfl.gov>; Ken Morris <MorrisK@leoncountyfl.gov>; Alan Rosenzweig <RosenzweigA@leoncountyfl.gov>; Herb Thiele <ThieleH@leoncountyfl.gov>; Barry Wilcox <WilcoxB@leoncountyfl.gov>
Sent: Thu, Dec 14, 2017 12:36 pm
Subject: Bannerman/Bull Headley Rezoning Update

I've blind copied all who contacted me about the Killlearn Lakes rezoning, item #19 and I wanted to take a moment to update all of you on what happened. You may also want to take a look at the

agenda item for more information on this item. Just go to <http://cms.leoncountyfl.gov/coadmin/agenda/book/171212/Agenda.pdf> and scroll down to item #19. You can also view our discussion of the item by watching the video of the Commission meeting located at <http://cms.leoncountyfl.gov/coadmin/agenda/> then click on "watch meetings" on the right side of the page. That will take you to the meeting dates - just click on the December 12 meeting date. Please feel free to share my response to you with others.

This was a rezoning only, not approval for development. While I respect the decision of my colleagues to approve the rezoning of 9 acres near the intersection of Bannerman and Bull Headley Roads, I did not support the rezoning due to the uncertainty regarding the quality of the development, compatibility, and because this rezoning process does not allow for the County to impose any additional conditions on the future project that would alleviate the concerns of area residents. Instead, I sought to encourage the property owner and developer to go through a PUD process which would have required the submittal of an actual development proposal for staff and residents to react upon and, hopefully, find common ground before proceeding.

We know that development will continue to occur in our community and while we may not agree with development of certain parcels, property owners have rights. The development phase will have to be separately approved after undergoing the planning process which will take into account all of your concerns with the amount of traffic it will add to the area, traffic patterns, density, neighborhood concerns, etc. Given the approval of the rezoning, the developer is expected to submit a proposed site and development plan. A publicly noticed application review meeting will be conducted followed by a publicly noticed DRC meeting. Public comment is accepted and encouraged at both noticed meetings. Should you have any questions on the process, please contact Barry Wilcox at [850-606-1332](tel:850-606-1332).

I know this was not the outcome you hoped for and regret there was nothing more I could do on this item. When a project is brought forward for development of this parcel, please make sure you attend the review meetings to have your concerns entered into the record and to make any suggestions you feel would address those concerns. As always, please don't hesitate to contact me if you feel I may be of further assistance with this or other issues. Wishing all of you Happy Holidays and I'm looking forward to a prosperous new year for all of us.

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: Bannerman Road rezoning

From: Bryan Desloge <deslogeb@leoncountyfl.gov>
To: <dellk357@gmail.com>
Date: 7/2/2018 11:07 PM
Subject: Re: Bannerman Road rezoning
Cc: <thieleh@leoncountyfl.gov>; <thieleh@leoncountyfl.gov><longv@leoncountyf...>

Dell, I don't yet know what is included in this project and because this is a quasi judicial agenda item, Commissioners can only discuss it within the confines of the public hearing. This is coming back to the Commission July 10 for a 6:00 p.m. public hearing and I'll know then what has been proposed.

I'm forwarding your email to County Attorney Herb Thiele to ask that it be included as a part of the public record so that all know of your concerns with the project. Please know that I'll take your comments into consideration in my deliberations. Thank you for contacting me. I hope you enjoy the 4th of July festivities. Have a good evening.

Bryan Desloge
District IV Commissioner
[850-606-5364](tel:850-606-5364).

Sent from my Verizon 4G LTE Droid

On Jul 2, 2018 10:03 PM, Dell Moore <dellk357@gmail.com> wrote:
Mr. Desloge,

I am writing to you to express my extreme distress regarding the rezoning of the property opposite the intersection of Bannerman Road and Bull Headley Rd.

Quite simply, I do NOT care if the new owner bought the land and should be "allowed to do what he/she wants with it". They bought the land zoned for low density housing; they should live with it. The new plan is UNACCEPTABLE to those of us that have built and lived in the area for 20+ years.

This is not a NIMBY attitude. We bought here because of the zoning. We should be allowed to expect the zoning to be maintained. This planning will devalue our property significantly. Look at the horror that has occurred on East Mahan over the last 10 years.

If you, and the other commissioners vote to approve this, I will do EVERYTHING IN MY POWER to see you removed from office at the next election.

Yes, I am angry. I do not wish for my neighborhood to become a nightmare. Please vote NO on the change of zoning for this property.

Thank you, and respectfully yours,

Dell Moore

Jessica Icerman - Re: Fwd: △ Bannerman Road Development Updates △

From: Bryan Desloge <deslogeb@leoncountyfl.gov>
Date: 7/2/2018 4:51 PM
Subject: Re: Fwd: △ Bannerman Road Development Updates △
Cc: Vince Long; Alan Rosenzweig; David McDevitt; Herb Thiele

John, haven't seen this yet. This project is coming back to the Commission July 10. As it is a quasi judicial item, I can't discuss it with you or anyone else outside the public hearing process when it comes to the Commission. I suggest you talk with our permitting staff. They are allowed to respond to questions such as yours. I'm copying the County Administrator Vince Long and David McDevitt, our Growth Management Director with the request that someone contact you. They should be able to tell you what has been proposed and what will be brought to the Commission. The Commissioners can read your emails and have them included in the public record for all to view, but we just can't discuss the issues until the meeting. Hope all's well with you. Let me know if I may be of help with other concerns. Enjoy the 4th.

Bryan

Sent from my Verizon 4G LTE Droid

On Jul 2, 2018 3:33 PM, John Kuczwanski <john.kuczwanski@me.com> wrote:
 Bryan,

Quick question - Is this accurate? I live right across the street from the rendition of what Bannerman Road might look like. Not so residential anymore... how can that happen to an area so drastically? I always figured a similar neighborhood would be built there, not this. Not something to bring retail at that level into the area.

Thanks as always!

John.

Sent from my iPhone

Begin forwarded message:

From: Tommy Pipkin <tommy.pipkin.yahoo.com@send.mailchimpapp.com>
Date: July 2, 2018 at 3:15:58 PM EDT
To: JOHN KUCZWANSKI <john.kuczwanski@me.com>
Subject: △ Bannerman Road Development Updates △
Reply-To: tommy.pipkin@yahoo.com

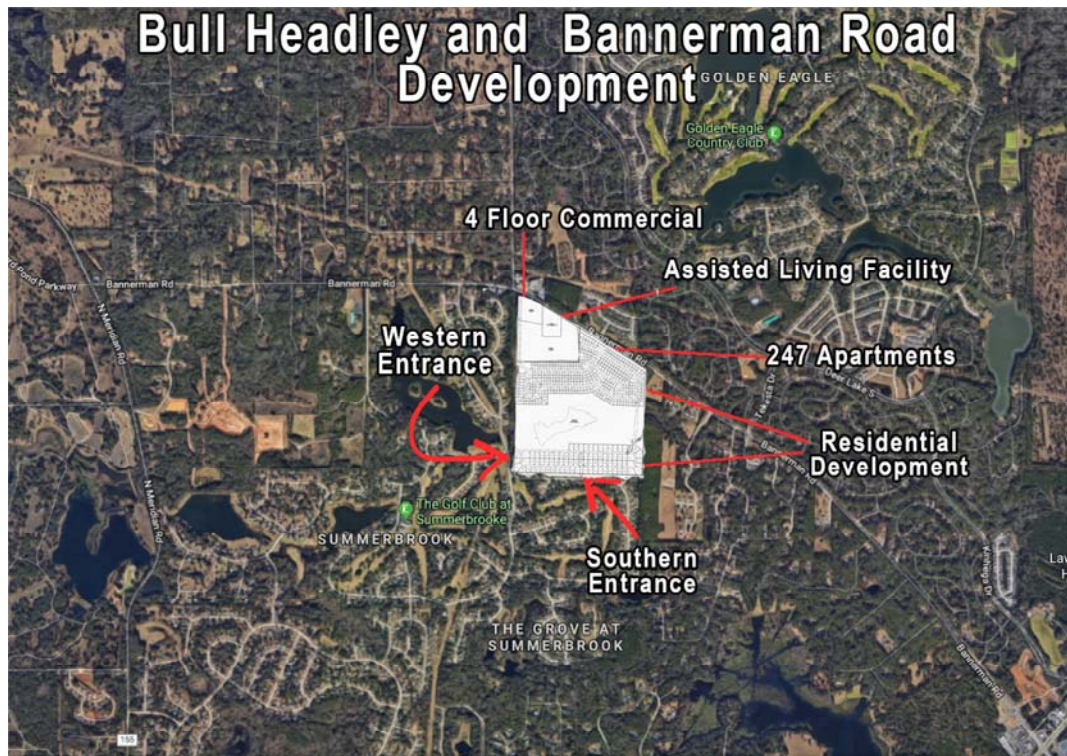


Welcome neighbor,

I'm Tommy Pipkin, the President of the Summerbrooke Property Owners Association. As you may have seen, we are releasing a new Facebook group for all residents of the greater Bannerman corridor to stay informed about new developments in the area, and discuss how to best have our voices heard.

We hope that residents of Killearn Lakes, Golden Eagle, McBride Estates, Luna Plantation, Ox Bottom and more will join us in being informed and engaged on development projects happening in and around our corridor. You can join our Facebook group [by clicking here](#).

Bull Headley and Bannerman Road Development Site Plan Revealed



A proposed rezoning of the Southeast quadrant of the intersection of Bull Headley and Bannerman Road, is on the way. We have found a site plan of the project that has not been shared with the public. A full size image can be found on the Facebook page.

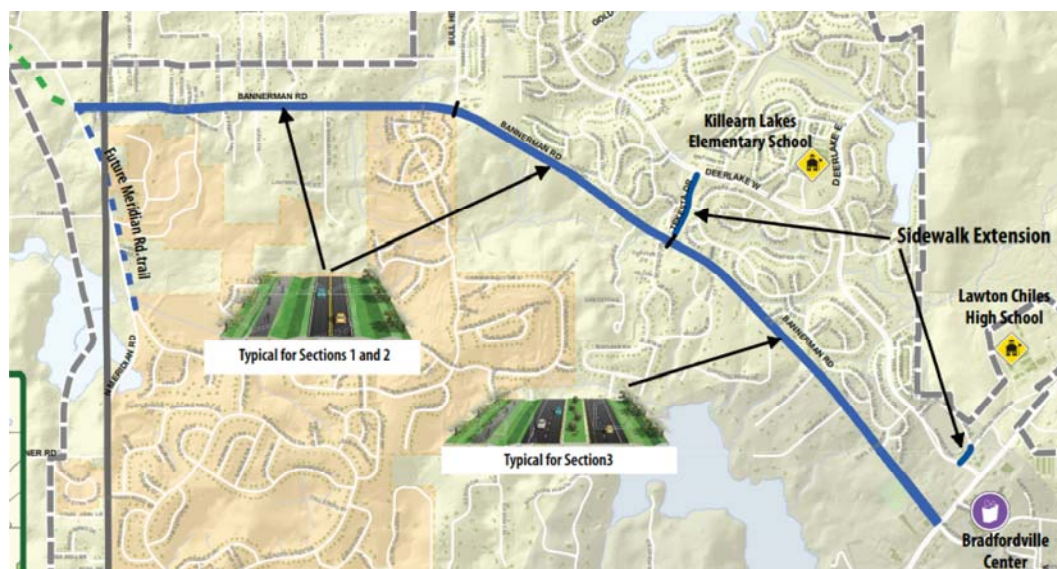
After rezoning, the property will house hundreds of high density apartments, potentially building up to four floors. The image above is a mock-up of what could possibly be built on the site. If the zoning change happens, it will allow expansive apartment complexes, bringing large scale developments and hundreds of extra dwellings, which would not be allowed if the zoning change was denied.

Join us on Facebook to guarantee that you stay in the know about upcoming developments and more.

As of Sunday July 1st, more than 300 people have joined our Facebook group, but more are on the way!

Join Our Facebook Community

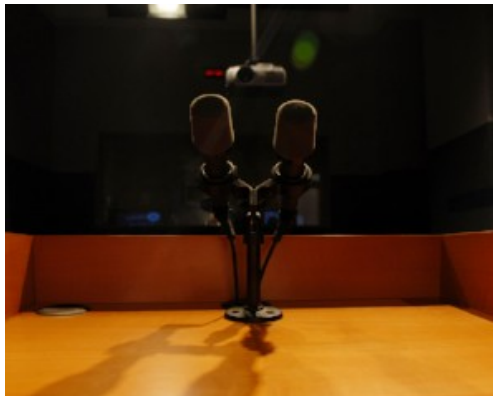
Bannerman Road Widening Update



On June 21st, the Blueprint board voted for the funding priorities for the long talked about widening of Bannerman Road. Funding is currently allocated to

begin the design of the properties in 2019.

The city will need to purchase a substantial amount of property located on Bannerman in order to complete the project. The project is currently slated to be finished funding in 2026.



Upcoming Public Hearings

July 10th, 2018- Public Hearing on the Rezoning of the Chastain property, from LP to LPN. This zoning change will allow a much higher density at the intersection of Bull Headley and Bannerman Road, a major thorough fare for residents of Killearn Lakes and Golden Eagle.

LOCATION:

Leon County Commission Chambers
301 S Monroe St. Tallahassee, FL

Tuesday, July 10th, Time will be sometime in the late afternoon/evening between 4:00 and 8:00 PM. Updates will be posted in the Facebook as we get more information.

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list.

This email was sent to JOHN.KUCZWANSKI@ME.COM
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)
Summerbrooke Property Owners Association · PO Box 13565 · Tallahassee, FL 32317-3565 · USA



Jessica Icerman - Re: Rezoning documentation requirements

From: Joseph Briggs <pandjbriggs012@gmail.com>
To: Herb Thiele <ThieleH@leoncountyfl.gov>
Date: 7/5/2018 2:08 PM
Subject: Re: Rezoning documentation requirements
Cc: <DaileyJ@leoncountyfl.gov>, Bryan Desloge <DeslogeB@leoncountyfl.gov>, K...

Thank you! I will submit directly to your email address.

Pam Briggs

On Thu, Jul 5, 2018, 11:19 AM Herb Thiele <ThieleH@leoncountyfl.gov> wrote:

While you are certainly able to speak at the public hearing, if you want to submit anything in writing, you must do so by noon tomorrow to meet our new quasi-judicial procedures. If you send it to the County Attorney's Office, we will make sure it is part of the package that the County Commissioners receive, as well as the other parties to the rezoning petition.
Herb Thiele.

Herbert W. A. Thiele
County Attorney
Leon County Courthouse
301 South Monroe Street
Tallahassee, Florida 32301
Phone [\(850\) 606-2500](tel:(850)606-2500); FAX [\(850\) 606-2501](tel:(850)606-2501)

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>>> Joseph Briggs <pandjbriggs012@gmail.com> 7/5/2018 9:41 AM >>>
Good morning,

In an effort to ensure compliance with the submission of documentation for the public hearing on July 10, 2018, I would like to submit a copy of my 3 minute presentation at the public hearing regarding the rezoning of 30.9 acres on Bannerman Rd.

If this time frame is not acceptable or needs to be submitted in a different manner, please let me know so that I will be in compliance.

Thank you.

Pam Briggs
SummerBrooke HOA

[850-508-3773](tel:850-508-3773)

Jessica Icerman - Pictures of LPN's

From: Joseph Briggs <pandjbriggs012@gmail.com>
To: Herb Thiele <ThieleH@leoncountyfl.gov>
Date: 7/6/2018 9:53 AM
Subject: Pictures of LPN's
Attachments: Pictures of LPN's for July 10, 2018.docx

To all Leon County Commissioners:

I am emailing these documents to County Attorney, Herb Thiele, to include as part of the record for the opposition to the rezoning of 30.9 acres at 1665 Bannerman Rd. I have included aerial and current photos of each LPN, and ask you to review each photo carefully. You will see:

LPN's located at Hwy 27 North & Sessions Rd, Hwy 27 North and CCNW/Old Bainbridge Rd, and Hwy 27 North and Fred George are:

ALL highly commercialized intersections that were developed and established long before 2015, when the LPN's were created.

ALL have four lane streets, sidewalks and are designed for commercial use.

ALL have mass transit locations.

While we are not disputing that the LPN at Bannerman & Bull Headley Rd. was created, we are disputing the integrity and concept of future development within this LPN designation. It is simply being used as a back door to create a high intensity commercial development in a very low intensity development area.

The LPN at Bannerman & Bull Headley Rds. is **NOT** highly commercialized, is **NOT** highly developed, does **NOT** have a four lane street, does **NOT** have sidewalks and is **NOT** designed for commercial use. These examples clearly demonstrate that to allow the application of the LPN as structured presents a development intensity that is both **incompatible** and **inconsistent** with the Character and Nature of the Bannerman Rd / Bull Headley area. Allowing for development up to 309,000 SF of retail is simply and clearly well beyond the character and incompatibility of this area.

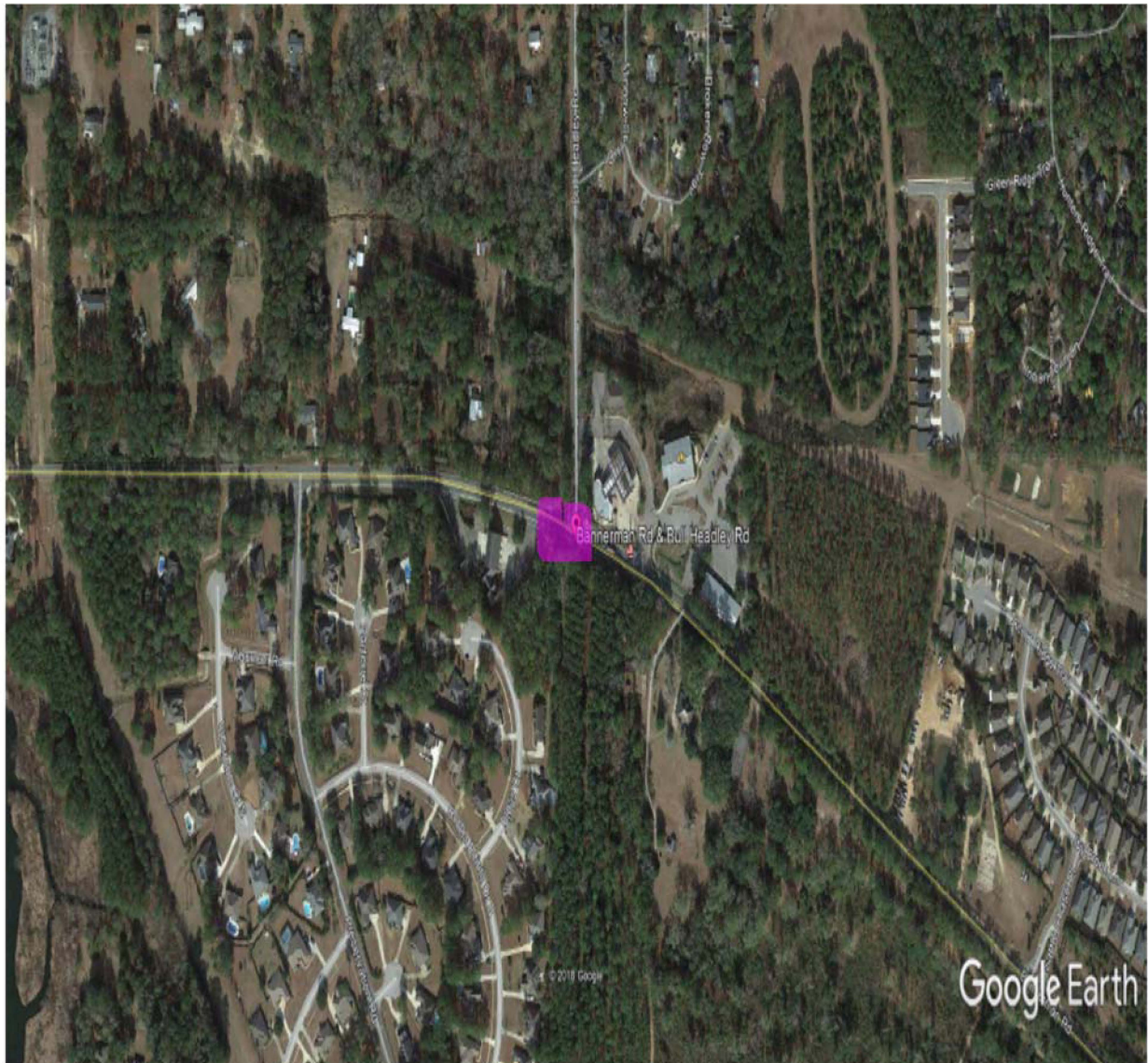
Please do not approve the rezoning change to LPN for the 1665 Bannerman Rd.

Thank you.

Pam Briggs

1213 Conservancy Dr. E

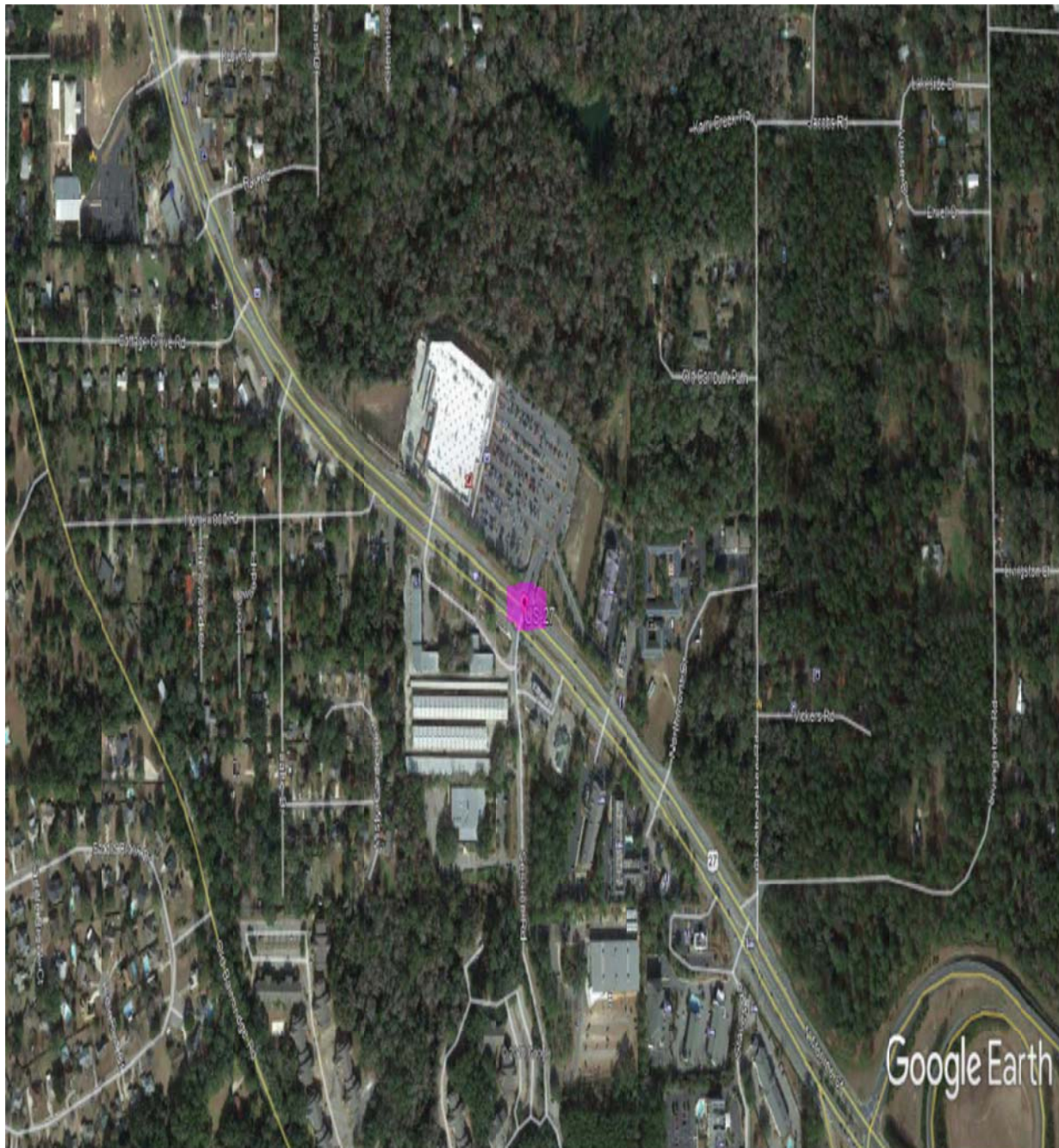
Tallahassee, FL 32312



Bannerman Road & Bull Headley Road



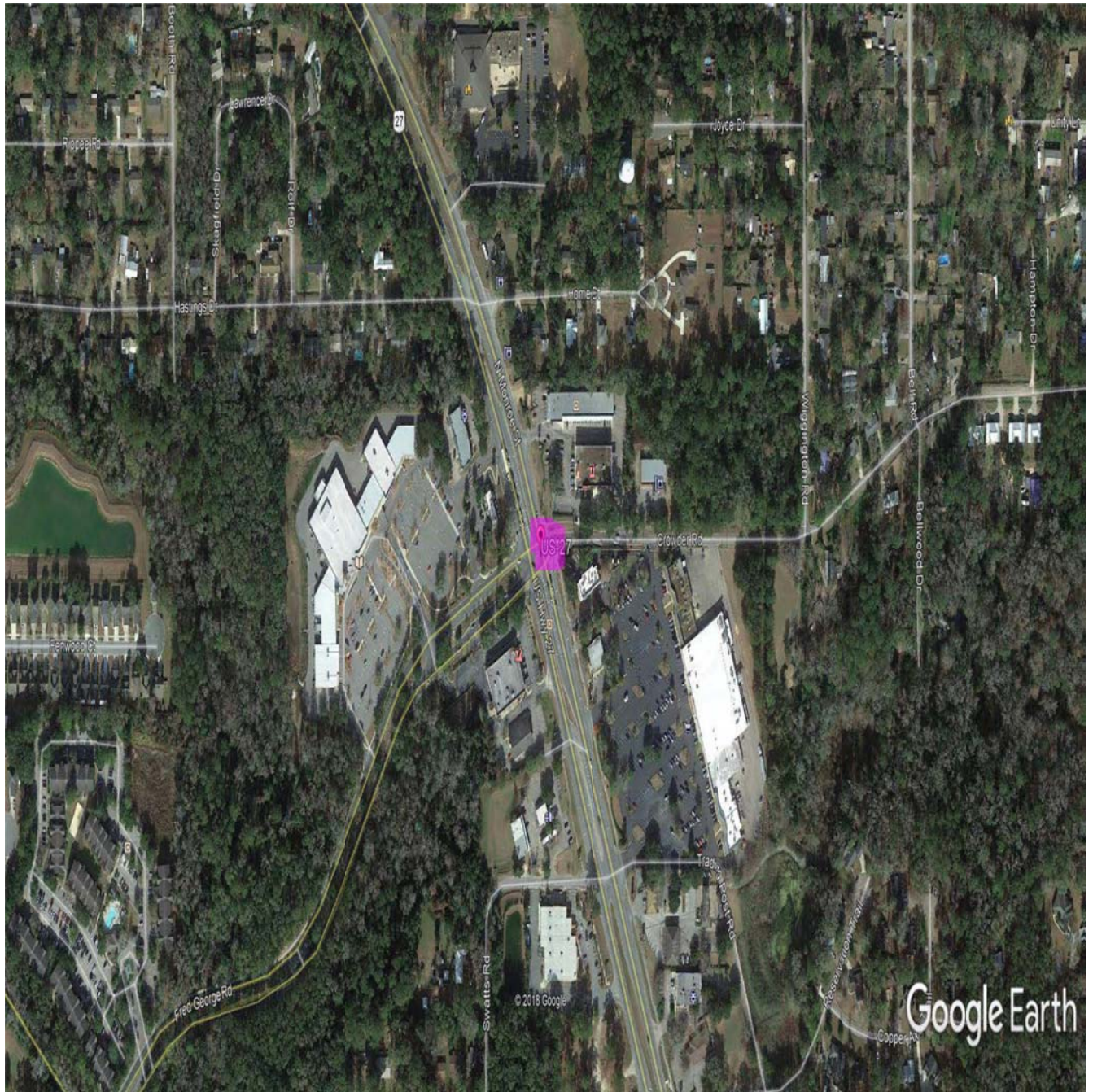
Intersection of Bannerman Rd. & Bull Headley (LPN)



Hwy 27 North & Sessions (LPN)



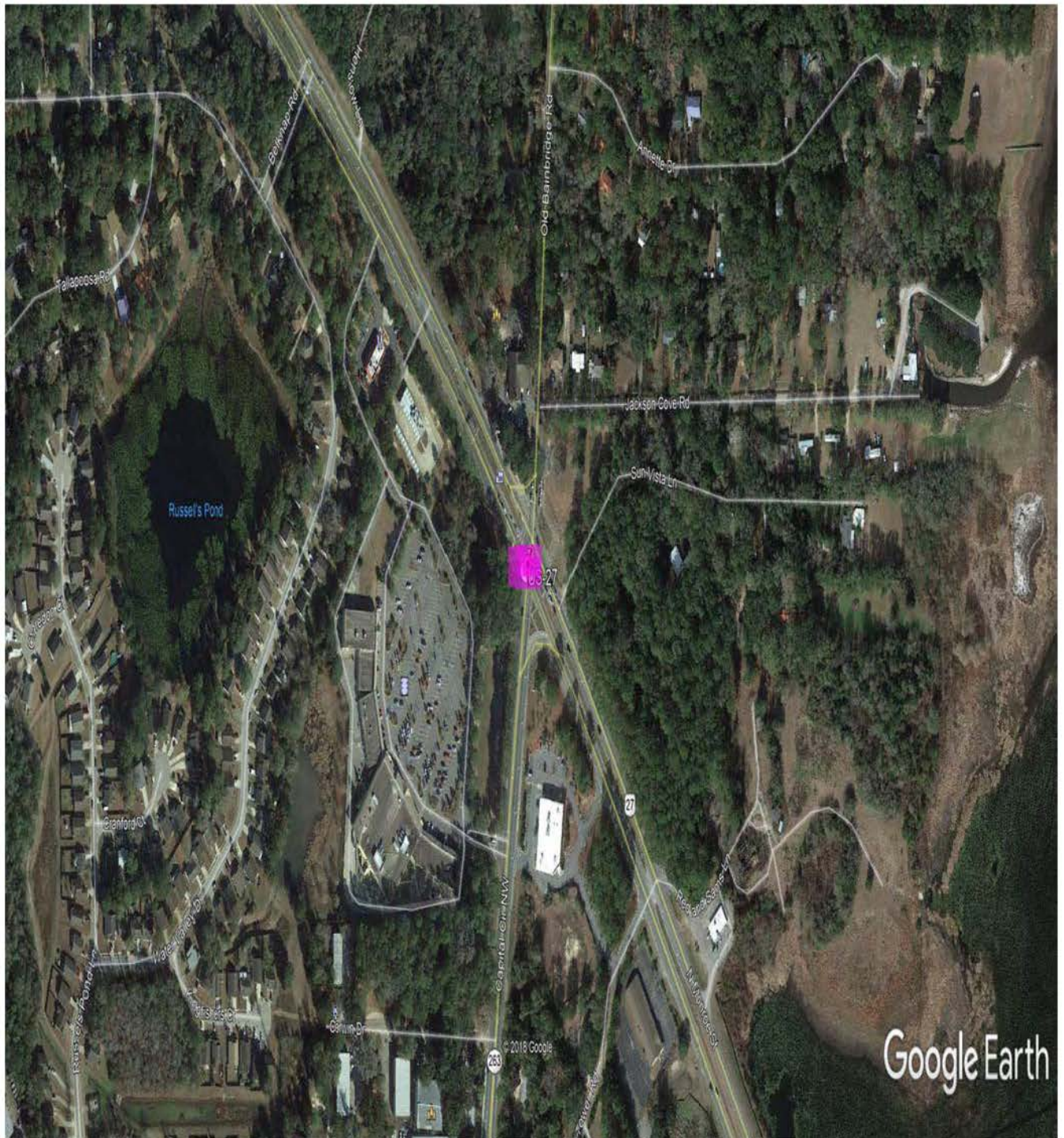
Intersection of Hwy 27 North and Sessions Rd. (LPN)



Hwy 27 North & Fred George Rd (LPN)



Intersection of Hwy 27 North & Fred George Rd. (LPN)



Hwy 27 North & Capital Circle NW/Old Bainbridge Rd. (LPN)



Intersection Hwy 27 North & Capital Circle NW/Old Bainbridge Rd. (LPN)

ATT 2

PG1

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 Long announced the public hearing. He conveyed that the subject property is located on the north side of Bannerman Road approximately 750 feet east of its intersection with Bull Headley. He stated that the rezoning is consistent with the Lake Jackson Sustainable Development Project.

Speakers:

- Steve Greenwell, 7007 Standing Pines Lane, expressed concern regarding the commercial land uses that would be permitted under the change in zoning classification. He recommended a change from LP to cluster subdivision, as this would allow the area to be maintained as primarily a residential area, but also allow the land owner to improve the value of his property.
- Frances Nicholas, 8747 Minnow Creek Drive, voiced her opposition to the rezoning request as the proposed development is in an environmentally sensitive area.
- Steve Ghazvini, 4708 Capital Circle NW, submitted that the amendment is consistent with the Comp Plan and urged the Board's approval. He stated that the intended use of the property is residential, not commercial.
- Alan Wise, 1590 Village Square Blvd, appeared as representative of the applicant. He stated that the issues of stormwater, traffic and buffers would be worked out through the development plan process. He maintained that the rezoning is consistent with the Comp Plan and asked the Board to approve the amendment.

Commissioner Desloge pointed out that it is reasonable to expect that some type of development is going to occur on the property and asked if the Board could tie conditions or parameters to the approval of the rezoning. David McDevitt, Environmental Support and Environmental Management Director, shared that the item is a straight rezoning request and under this process the Board would not be able to tie conditions of approval to this type of request. He explained that in an effort to respond to some of the concerns expressed by residents a negotiated process with conditions could occur through a Planned Unit Development (PUD) rezoning process. He added that the developer would need to submit a concept plan that would go through several public hearings before being presented to the Board. Commissioner Desloge stated that he had received multiple concerns regarding the rezoning and would be very open to a PUD process. Mr. McDevitt mentioned that this property is a component of a larger group of properties which may be included in future development plans. He offered that a PUD process could be initiated that could master plan the entire development at one time.

WEAK
OPPOSITION
REMARKS

Commissioner Dailey stated that he could not support staff's recommendation as a clear signal needs to be sent on what type of development would be allowed. He indicated that it was never his intent when the LPN was designed to allow density and intensity of this magnitude to be put in LPN. Commissioner Dailey suggested that the developer bring back a "great development" that would fit into the composition of the preexisting neighborhood. He also stated that he was very concerned about the environmental impact of a high density high intensity development.

STRONG
OPPOSITION
TO THIS TYPE (LPN) REZONING

Commissioner Dailey moved Option 2, as amended: Conduct the first and only public hearing and do not adopt the 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, based upon the findings of fact and conclusions of law of the Planning Commission and any evidence submitted at the hearing hereon and encourage the owner and developer to come up with a plan under the current Lake Protection Zoning. The motion died for lack of a second. → WHERE WAS DESLOGE - Day Dailey

Commissioner Dozier stated that this is a very challenging issue and to her it comes down to consistency. She confirmed with County Administrator Long that the proposed rezoning is consistent with County requirements. She remarked that, while understanding the concerns that have been expressed, she could not vote against a project just because it may not appear like what was envisioned with Lake Protection Node. Commissioner Dozier stated that she could support the Board revisiting the 2015 rule; however, the proposed project meets the current zoning requirements and could not object to moving it forward. She remarked that she could not support a requirement for a PUD process for the developer.

Commissioner Dailey reiterated that it was never the intent of the LPN to allow for density and intensity of this magnitude (possibly up to eight units per acre).

Commissioner Desloge again conveyed his support for a PUD project, which could include development of the other properties referenced by Mr. McDevitt. He mentioned that he supported giving the neighbors every opportunity to craft something that meets everybody's guidelines, while at the same time allowing the developer to move forward. He stated that he would rather see a holistic approach to development of the property.

Commissioner Desloge moved, duly seconded by Chairman Maddox, the indefinite postponement of the rezoning.

Commissioner Proctor confirmed with County Attorney Thiele that the proposed change would not violate the Bradfordville Settlement Agreement or the spirit of the Agreement. He stated that he did not favor requiring a PUD process for the developer and that what is being requested is within the parameters of existing zoning. He then ascertained from Mr. Thiele that LPN Zoning would increase density by eight fold. Commissioner Proctor pointed out how he has continuously expressed a desire for greater density in his district.

Commissioner Lindley submitted that the decision has been made to promote sustainable growth within the LP zone and did not believe that the Board could back out now.

A substitute motion was offered by Commissioner Lindley, duly seconded by Commissioner Dozier, for approval of Option 1: Conduct the first and only public hearing and adopt the 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 for the approximately 9.46+ acres portion of the parcel identified as being eligible for the Bannerman and Bull Headley Road Node of the LP Future Land Use Map (FLUM) category and in Sec. 10-6.660, Exhibit D of the Leon County Development Code, based upon the findings of fact and conclusions of law of the Planning Department

Commissioner Dozier noted that staff initially identified segments of the property that were ineligible for rezoning and asked if the remaining property proposed for rezoning is consistent with County requirements. County Administrator Long confirmed that the property meets the requirements to be considered for rezoning.

P63

Commissioner Proctor stated that he could support the substitute motion. He mentioned the need for central sewer on the southside and lamented the one house to 10 acre requirement in place in District 1.

The substitute motion for Option 1 carried 5-2 (Commissioners Desloge and Dailey in opposition).

Jessica Icerman - Notes from scheduled public hearings

From: Joseph Briggs <pandjbriggs012@gmail.com>
To: Herb Thiele <ThieleH@leoncountyfl.gov>
Date: 7/6/2018 10:58 AM
Subject: Notes from scheduled public hearings
Attachments: Scheduled public hearings.pdf

Good evening County Commissioners:

I would like to reference a document I emailed to Herb Thiele titled: Scheduled Public Hearings.

Commissioner Desloge pointed out that is reasonable to expect that some type of developments is going to occur on the property (currently known as Chastain property) and asked if the Board could tie conditions or parameters to the approval of the rezoning.

My position along with several thousand other residents of this area is **we do not oppose development**. We do oppose development that is not consistent with our community and surrounding neighborhoods. The developer is only interested in cramming as many homes on as little acreage as possible to make money, LOTS of money!! The massive housing developments are not anything like the surrounding homes in the Bannerman Rd. & Bull Headley area. This seems to violate the Comprehensive Plan in many sections.

Commissioner Daley stated he could not support staff's recommendation as a clear signal needs to be sent on what type of development would be allowed. He also indicated that it was **never his intent when LPN was designed to allow density and intensity of this magnitude to be put in LPN**.

Commissioner Daley also suggested the developer bring back a "great development" that would fit into the composition of the neighborhood. He also stated he was very concerned about the environmental impact of a high density development.

My position is Amen, Amen, Amen!!! Out of the mouth of a County Commissioner, understanding our position, and situation. His points and concerns are in total alignment with ours.

This meeting resulted in the indefinite postponement of the rezoning of the Chastain property.

The almost identical scenario is before you now regarding the rezoning of 1665 Bannerman Rd.

If rezoned to LPN, the entire landscape of this area will be impacted forever. There will be no turning back. Each of you has the responsibility to vote to make development responsible and consistent with the surrounding neighborhoods.

Please deny the rezoning request.

Thank you.

Pam Briggs

1213 Conservancy Dr. E
Tallahassee, FL 32312

Jessica Icerman - Minutes from Nov. 7, 2017 meeting

From: Joseph Briggs <pandjbriggs012@gmail.com>
To: Herb Thiele <ThieleH@leoncountyfl.gov>
Date: 7/6/2018 10:33 AM
Subject: Minutes from Nov. 7, 2017 meeting
Attachments: Tallahassee Leon Planning Commission Nov. 7, 2017.pdf

Good evening to all Leon County Commissioners:

Attached please find the minutes from the Nov.. 7, 2017 Tallahassee Leon County Planning Commission meeting.

I will be referencing Item #5 titled: **First and Only Public Hearing on a County Ordinance for a Proposed Amendment to the Official Zoning Map to change the Zoning Classification from Lake Protection (LP) Zoning District to the Lake Protection Node (LPN) Zoning District. The subject property is located on the north side of Bannerman Road, approximately 750 feet east of its intersection with Bull Headley Rd.**

This property is referred to as the Chastain property and is almost directly across Bannerman Rd. from 1665 Bannerman Rd.

During this meeting, according to the minutes, there was discussion on the Commission's concerns as to whether this was the appropriate timing for the development of this site. They also expressed their opinion that the Lake Protection Nodes should develop from the inside to the outside.

After discussion, a motion was made to find the proposed ordinance consistent with the Tallahassee-Leon County Comprehensive Plan and recommend that the Board of County Commissioners amend the Official Zoning Map to change the zoning classification from LP to LPN. The motion failed by a vote of 3-2 resulting in a recommendation of denial.

As stated in the minutes, the Planning Commission found that although the property is eligible via the Comprehensive Plan for rezoning to LPN, the subject area is not ripe for such at this time. If rezoned now, there would be:

inappropriate and incompatible land uses, densities and intensities
adverse impacts to traffic circulation
increased noise and
a reduction in the water quality of Lake Jackson.

The Commission also found that a LPN should develop from the inside to the outside, and since this application is for land on the periphery of the node, it is obvious that it would be premature to rezone at this time.

My comments are as follows:

This scenario is almost identical to the proposed rezoning of 30.9 acres at 1655 Bannerman Rd. My arguments are the same as the Commission stated. An LPN should develop from the inside to the outside.

I ask you to review the photos I submitted in another email to Herb Thiele of each of the other LPN's. The development and infrastructure was already in place and established prior to the creation of the LPN Zoning.

I also have concerns why the 5th LPN located at Market Square was removed as a node. Again, this area is already in place, with commercial sites, sidewalks, infrastructure to accommodate heavy volumes of traffic at peak times, & mass transit stops in the center and residential areas built surrounding the area.

When I questioned why this 5th LPN was removed, I was told that this area is currently within the Tallahassee City Limits and would NOT generate any additional revenue for the City. So, the bottom line why the LPN was created at Bannerman & Bull Headley Rds. is to generate more revenue for the City of Tallahassee????!! It appears that the intention of the City and County Officials is to make Bannerman Rd another Capital Circle. In doing so, the traffic would be relieved on Thomasville Rd. and allow more traffic to flow down Bannerman Rd to Orchard Pond By-pass.

I encourage each County Commissioner to carefully review the information and comments that are being shared with you before you render a decision to rezone the 30.9 acres at 1665 Bannerman Rd.

Thank you.

Pam Briggs
1213 Conservancy Dr. E
Tallahassee, FL 32312

TALLAHASSEE-LEON COUNTY PLANNING COMMISSION MINUTES

Attachment #15
Page 1 of 162
Reference #5

NOVEMBER 7, 2017, 6:00 P.M., SECOND FLOOR CONFERENCE ROOM, RENAISSANCE CENTER

PLANNING COMMISSIONERS PRESENT: Diane Williams-Cox.; Keith Dantin; Tom Lewis; Lucas Lindsey and Patricia Weaver.

PLANNING COMMISSIONERS ABSENT: Barbara Walker and Stewart Proctor

STAFF PRESENT: Silvia Alderman, Planning Commission Attorney; Russell Snyder, Land Use Planning Division Manager; Susan Poplin, Senior Planner; Mary Jean Yarbrough, Senior Planner; Susan Denny, Senior Planner; Sean Reiss, Planner I; Lou Norvell, Assistant City Attorney; Jessica Icerman, Assistant Leon County Attorney and Beth Perrine, Recording Secretary.

ATT. 1
PG 1

A. AGENDA MODIFICATIONS

B. PUBLIC COMMENT ON UNAGENDAED ITEMS

1. Mr. Stephen Martin, 2625 Stonegate Drive, Tallahassee, FL, spoke expressing concerns with communication challenges with staff.

C. CONSENT:

1. October 3, 2017 Planning Commission Minutes

Commissioner Dantin made a motion to approve the October 3, 2017 Planning Commission Meeting Minutes. Commissioner Williams-Cox seconded the motion. The motion passed with a vote of 5-0.

D. PUBLIC HEARING REZONING:

1. City of Tallahassee: First and Only Public Hearing on Ordinance No. 17-Z-01; Proposed Amendment of the Official Zoning Map to Change the Zoning Classification from the Northampton Planned Unit Development (PUD) Zoning District to the Northampton Addition Planned Unit Development (PUD) Zoning District. The subject site is located on the southeast corner of Kerry Forest Parkway and Thomasville Road.

Commissioner Weaver made a motion to continue this item to the January 2, 2018 Planning Commission Meeting at the request of the applicant. Commissioner Williams-Cox seconded the motion. The motion passed with a vote of 5-0.

2. City of Tallahassee: First and Only Public Hearing on City Ordinance 17-Z-37; a Proposed Modification to the Canopy Planned Unit Development (PUD) Concept Plan. The subject property is located at the southeast intersection of Fleischman Lane and Centerville Road.

Ms. Mary Jean Yarbrough gave a presentation on this item. Ms. Yarbrough stated that staff recommends that the Planning Commission find the proposed Ordinance 17-Z-37 consistent with the Tallahassee-Leon County Comprehensive Plan and Sections 10-165(e) and (g) of the Tallahassee Land Development Code and recommend that the City Commission adopt Ordinance 17-Z-37, thereby amending the Canopy PUD Concept Plan, based on the findings and conditions of the Development Review Committee, the information contained in the staff report, and evidence presented at the hearing hereon.

Commissioner Dantin made a motion to open the public hearing. Commissioner Williams-Cox seconded the motion. The motion passed with a vote of 5-0.

Mr. Stephen Martin, 2625 Stonegate Drive, Tallahassee, FL, expressing concerns with the potential environmental, traffic, and other negative impacts to the surrounding properties and the community as a result of the development of the site.

Mr. Alan Wise, Greenman-Pedersen, Inc., applicant's agent, spoke requesting that the commission eliminate condition of approval #11 (Attachment 1, page 7), which requires the multi-use trail located along Centerville Road to be paved, and DRC condition of approval #28 (Attachment #1, page 9), which requires a minimum driveway length of 22 feet from the garage to the sidewalk in the single-family areas of the PUD.

Commissioner Dantin made a motion to close the public hearing. Commissioner Weaver seconded the motion. The motion passed with a vote of 5-0.

After further discussion, the commission revised the condition to read as follows: "The application shall retain Note #1 on Figure 9, Bike and Pedestrian Circulation Map and the Centerville Road Trail shall be reflected on the map and the legend as

4.

City of Tallahassee: First and Only Public Hearing on Ordinance No. 17-Z-41; Proposed Amendment of the Official Zoning Map to Change the Zoning Classification from the Activity Center (AC) Zoning District to the U-Haul Smart Mobility Center Planned Unit Development (PUD) Zoning District. The subject site is located on the north side of W. Tennessee Street, approximately 185 west of Capital Circle NW.

Ms. Susan Denny gave a presentation on this item. Ms. Denny stated that staff recommends that the Planning Commission find Ordinance 17-Z-41 consistent with the Tallahassee-Leon County Comprehensive Plan and Sections 10-165 (e) and (g) of the Tallahassee Land Development Code and recommend that the City Commission adopt Ordinance 17-Z-41, thereby amending the Official Zoning Map to change the zoning classification from the Activity Center (AC) zoning district to the U-Haul Smart Mobility Center Planned Unit Development (PUD) zoning district, based on the findings and conditions of the Development Review Committee, the information contained in the staff report, and evidence presented at the hearing hereon.

Commissioner Dantin made a motion to open the public hearing. Commissioner Lindsey seconded the motion. The motion passed with a vote of 5-0.

Mr. Brandon Poole, agent for the project, and Mr. Chris Ferguson, a representative of the U-Haul company, spoke about the proposed project. They indicated that the proposed mobility center would be the first in the nation and is consistent with U-Haul's policy of utilizing existing structures for their operations. They also discussed how other major U-Haul facilities spurred neighborhood development and uncovered historic features in older buildings.

Commissioner Lindsey made a motion to close the public hearing. Commissioner Williams-Cox seconded the motion. The motion passed with a vote of 5-0.

Commissioner Dantin made a motion to find Ordinance 17-Z-41 consistent with the Tallahassee-Leon County Comprehensive Plan and Sections 10-165 (e) and (g) of the Tallahassee Land Development Code and recommend that the City Commission adopt Ordinance 17-Z-41, thereby amending the Official Zoning Map to change the zoning classification from the Activity Center (AC) zoning district to the U-Haul Smart Mobility Center Planned Unit Development (PUD) zoning district, based on the findings and conditions of the Development Review Committee, the information contained in the staff report, and evidence presented at the hearing hereon. Commissioner Williams-Cox seconded the motion. The motion passed with a vote of 5-0.

5.

Leon County: First and Only Public Hearing on a County Ordinance for a Proposed Amendment to the Official Zoning Map to change the Zoning Classification from the Lake Protection (LP) Zoning District to the Lake Protection Node (LPN) Zoning District. The subject property is located on the north side of Bannerman Road, approximately 750 feet east of its intersection with Bull Headley Road.

Mr. Sean Reiss gave a presentation on this item. Mr. Reiss stated that staff recommends that the Planning Commission find the proposed ordinance consistent with the Tallahassee-Leon County Comprehensive Plan and recommend that the Board of County Commissioners adopt said ordinance, thereby 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, based upon the findings of fact and conclusions of law set forth in the staff report and any evidence submitted at the hearing hereon.

Commissioner Dantin made a motion to open the public hearing. Commissioner Lindsey seconded the motion. The motion passed with a vote of 5-0.

The following speakers spoke in opposition to the proposed rezoning citing increased traffic and noise, density/intensity that is too high for the area, the potential for incompatible commercial uses, and adverse stormwater/environmental impacts as reasons for the application to be denied.

1. Ms. Frances Nicholas, 8747 Minnow Creek Drive, Tallahassee, FL
2. Ms. Kelly O'Rourke, 11077 Wildlife Trail, Tallahassee, FL

In addition, the applicant's agent, Mr. Alan Wise, stated that the applicant agrees with staff's recommendation of rezoning the 9.46-acre portion of the parcel that is eligible for the Lake Protection Node (LPN) zoning.

Commissioner Williams-Cox made a motion to close the public hearing. Commissioner Weaver seconded the motion. The motion passed with a vote of 5-0.

There was a discussion on the commission's concerns as to whether this was the appropriate timing for the development of this site. They also expressed their opinion that the Lake Protection Nodes should develop from the inside to the outside.

Commissioner Dantin made a motion to find the proposed ordinance consistent with the Tallahassee-Leon County Comprehensive Plan and recommend that the Board of County Commissioners adopt said ordinance, thereby 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, based upon the findings of fact and conclusions of law set forth in the staff report and any evidence submitted at the hearing hereon. Commissioner Lindsey seconded the motion. The motion failed by a vote of 3-2, thereby resulting in a recommendation of denial.

The Planning Commission found that, although the property is eligible via the Comprehensive Plan for a rezoning to LPN, the subject area is not ripe for such at this time. If rezoned now, there would be:

- inappropriate and incompatible land uses, densities, and intensities;
- adverse impacts to traffic circulation;
- increased noise; and
- a reduction in the water quality of Lake Jackson.

On a related note, the Commission found that a Lake Protection Node should develop from the inside to the outside, and since this application is for land on the periphery of the node, it is obvious that it would be premature to rezone at this time.

At the direction of the Planning Commission attorney, a second vote was taken to determine whether the application is consistent with the Comprehensive Plan.

Commissioner Williams-Cox made a motion to find the proposed ordinance consistent with the Tallahassee-Leon County Comprehensive Plan. Commissioner Lindsey seconded the motion. The motion passed with a vote of 5-0.

Despite Planning Commission Findings
County Commissioners Approves Rezoning

G. GENERAL INFORMATION:

1. 2018 Planning Commission/Local Planning Agency Meeting Calendar

Commissioner Lindsey made a motion to approve the 2018 Planning Commission/Local Planning Agency Meeting Calendar. Commissioner Williams-Cox seconded the motion. The motion passed with a vote of 5-0.

2. City or County Commission Decisions on items previously heard by the Planning Commission.

APPROVED:

ATTESTED:

Tom Lewis, Vice-Chair

Beth Perrine, Recording Secretary

Minutes Approved on _____

Jessica Icerman - Petition for 1665 Bannerman Rd.

From: Joseph Briggs <pandjbriggs012@gmail.com>
To: Herb Thiele <ThieleH@leoncountyfl.gov>
Date: 7/6/2018 9:43 AM
Subject: Petition for 1665 Bannerman Rd.
Attachments: bannerman-rezoning_email (3).csv

Good morning,

Attached please find the petition for the rezoning of 30.9 acres at 1665 Bannerman Rd. As of this morning, 958 residents have signed in opposition of this zoning change. Many have made comments explaining why they are opposed to this effort.

Please distribute to all Leon County Commissioners prior to the Public Hearing on July 10, 2018.

Thank you for your assistance.

Pam Briggs
1213 Conservancy Dr. E
Tallahassee, FL 32312

#	Name	Email	Date	Comments
1	Cynthia Cowen	cynthiacowen777@gmail.com	3/28/2018 23:06	The beautiful North Leon County that I moved to 18 years ago is barely recognizable. How much more development can it stand?
2	Staton Atkins	state37@outlook.com	3/28/2018 23:12	
3	David Amato	daveamato61261@gmail.com	3/28/2018 23:12	I am against rezoning!
4	Pam Briggs	pandjbriggs012@gmail.com	3/28/2018 23:13	The Comprehensive Plan DICTATES everything that LEON County has planned. Please sign this petition, make comments. All this will become part of the official record. April 10th is when the Board of County Commissioners votes on this rezoning.
5	Ryan Butler	ryanpbutter@earthlink.net	3/28/2018 23:14	
6	Rhonda Wilder	rdwandddw@aol.com	3/28/2018 23:15	
7	Lisa Foran	lisa@hinkleforan.com	3/28/2018 23:17	The landscape of our beautiful city/county is being ruined by needless development. I am against rezoning.
8	Andrea Baker	andreab196@yahoo.com	3/28/2018 23:19	
9	Athena Gill	athenag@gmail.com	3/28/2018 23:19	
10	Jeannette Andrews	jandrews@andrewscrsbtrees.com	3/28/2018 23:20	
11	Karen Gaden	karenlh248@hotmail.com	3/28/2018 23:21	
12	John Gaden	rgaden@comcast.net	3/28/2018 23:22	
13	Christine Hornsleth	cparrh@aol.com	3/28/2018 23:22	
14	Bob DiBartolomeo	BDiBart499@gmail.com	3/28/2018 23:26	I am not in favor of changing the zoning
15	Julie Tomlinson	tomlinson.julie@gmail.com	3/28/2018 23:33	
16	Jennifer Pearce	jenniferpearce@hotmail.com	3/28/2018 23:34	The current zoning allows for development and there has been no legitimate reason produced for the rezoning request.
17	Rosalind Baxley	jbbroz1916@embarqmail.com	3/28/2018 23:44	
18	Jane Snyder	jbsnyder32607@yahoo.com	3/28/2018 23:48	
19	Deborah Matney	ezbreezy025@yahoo.com	3/29/2018 0:06	I am against rezoning this property. I am against additional building on or off of Bannerman Road. Bannerman Road already has too many cars travelling on a daily basis which creates too much traffic on this road. Traffic backs up on this road. Often I have counted more than 100 cars in one direction backed up from both traffic lights (where it becomes a two-lane road). Additionally I have seen minor accidents from cars stopping and/or turning onto side streets since there are more streets that don't have turning lanes than the few that do.
20	Jan Pfeiffer	850janp@gmail.com	3/29/2018 0:07	
21	Shane Dawson	20sdawson14@gmail.com	3/29/2018 0:18	
22	Alyssa Grant	alyssabgrant13@gmail.com	3/29/2018 0:20	Please, for once, listen to your constituents. This development is reckless for our schools and dangerous for our already overcrowded roads!
23	Randall Grant	randy230k@yahoo.com	3/29/2018 0:23	Without widening bannerman road and expanding capacity at the zoned schools, this is going to be disastrous. The schools are already crowded and beginning to lose rating. The congestion on Bannerman is maddening. Please reconsider the zoning change
24	Jan pearce	pearcetal@comcast.net	3/29/2018 0:27	Please consider the impact of a zoning decision without sufficient infrastructure to support it.
25	Jon Templar	jtemplarwork@gmail.com	3/29/2018 0:28	
26	Jon Templar	jtemplarwork@gmail.com	3/29/2018 0:29	
27	Kim loebig	loebigkim@gmail.com	3/29/2018 0:30	
28	Douglas Fredericks	dkfreder@comcast.net	3/29/2018 0:44	
29	Mandy Pagan	mandyl.ling@gmail.com	3/29/2018 0:52	
30	Jimmy Jordan	jordangi@embarqmail.com	3/29/2018 1:18	

31	Matt Mariscal	memaris@hotmail.com	3/29/2018 1:21	
32	Sarah Zimmerman	fourzimmers@comcast.net	3/29/2018 1:24	
33	Ashlee	ashlee.comber@gmail.com	3/29/2018 1:32	Supporting our neighbors.
34	Michelle J Newman	ldsmom02@gmail.com	3/29/2018 1:33	The rampant unrestricted development in this part of Tallahassee has led to school overcrowding, unmanageable traffic situations on main roads and in already established subdivisions. You do not have the proper infrastructure in place.
35	Laura Mullinax	winterle3@aol.com	3/29/2018 1:35	Enough is enough! We are getting carried away
36	Lynn Williams	lynn@rose.net	3/29/2018 1:39	
37	Katie Pernell	katenole1@yahoo.com	3/29/2018 1:39	
38	Pam Briggs	pandjbriggs012@gmail.com	3/29/2018 2:03	
39	Christie Ferris	cgferris23@gmail.com	3/29/2018 2:05	
40	John Ward	wardfarrell694@gmail.com	3/29/2018 2:05	Too much development already
41	Vjollca Gery	shkamy@aol.com	3/29/2018 2:07	
42	Joe Briggs	pandjbriggs012@gmail.com	3/29/2018 2:07	
43	Vicki Warren	vickibwarren@gmail.com	3/29/2018 2:14	Focus on recruiting businesses here not more empty houses
44	Erin DeGross	erindegross@gmail.com	3/29/2018 2:25	
45	Andrea Fryk	andreafryk@aol.com	3/29/2018 2:30	
46	Wendy Amos	michelle.amos123@gmail.com	3/29/2018 2:49	This is ridiculous that we have to develop every peice of property available just because money talks! I love this area and neighborhood Summerbrooke because it is quiet and kid friendly!! Please protect our neighborhood and surrounding neighborhoods by leaving the property undeveloped!
47	Martha Williams	MarthaWilliams2507@gmail.com	3/29/2018 2:54	I purchased a home in Summerbrooke expecting adjacent development in a LAKE PROTECTION ZONE: 1 home/2 acre lot. Construction of dense housing and commerce is NOT ACCEPTABLE. Please stand by the zoning planned and approved by knowledgeable professionals and do not be swayed by developers offering big \$\$\$ returns.
48	Aubree Marks	aubreem@msn.com	3/29/2018 3:14	
49	Debby Terfinko	terfinko@aol.com	3/29/2018 3:17	
50	Robert Fink	finkre@comcast.net	3/29/2018 9:59	This would be insane!!!
51	Holly OToole	hcotoole@gmail.com	3/29/2018 10:22	Enough is enough
52	Donna Trumbower	dtrumbower@fsu.edu	3/29/2018 10:35	
53	Sara Crayton	smorton87@comcast.net	3/29/2018 10:46	I do not want to see more traffic on Bannerman road. It is already over used with all the development along the road.
54	David Pierce	davedp66@msn.com	3/29/2018 10:56	
55	Phillip Langdon	pnlngdon@comcast.net	3/29/2018 11:13	This is horrible for both our school system and community.
56	Tommy Pipkin	jtpipkin@bellsouth.net	3/29/2018 11:24	Your mission statement promotes orderly, responsible growth. This rezoning request is not consistent with that goal. Deny this request.
57	William Langdon	wrlangdon16@gmail.com	3/29/2018 12:01	
58	Tammy Langdon	tllanhdon16@gmail.com	3/29/2018 12:02	
59	Tammy Langdon	tllangdon@comcast.net	3/29/2018 12:02	
60	Lynn Pipkin	lmpipkin@bellsouth.net	3/29/2018 12:12	The infrastructure can NOT support another high density develop in this area
61	Lance Conley	conleylance@yahoo.com	3/29/2018 12:14	I am against it
62	Noelle Mahone	noelle_mahone@hotmail.com	3/29/2018 12:37	Oppose until our infrastructure has been expanded and/or updated to accommodate more growth.
63	Eric Forsthoefel	emfors01@gmail.com	3/29/2018 13:32	

				No to more development! I agree the infrastructure can not support another high density develop. We live out of the city limits for a reason and that reason is to be surrounded by nature and beautiful land. Keep Leon County Green!
64	Amanda Hammerli	abc98k@yahoo.com	3/29/2018 13:33	
65	Paul Letterman	pnl11@comcast.net	3/29/2018 13:49	
66	Henry Harper	harpers2@embarqmail.com	3/29/2018 14:14	
67	Fernando Parra-Ferro	Fparraferro@gmail.com	3/29/2018 14:39	
68	Alex Milton	alexgmilton@gmail.com	3/29/2018 14:51	
				We elect or appoint professionals to the planning commission and the County commission to protect us from just such things as this. To put this dense of a development next to a neighborhood and in a lake protection zone is exactly what we are supposed to be protected against. Shame on you commissioners for either bowing to the wishes of a developer or selling our neighborhoods out for a "greater good". This is not responsible development as you are charged with insuring! To say we had a chance to understand and object to this earlier when the node concept was approved is a cop out. You knew or should have known that the idea went over the general populaces head. Shame on you! "You" are supposed to guide and protect us from things we might not understand!
69	Mark Trudeau	stikman11@aol.com	3/29/2018 14:52	
70	Bev Karmanos	beverleyk@aol.com	3/29/2018 15:11	
71	Jennifer	roxyjm10@hotmail.com	3/29/2018 15:29	
				Do not approve this land use change and do not sell out to the promises of big revenue returns. The cost vs. benefit of this project will not cover the long-term infrastructure obligations that this community will be responsible for paying for decades to come. Road widening, easement purchasing, utility upgrades and rerouting, additional classroom space, teachers and program costs, etc. are just a portion of the price to be paid for this project. The unrelenting expansion of urban blight should not extend to all corners of Leon County. Just because this project can be done, does not mean that it should. And just because several thousand dollars of public money was spent on the four identified "Nodes" certainly doesn't justify moving forward with careless development. Please, listen to your constituents and be empathic to those that will have to live with your decisions. You have the power to revert this land use to its responsible original intent and maintain the continuity of our community.
72	Kelli Hadden	mhadden37@comcast.net	3/29/2018 15:49	
73	Ralph Ferrell	riferrell88@embarqmail.com	3/29/2018 16:21	
74	Jason Durbin	tennis4545@gmail.com	3/29/2018 16:50	
75	Sara Hill	shill9357@gmail.com	3/29/2018 16:50	
				I am a 23 year resident of Summerbrooke and a 40 year Tallahassee Resident. I do not favor the rezoning of Bannerman Road.
76	Thomas C Woods	thomascwoods@gmail.com	3/29/2018 16:51	
77	James Hill	jhill9357@gmail.com	3/29/2018 16:51	
78	Anne Koikos	ak9357@gmail.com	3/29/2018 16:52	
79	Jason DeGroff	Jasondegroff@gmail.com	3/29/2018 16:52	
80	Ryan Comber	ryan.comber@gmail.com	3/29/2018 16:53	
81	Hermon Davis	hermondavis@gmail.com	3/29/2018 16:55	Please do not change the current zoning

				We need to have an opportunity to see the owner's plan before we approve the rezoning. How can you expect the home owners to agree to rezoning when we have not seen the plan for the property.
82	Ceasar Douglas	cdouglas@cob.fsu.edu	3/29/2018 16:56	
83	Patricia Linero	axmpxl@hotmail.com	3/29/2018 16:59	
84	June Mye	june_mye@yahoo.com	3/29/2018 17:00	I am against rezoning.
85	Gary Meyer	Gkmeyer2020@yahoo.com	3/29/2018 17:00	
86	Daniel Cilar	danielcilar@gmail.com	3/29/2018 17:01	
87	Sanjay Kumar	gaba.receptor@gmail.com	3/29/2018 17:06	As residents of Summer Brooke, we are opposed to the proposed rezoning.
88	Danni Atkins	datkins7031@yahoo.com	3/29/2018 17:06	
				The two lane road persons in this development would need to access cannot support the large influx of traffic. The schools in the zone the development is in are all above capacity. The damage to the nearby lakes due to run off will destroy the habitat for fish and multiple types of birds. This is reckless development that will severely impact the northeast part of Tallahassee and surrounding County land and the existing residents.
89	Jan Benesh	beneshj@yahoo.com	3/29/2018 17:06	
90	Edric Sanchez	edricsanchez@gmail.com	3/29/2018 17:06	I'm absolutely against it.
				Irresponsible zoning proposal perhaps supported by nefarious motives. The potentially illegal clear cutting of the entire parcel under the guise of "silviculture" should thoroughly investigated and prosecuted if appropriate.
91	Rogers England	rogersengland@comcast.net	3/29/2018 17:10	
92	Linda England	lindaengland@comcast.net	3/29/2018 17:12	No.
93	Deborah Sullivan	deblsully@aol.com	3/29/2018 17:14	
94	Robert Bass	bassra726@yahoo.com	3/29/2018 17:16	I am against the rezoning.
95	Hao	Lovehaowu@gmail.com	3/29/2018 17:19	I'm against it
				Unchecked high density zoning will deteriorate the summerbrooke neighborhood with traffic impact, runoff into lakes as well as impact to schools and all infrastructure. Zoning should be held to same single family as summerbrooke neighborhood.
96	Robert Gill	gillbob577@yahoo.com	3/29/2018 17:20	
97	Chandresh patel	sarika1729@hotmail.com	3/29/2018 17:24	
98	Stephen skoropat	skoropat@hotmail.com	3/29/2018 17:26	
99	Ann and Jerry Mytych	jmytych@yahoo.com	3/29/2018 17:26	
100	Charles Collins	ccollins430@gmail.com	3/29/2018 17:29	
101	Jeff Barbacci	jbarbacci2@comcast.net	3/29/2018 17:34	We are summerbrooke residents and oppose the rezoning proposal.
102	Pierre Feijoo	pierre63rdr@aol.com	3/29/2018 17:55	
103	James Powell	ap402@comcast.net	3/29/2018 18:08	
104	Viraj Manocha	viraj.manocha@gmail.com	3/29/2018 18:12	
				This development will create another massive intersection leading to traffic congestion with traffic backed up into Summerbrooke, down Bull Headley, and Bannerman Rd.
105	Gary Watson	sdgw@nettally.com	3/29/2018 18:19	
				This will lead to excessive traffic and school overcrowding. I do not believe this will increase value of nearby properties.
106	Ethel Dam	etheldam@ymail.com	3/29/2018 18:23	
107	Barbara L Madigan	blmadigan@comcast.net	3/29/2018 18:25	
108	Natalie Collins	nataliecolinse@aol.com	3/29/2018 18:26	I am against the rezoning.
109	Frank Flynn	fflynn@wfsu.org	3/29/2018 18:43	
110	Walter Sackett	wjsack65@hotmail.com	3/29/2018 19:05	
111	Ruffian Tyner	ruffianmarie@hotmail.com	3/29/2018 19:05	
112	Billy Sasser	bdtasser3@comcast.net	3/29/2018 19:15	
113	Kaela Marie	kaelawhiddon@gmail.com	3/29/2018 19:20	

114	teresa smith	muratoriosmith@gmail.com	3/29/2018 19:27	NO to rezoning We invested in our properties so we were away of this problems.We paid high prices no to deal with this kind of problems.If it pass it are willing to compensate us with money?
115	Chris sanchez	chrispuposanchez@gmail.com	3/29/2018 19:28	
116	Ludmila De Faria	ldefaria668@gmail.com	3/29/2018 19:32	I am against rezoning.
117	Bernadine Cosgrove	bc83049@aol.com	3/29/2018 19:37	I am against rezoning.
118	David Ornstein	david.ornstein@gmail.com	3/29/2018 19:44	I urge Commissioners to vote NO! High density housing is planned for this parcel, not just the 2 homes per acre that "comes with" the LPN zone. This will be severely damaging to the neighborhood. SummerBrooke residents are not bloc voters for everything, but will be for this issue!
119	Pamela Shovlain	pmsd33@aol.com	3/29/2018 19:46	
120	Christine Ayotte	cayotte1@comcast.net	3/29/2018 20:13	
121	James E Jackson	eddiejackson9464@gmail.com	3/29/2018 20:14	For numerous reasons this makes no sense except to the developer.
122	Arian Collick	atcollick@hotmail.com	3/29/2018 20:46	
123	Lorin Pratt	lorinpratt@gmail.com	3/29/2018 20:51	
124	Thomas Friedman	tom10i50@gmail.com	3/29/2018 20:52	Whether it's roads or schools, the infrastructure does not exists for the quality of homes planned by the developer. I vigorously oppose approval of this rezoning absent some set aside to deal with the expense of building new schools and widening Bannerman Road. There is now way that such development can be completed without significant financial impact to existing county residents.
125	Kim Tucker	kimytucker98@gmail.com	3/29/2018 20:53	
126	Saravanan Angamuthu	saravanan74@gmail.com	3/29/2018 20:56	Strongly oppose high density homes
127	Wes Bradle	wesleybradle@hotmail.com	3/29/2018 21:11	Is there a solution or compromise that would work for both the developer and existing summerbrooke property owners? Hopefully we can work towards a middle ground that improves the neighborhood, creates jobs, brings new families into our community, and respects the environment.
128	Lesa Johnson	lesajo30@gmail.com	3/29/2018 21:19	
129	Paul Johnson	paulandlesa@comcast.net	3/29/2018 21:19	
130	Jessica Satterfield	jssatterf@gmail.com	3/29/2018 21:26	
131	Susan Lampman	sslampman@gmail.com	3/29/2018 21:28	The roads cannot support so much additional traffic.
132	Frank Coleman Pugh	frankster64@comcast.net	3/29/2018 21:28	
133	Michael Lampman	lampmanm@icloud.com	3/29/2018 21:30	In a major fire 80% of us would die. Too many people with only one escape route. To further increase the population here is dangerous and crazy.
134	Chris Kiratzis	chriskiratzis@gmail.com	3/29/2018 21:32	I understand the right to subdivide and build on your land. However, the new development should resemble the current developments that are already built in the community.
135	Carolyn Norvell	cbnorvell@icloud.com	3/29/2018 21:35	
136	Kim Peaden	kimpeaden@gmail.com	3/29/2018 21:47	
137	Kevin Peaden	kevinpeaden@gmail.com	3/29/2018 21:53	I urge Commissioners to vote NO on this. Traffic of Bannerman is already high and the schools are maxed as well. This is a burden that can be avoided if this is voted down.
138	Paul E Joanos Jr	pjoanos@hotmail.com	3/29/2018 21:57	
139	Jessica Milton	jessicahmilton@gmail.com	3/29/2018 22:16	
140	Jennifer Fishback	jjfishback@gmail.com	3/29/2018 22:34	Roads do not support this change now.
141	Judi Bedonie	judi7524@gmail.com	3/29/2018 22:37	

142	Sean Yutzy	mbksj4@q.com	3/29/2018 23:06	Dangerous-More traffic on a blind hill and miles of congestion at rush hour. No immediately available collateral flow will make emergency access for major fires and hurricanes virtually impossible.
143	James Ayotte	ayotte@comcast.net	3/29/2018 23:14	The current infrastructure does not support a higher density use for this parcel of land. The solution is to have a plan in place to widen Bannerman Road first and then consider rezoning this land once that project has been approved and funded. Rezoning at this time is putting the cart before the horse and will exacerbate traffic congestion on Bannerman Road while increasing cut-through traffic through SummerBrooke. Increased traffic through SummerBrooke will be detrimental to resident safety.
144	Shawn Satterfield	satterf@gmail.com	3/29/2018 23:38	
145	Gary Benesh	gbenesh@comcast.net	3/29/2018 23:51	Terrible idea.
146	Elizabeth Palmer	bethkp@yahoo.com	3/30/2018 0:15	
147	Edwin Palmer	palmer6500928@yahoo.com	3/30/2018 0:16	
148	Lynda Earls	lje13@hotmail.com	3/30/2018 0:24	As a SummerBrooke homeowner, I object any rezoning. Please protect our lakes!
149	David Perrin	tlhperrin@aol.com	3/30/2018 0:47	
150	John J Richardson	jjrich2@hotmail.com	3/30/2018 0:57	Seems to me the new land owner of the parcel in question is interested in the bottom line for profit and not at all concerned regarding impact of his decisions. My wife and I are in retirement years and invested a great deal of our savings for security of living in a safe environment. There is already a great deal of "cut through" traffic on Summerbrooke Dr." and "Preservation" with little to no patrol of streets. We experienced a vandal causing a great deal of damage to one of our vehicles. I am grateful for the members of law enforcement who living in our community, but with the sure to be increase influx of traffic... ? HIGH DENSITY HOUSING SHOULD BE OUT OF THE QUESTION FOR THE PROPOSED REZONING!
151	Patrick Coney	patrick_coney@hotmail.com	3/30/2018 1:05	If this gets approved it will hurt our area greatly.
152	Edie Kiratzis	edie.kiratzis@gmail.com	3/30/2018 1:07	
153	Susan Koehler	susankoehler@hotmail.com	3/30/2018 1:12	Let's work together toward responsible growth that honors our environment, respects our neighbors, and creates a legacy of which we can be proud.
154	Cathy Slayton	cathyhood@yahoo.com	3/30/2018 1:23	This proposed rezoning will be disastrous for Summerbrooke and the neighboring communities. If Premier Homes gets this land, you can look forward to a high density housing that is not compatible with our community and will greatly impact our home values, traffic, schools. But what do they care, they don't live here! If you are able, PLEASE attend the County Commission meeting on April 10 at 6pm.
155	Stuart Dippie	sjdippie@gmail.com	3/30/2018 1:49	
156	Kirsten Langdon	kirstymarielangdon@gmail.com	3/30/2018 1:52	
157	Nikki Abels	nikkiabels@gmail.com	3/30/2018 2:20	I came here because it is a quiet and nice area in which to live. We certainly do not need a development which will produce more traffic, over crowd our schools and ruin the atmosphere of our neighborhood. There is truly nothing positive that I can see coming from a decision to allow more homes and businesses in this area. Please do not approve this rezoning
158	Sherwood L Brown	Sherwood67@comcast.net	3/30/2018 2:38	
159	JENNIFER D SLEZIA	jenniferslezia@gmail.com	3/30/2018 2:39	

				<p>Commisioners, please reconsider voting yes to amend the Leon County ordinance No 92-11. The two-laned Bannerman Road is already congested with bumper to bumper traffic with the current established communities. Rezoning the parcel of land to smaller sized lots to fit in more housing would cause stand still traffic during busy hours. This rezoning would also put a burden on our schools to keep the student/teacher minimums. But I have to advocate more for our environment. Bannerman and Oxbottom areas have gone through an overwhelming growth within the last couple years destroying our natural envirement. This has caused displacement of wild animals chasing them into our neighborhoods eating our cats and dogs as well as becoming a threat to our children. I moved here 12 years ago from tree barron south Florida and loved it up here with all the green trees (which are disappearing exponentially) Please consider stopping this major overgrowth of houses built on top of each other in our community. Thank you.</p>
160	Patricia Welichko	fkcc@aol.com	3/30/2018 2:44	
161	Wei Wu	weiwu001@yahoo.com	3/30/2018 4:00	The Bannerman rezoning is a terrible proposal. The Summerbrooke community will be seriously hurt.
162	Xiaoxi Miao	xixim1980@yahoo.com	3/30/2018 4:13	
163	john clark hughes	clhughes@embarqmail.com	3/30/2018 10:47	
164	Kelly Grove	kellygrovegrad@yahoo.com	3/30/2018 10:49	Meridian and Thomasville Rd are already too busy and grid locked in the mornings and evenings. No new homes until the commute is fixed!
165	Kambea Chan	kambea26@yahoo.com	3/30/2018 10:59	
166	Patricia Lee	pahl88@gmail.com	3/30/2018 12:05	
167	gail mueller	gailmueller@hotmail.com	3/30/2018 12:35	We in Summerbrooke do not want more trees cut down, more run-off into our lakes nor more traffic on Bannerman. The first step should have been to make Bannerman four lanes, with a bike lane!!
168	Elinor Pelosa	pelozamom@gmail.com	3/30/2018 13:04	
169	Casey Snipes	casey.snipes@fchr.myflorida.com	3/30/2018 13:08	
170	Stacie Neely	stacieneely@yahoo.com	3/30/2018 13:52	
171	March Fisher	march.m.fisher@gmail.com	3/30/2018 14:31	
172	Carrie Bassett	beccatoo12@gmail.com	3/30/2018 14:34	
173	Judy Miller	milljud@rose.net	3/30/2018 14:58	Traffic already ridiculous on Bannerman and Meridian Roads. Infrastructure of roads is ALWAYS way behind in Leon County, yet new housing developments continue to get approved. Please do NOT approve this request.
174	C Tim Riordan	riordantim1@gmail.com	3/30/2018 15:17	Say No!
175	Kay Menendez	kaylmenendez@gmail.com	3/30/2018 15:26	
176	Eric Mountin	emountin@msn.com	3/30/2018 15:31	Please pay attention to home owners and concerned residentsâ€”this proposal is totally out of line with the existing surrounding communities
177	howard rich	hrichwood@aol.com	3/30/2018 16:03	NO MORE out of control development! Traffic, noise, waste run off in our lakes will be a detriment to SummerBrooke
178	Dan Conrad	danjconrad@gmail.com	3/30/2018 16:14	No.
179	ROBERT C MULVANEY	robert@mulvaneyinc.net	3/30/2018 16:14	we purchased property under the current zoning of the area. change is not always progress. if greed is a motivating factor shame on you.
180	Manju Kundra	mskundra@gmail.com	3/30/2018 16:15	
181	Carolyn Voigt	lynnevcmv65@gmail.com	3/30/2018 16:22	Bannerman Road needs to be multi-laned before all this additional development happens.

				Given the current infrastructure and that the Blueprint 2000 provides for only expanding Bannerman to Tekesta this is an ill advised change.
182	Mark Stroud	mark@acstlh.com	3/30/2018 16:31	
183	John Lindsey	Jacklindsey7@comcast.net	3/30/2018 17:10	NO
184	Elizabeth Thompson	ctet0731@gmail.com	3/30/2018 17:39	
185	Virginia McMullen	vsummerell@gmail.com	3/30/2018 17:39	No more construction please. Some things should just stay the same. Keep Tallahassee green and beautiful
186	Heather Harrell	pooh9371@aol.com	3/30/2018 17:49	
187	Shelly Harrell	shellyleeharrell@gmail.com	3/30/2018 17:49	
188	Elizabeth Byington	lizjep@hotmail.com	3/30/2018 17:54	This area schools and roads are already crowded enough. Please don't let this move forward.
189	Kathleen McKeon	kkmckeon@comcast.net	3/30/2018 18:01	Agree, this is too much for this infrastructure.
190	Charles Hall	cch01@comcast.net	3/30/2018 18:05	Increased density as proposed is totally unacceptable! NO construction should be permitted until Bannerman Road is improved to provide more lanes.
191	Walton C Murphree	wmurph9073@msn.com	3/30/2018 18:08	
192	Candice Ray	ray.candice@gmail.com	3/30/2018 18:11	
193	Becky Mitchell	bmitchell7@comcast.net	3/30/2018 18:17	I am totally against the rezoning of the property located on 1665 Bannerman Road. We do not want this potential rezoning to decrease the value of our homes. The traffic on Bannerman road is already out of control and no plans to further the expansion of the road for 7-8 years according to planning department. This will severely impact our schools that are already at full capacity and the property at this location has already been cleared and the runoff from is affecting our lakes in Summerbrooke and there is no accountability from property owner.
194	Patrick Loebig	loebigp@gmail.com	3/30/2018 18:22	
195	Carol Rosen	carolrosen@hotmail.com	3/30/2018 18:40	Do not Rex one to this higher density
196	Andrew Woodward	woodwaj@gmail.com	3/30/2018 18:48	
197	Linda Frohock	LINDAFROHOCK@COMCAST.NET	3/30/2018 18:49	
198	Jane clark	janesbluepen@gmail.com	3/30/2018 18:53	
199	Christy Naylor	christyrnaylor@gmail.com	3/30/2018 19:02	
200	Teresa Little	telfl@aol.com	3/30/2018 19:12	Please listen to the residents of the Northeast quadrant of Tallahassee and Leon County. Please don't change the reasons why people want to live in Tallahassee. So far, I am not pleased with recent development that has been allowed. Way to much retail space when retail is declining and old buildings sit empty. Northeast Florida is poised for growth due to available land. Please stop catering to recession starved developers and out of town developers. Please start bringing in more high paying, permanent jobs and companies to the area. Way too many \$300-400,000 new houses have been allowed in the northeast. Please work on affordable housing that our younger generations can afford. You say you want more students to stay here in Tallahassee so work on their needs too.
201	walburg hutsell	wehbts@gmail.com	3/30/2018 19:24	
202	Joni Baker	jbnfl@bellsouth.net	3/30/2018 19:59	
203	Mary Buehler	buehler3@msn.com	3/30/2018 20:24	
204	Sherry Whitney	sherrywhitney1@gmail.com	3/30/2018 20:50	Please don't allow the high density housing to go up near Summer Brooke
205	Thomas Hawkins	tallyhawk5@outlook.com	3/30/2018 21:02	
206	Samantha Loebig	samanthaloebig@gmail.com	3/30/2018 21:02	
207	Natalie Bedonie	natalie0179@yahoo.com	3/30/2018 21:18	
208	Jeff bedonie	jab00779@yahoo.com	3/30/2018 21:19	

				Our schools and infrastructure cannot support this level of development. Please do the responsible thing and reject this zoning change request.
209	Marla Holcomb	marlaholcomb@yahoo.com	3/30/2018 21:27	
210	Megan Haywood	meganwhaywood@gmail.com	3/30/2018 21:39	
211	Ron Byrom	smhelms1@aol.com	3/30/2018 21:40	
212	Reese Byrom	reesebyrom@gmail.com	3/30/2018 21:41	
213	Laura Kalinoski	lnjester@yahoo.com	3/30/2018 22:04	No to this development
214	Megan and Gregory Ah Sam	meganahsam@yahoo.com	3/30/2018 22:51	
215	Desiree Fenniman	burlap4you@gmail.com	3/30/2018 23:03	I strongly oppose this development and rezoning!!
216	Marie Webb	marie.r.webb@gmail.com	3/30/2018 23:31	
217	Nadege Toussaint	nedgie41@yahoo.com	3/30/2018 23:46	no to rezoning, traffic is already too dense
218	Amy Vernon	amywvernon@hotmail.com	3/30/2018 23:53	
219	Jami Dunsford	jami.petite@gmail.com	3/31/2018 0:33	
220	Douglas Holleman	dholleman@comcast.net	3/31/2018 0:47	Just say no
221	Nicole Trafton	Nicole.Trafton@yahoo.com	3/31/2018 1:00	
222	Leah Sandridge	leahsandridge@comcast.net	3/31/2018 1:00	
223	Josh Trafton	jtrafton@yahoo.com	3/31/2018 1:01	
224	Kenya Rich	urcuyok@hotmail.com	3/31/2018 1:10	
225	Mark Newman	beachman14@gmail.com	3/31/2018 1:11	The County Commission needs to start listening to the voters and not the developers. Let's get this stopped once and for all.
226	Birgit Maier-Katkin	bmaierkatkin@gmail.com	3/31/2018 1:13	Please do not change the character of our beautiful neighborhood. We do not want to live in an overcrowded neighborhood with lots of traffic and houses that are build close together. Don't change this beautiful neighborhood and make it unappealing to many of us.
227	David Pontis	davepontis@gmail.com	3/31/2018 1:45	No rezoning should be done on/near Bannerman Road. The traffic will be terrible with construction even at the present level of zoning. Rezoning for massively higher density will make traffic unworkable at key times of day. Even WITHOUT rezoning, the County Commission should require the builder to connect the south end of the property in question to the north end of Millstone Plantation Road so that there becomes a THIRD east-west road in this area (in addition to the existing Ox Bottom and Bannerman east-west roads). Do that if we are to avoid complete gridlock at rush hour.
228	Tony Green	tony-kelly@comcast.net	3/31/2018 2:03	
229	Kerri Corn	kcsecondstreet@comcast.net	3/31/2018 2:04	Increased density on Bannerman, a two lane connector to 319, that already services the backside of Killlearn Lakes would be a very poor decision. You need to 4 lane Bannerman or ox bottom before adding housing.
230	Tim Beard	timbeard1985@yahoo.com	3/31/2018 2:35	
231	Glenn Bedonie	gbedonie@aol.com	3/31/2018 2:57	
232	Dianne Spook	sspook@comcast.net	3/31/2018 3:17	
233	Keith Campbell	campbell790@gmail.com	3/31/2018 3:24	Enough is enough commissioners! Bannerman Rd cannot afford any more development! Leave things as they are.
234	Didi Johnson	jintally@yahoo.com	3/31/2018 3:30	
235	Dina Nguyen	dinad@yahoo.com	3/31/2018 3:39	I do not agreeing with developing this land into multi family housing.
236	Krista Callen	kpcallen@comcast.net	3/31/2018 5:00	
237	Tsige Tadesse	Tsigeatadesse@gmail.com	3/31/2018 10:03	
238	Vicki Crain	vickicrain@earthlink.net	3/31/2018 10:48	
239	Sharon Beaumont	sabeaumont@comcast.net	3/31/2018 11:21	
240	Carolyn Revell	carolynjrevell@gmail.com	3/31/2018 11:42	

241	Carrie Carroll	carrie.carroll@yahoo.com	3/31/2018 11:42	
242	Tracie Michele Sutherland	tsuthotr@comcast.net	3/31/2018 11:45	
243	Amy Walker	ajowhit@yahoo.com	3/31/2018 11:50	
244	Matthew Pararo	mpararo@hotmail.com	3/31/2018 11:59	
245	Stephanie parker	stephanieparker99@yahoo.comp	3/31/2018 12:08	
246	Jackie Mcdaniel	jackiemcdaniel1@gmail.com	3/31/2018 12:09	
247	Dawn Smith	jrsmithanddawn2@comcast.net	3/31/2018 12:18	
248	Margie Christensen	margiechristensen@gmail.com	3/31/2018 12:19	Developing this land into multi-family housing will be very bad for the environment of this area.
249	Lee McQuagge	leelyn324@yahoo.com	3/31/2018 12:25	
250	Daniel Maier-Katkin	dmatkatkin@gmail.com	3/31/2018 12:32	No Rezoning!
251	Benton Belcher	benton.belcher@hotmail.com	3/31/2018 12:39	
252	Kristin Olson	kristin.olson81@gmail.com	3/31/2018 13:01	
253	Jeni Bryant	jcbw Bryant@gmail.com	3/31/2018 13:34	
254	Gregory Miller	usagmiller@comcast.net	3/31/2018 13:48	The infrastructure around the area appears grossly insufficient to support the number of prospective new residents.
255	Jessica Meyer	jessica.o.meyer@gmail.com	3/31/2018 14:11	
256	Joel Meyer	joel.e.meyer@gmail.com	3/31/2018 14:12	
257	Matt	wittesm@hotmail.com	3/31/2018 14:16	
258	Jeanne Oglesby	JOglesby789@comcast.net	3/31/2018 14:33	Protect our lakes and schools from over crowding. Bannerman road can't handle more vehicles either.
259	Larry Cotton	lbcotton@aol.com	3/31/2018 14:35	Some of the developments that have been done in the past haven't been thought out well, maybe they should leave things as they are!
260	Shelby	chamslc94@gmail.com	3/31/2018 15:38	Don't ruin our community with the rezoning!
261	Annette Ladle	annetteladle@gmail.com	3/31/2018 15:55	Bad idea all around. Bannerman road is already horrible to drive up and down. Leave things well enough alone. Stop the development. There is NOT enough room in the schools nor on the roads.
262	Stephanie Hooper	stephaniehooper@comcast.net	3/31/2018 16:44	
263	Tamara	tamaraalford@msn.com	3/31/2018 17:12	
264	Michelle McGinley	mimcginley@comcast.net	3/31/2018 17:51	
265	Melisa Williams	gimmwilliams@yahoo.com	3/31/2018 17:54	
266	Tara Salamat	Tara.Butler@tmh.org	3/31/2018 18:02	
267	Curtis Gagnon	ccgagnon@gmail.com	3/31/2018 18:43	The recent road expansion project on Bannerman Road did not do enough to handle the current amount of traffic. Now the Leon County Commissioners want to expand the number of residents, which will directly add to traffic.
268	Joan M Breeding	jmbreeding@comcast.com	3/31/2018 19:28	
269	Tricia Dulaney	dtoxco@comcast.net	3/31/2018 19:43	
270	Marland Dulaney	dtox6@comcast.net	3/31/2018 19:51	Enough of your money-grubbing attempts to change our community.
271	Sandra Gardner	sgardner27@aol.com	3/31/2018 20:22	Enough expansion. Enough new construction. We don't need overcrowded schools. We don't need more congestion in this area
272	Linda Ornstein	catladylin@yahoo.com	3/31/2018 20:33	
273	Jason Bernick	bernickfamily@yahoo.com	3/31/2018 20:36	Do not allow this construction!
274	Ray Marky	rmarky@fsu.edu	3/31/2018 20:54	How are the schools and roads going to handle this? How is this safe for Lake Iamonia?
275	Robbie Lastinger	tobbielastinger4usa@comcast.net	3/31/2018 20:55	
276	Tracy Woodward	trelyn@rocketmail.com	3/31/2018 22:12	
277	Joan Harris	joannief12@yahoo.com	3/31/2018 22:38	Stop this over growth now!!!!
278	Marcia Friedman	mrnfriedman@gmail.com	3/31/2018 23:54	Bannerman is already overcrowded with traffic, this would make it a nightmare,
279	Valron Gouch	GouchV@gmail.com	4/1/2018 1:55	

				Schools are already overcrowded. Bannerman Road is rated as an F already because of over capacity between Thomasville road and Tequesta. It is one of the highest rated roads in Leon County for accidents per mile. Our commissioners should work on solving these problems first before making them worse. Vote No
280	Ken Smith	iselasmith@comcast.net	4/1/2018 18:01	
281	Greg Davis	pgdavis@aol.com	4/1/2018 18:10	
282	Zandra Wostel	zwostel@yahoo.co	4/1/2018 20:04	No apartments on Bannerman Road or near Summerbrooke or Ox Bottom Manor.
283	Kathryn Harvey	hh12@comcast.net	4/1/2018 20:12	
284	Len Harvey	len.harvey@tmh.org	4/1/2018 20:23	
285	Jeanette Taylor	jktaylor99@comcast.net	4/1/2018 23:34	A high density home/commercial development at Bannerman and Bull Headley would be completely at odds with what is essentially a country landscape. It smacks of a get-rich scheme with a blind nod from county commissioners who may think development for development's sake is a good thing. It's not. Let's be smart about the development at this location and make it consistent with the surrounding area.
286	Brian Bedonie	Bedoniebb@gmail.com	4/2/2018 1:05	Save what makes Tallahassee great. The developers don't need the rebates [corporate welfare] more than the citizens need to keep their hard earned money.
287	Robert Slayton	rslayton@me.com	4/2/2018 2:15	No to rezoning
288	Yoonserk Pyun	yoonaapt@gmail.com	4/2/2018 2:41	
289	Sunlim Lee	innolim@gmail.com	4/2/2018 2:42	
290	Jill Rowan	rowanpsy@yahoo.com	4/2/2018 13:56	
291	Scott Maier	maierscott@gmail.com	4/2/2018 14:00	
292	Sunny Li	sunnyli0@gmail.com	4/2/2018 15:28	
293	Shouping Hu	shoupinghu@gmail.com	4/2/2018 15:33	Please keep the green space green space.
294	Janice Finney	jfinney@fsu.edu	4/2/2018 15:45	I don't feel enough consideration has been given to more traffic, crowded roads, overcrowding of schools. I would like to see our Commission addressing these issues first (better roads, discussion of a new school) rather than approving a plan before anything is done.
295	Anslie Jackson	aej16b@my.fsu.edu	4/2/2018 16:03	
296	Charles R Jackson	aejpuggles@hotmail.com	4/2/2018 16:04	
297	Yvonne Jackson	claudjax@hotmail.com	4/2/2018 16:05	
298	Casey Tozzi	casey.tozzi@gmail.com	4/2/2018 16:05	
299	Megan Coney	mnconey@gmail.com	4/2/2018 16:13	
300	Zhen Yang	yangzhen0622@gmail.com	4/2/2018 16:19	
301	Xufeng Niu	xfniu01@gmail.com	4/2/2018 16:30	
302	Lydia G Cox	lydialunch04@gmail.com	4/2/2018 16:41	
303	Ke Xu	kexu11@gmail.com	4/2/2018 16:58	
304	David zhang	dz1688@yahoo.com	4/2/2018 17:17	
305	Mei Ji	jimeiz@hotmail.com	4/2/2018 17:41	
306	Desmond Gray	drsgray@centurylink.net	4/2/2018 17:48	Note the Planning Committee's unanimous rejection of further zoning changes. High traffic, nearby business vacancies, school zones all compel review of proposed changes.
307	Marie Eddy	marie@myhomeowners.net	4/2/2018 17:52	
308	Zhe Li	zhexiang@gmail.com	4/2/2018 18:25	
309	Yingru liu	liuyingru@gmail.com	4/2/2018 19:00	
310	Rachel Driggers	mdriggers@hotmail.com	4/2/2018 19:20	
311	Peter Lin	Peter0058@gmail.com	4/2/2018 19:51	
312	Ying Z	zycasey@hotmail.com	4/2/2018 21:37	
313	Susan	smbrown16@comcast.net	4/2/2018 21:59	
314	xujing sun	sussiesun68@gmail.com	4/2/2018 22:32	It will affect house value , schools will be over crowded
315	Cissy cui	cui_cissy@yahoo.com	4/2/2018 22:33	
316	Ammie zhang	ammie_zhang@yahoo.com	4/2/2018 23:05	

317	Katie Newman	tenniskatie@gmail.com	4/3/2018 0:16	
318	Emily Raines	evraines@gmail.com	4/3/2018 0:27	
319	A Clawson	amoney.clawson@gmail.com	4/3/2018 0:39	
320	John Newman	rescuecreative@gmail.com	4/3/2018 0:45	Nobody wants this. Schools and roads are already overcrowded. Stop making Tallahassee worse.
321	Nageswara Rao Tirumalasetty	tirumalasetty@cs.com	4/3/2018 1:17	
322	lee kuhlo	lee.kuhlo@comcast.net	4/3/2018 2:25	no to the rezoning
323	Angela Lindsey	aplindsey15@yahoo.com	4/3/2018 3:19	
324	Mindi Long	Mindilong@gmail.com	4/3/2018 3:54	
325	Vivian Morafates	vivian.morafates@gmail.com	4/3/2018 5:40	I moved here a year and a half ago to be in an area that cares about their trees and lakes and the ecological balance of wildlife and the environment. It does not make sense to keep pushing nature back. Tallahassee is a gem and needs to stay that way. Land development needs to be considered responsibly. This area should not be rezoned for denser housing because not only would it negatively impact the environment but also the traffic and our schools.
326	Mallory	rowecrow@gmail.com	4/3/2018 7:00	
327	David Jackson	djackso1906@comcast.net	4/3/2018 8:34	
328	Anthony Demma	ademma2@comcast.net	4/3/2018 10:19	This is a ridiculous idea in light of the very limited road infrastructure existing in this area, and the fact that Summerbrooke and Ox Bottom will experience a great deal more cut-through traffic than they already have. The zoning of this property is reasonable and fair as it is now. The owners purchased the land under those zoning restrictions and should not now get a windfall at the expense of the established neighborhoods in the area.
329	Lenny Kopple	lkopple@funseas.com	4/3/2018 13:14	
330	Mohamed Kabbaj	kabbaj48@gmail.com	4/3/2018 14:12	This zoning is ridiculous. The houses in the area will lose their value because of the increased traffic and the decrease in schools performance. Without adding schools and roads the idea does not make any sense.
331	Cecil Bragg	cecilbragg@comcast.net	4/3/2018 14:16	Request the County Commissioners do not approve the proposed rezoning of this property. The current zoning of this property for up to two homes per acre is appropriate considering the surrounding neighborhoods. Changing the zoning to allow up to eight homes per acre will be harmful to the surrounding area. As a resident of the adjoining SummerBrooke subdivision I am concerned with the impact on our schools, roads and especially the lakes. The runoff from the clearing of the land has already negatively impacted our chain of lakes and a high density subdivision will increase the negative impact. Please do not approve the requested rezoning. Cecil Bragg
332	Emily Barbacci	4barbaccis@gmail.com	4/3/2018 14:18	
333	Reese Derrenberger	avant.reese@gmail.com	4/3/2018 14:27	
334	PJ Kanline	pj@buildingsongs.com	4/3/2018 15:05	
335	Ken Kanline	ken@buildingsongs.com	4/3/2018 15:07	
336	Chris Talbot	yavlaa@gmail.com	4/3/2018 15:20	
337	Mary Edenfield	marynedenfield@gmail.com	4/3/2018 17:26	

338	marie-helene kabbaj	marie-helene.kabbaj@med.fsu.edu	4/3/2018 18:23	You simply do not let a developer start such a project without making sure that the infrastructure (roads...) and school occupancy has been taking care of and without consulting the direct neighborhood. This is totally unacceptable as the schools are already packed and the traffic horrible enough.
339	Carol P Gordon	crpgordon@aol.com	4/3/2018 19:22	I do not think this is an example of responsible growth and development based on its impact to surrounding communities regdring home values, traffic congestion, overcrowded schools and the environment. Evidence has already shown that the initial clearing of the land has affected the quality of the lakes in the SummerBrooke community.
340	fred gordon	savannahfred@aol.com	4/3/2018 19:39	
341	Scott Gorczycki	scott.gorczycki@comcast.net	4/3/2018 19:42	
342	Judith Felicetty	chefelicetty@aol.com	4/3/2018 20:43	
343	Galen Raines	galenraines@yahoo.com	4/3/2018 20:50	
344	Amanda Carroll	mandaraerae@gmail.com	4/3/2018 22:18	
345	Ningyi Huang	agholley99@yahoo.com	4/3/2018 23:05	
346	Kenny Kwan	kk8463@gmail.com	4/4/2018 0:36	
347	Pui Lee	legolee2009@gmail.com	4/4/2018 0:54	
348	Michelle Whiddon	mikkiwhiddon1@gmail.com	4/4/2018 1:46	
349	Martha Davis	mrdavis60@aol.com	4/4/2018 3:11	My support is for responsible growth and development!
350	Monica Haire	monicahaire@gmail.com	4/4/2018 12:30	
351	Erika L Brenneman	erika@brennemanpa.com	4/4/2018 12:33	
352	Bernard Chodyla	chodyla@yahoo.com	4/4/2018 21:32	
353	Karen Stoor	kbstoor@yahoo.com	4/4/2018 21:37	
354	Todd Anderson	tlanderson86@gmail.com	4/4/2018 23:09	
355	Thomas Clendenning	clen12@comcast.net	4/5/2018 13:11	
356	Luther Lay	Lutherlay@gmail.com	4/5/2018 14:57	
357	Ron and Dotti Hawks	ronhawks@yahoo.com	4/5/2018 18:07	
358	Jeff Granquist	JeffGranquist@yahoo.com	4/5/2018 20:01	
359	Sara Ressler	ozzy2650@yahoo.com	4/5/2018 21:55	Stop overcrowding our schools and decreasing our homes values.
360	Tony Bernard	tony.bernard213@gmail.com	4/5/2018 23:21	
361	Brian Meyer	bmeyer1@comcast.net	4/5/2018 23:39	
362	Marcia Collins	ezj9904@att.net	4/5/2018 23:51	I strongly oppose the rezoning to LPN. Traffic congestion on Bannerman Road is already a problem. I have to turn left onto Tekesta from Bannerman everyday at 5:30 pm. A very unsafe and almost impossible task. More residential single family and multi residential development will severely impact our already filled to capacity schools. I have great concern about my home's value decreasing. Keep the current zoning of LP in place.
363	Victoria Heller	vlheller@comcast.net	4/5/2018 23:51	Please vote no on the proposed change to zoning for the Bull Headley-Bannerman Road property.
364	Greg Salesses	gmsalesses@gmail.com	4/5/2018 23:57	I do not want any changes to the zoning to allow for more than 2 homes per acre
365	Rachel Strength	rstrength012@gmail.com	4/6/2018 1:14	
366	Linda Lakes	mathweaver@oaklea.org	4/6/2018 1:36	
367	James Fowler	Jimfowler223@gmail.com	4/6/2018 1:46	
368	Keerthi Senevirathne	senevirathne.k@gmail.com	4/6/2018 1:50	
369	Sanuja Pitigala	slpitigala@gmail.com	4/6/2018 1:52	
370	Jeanette May	j_n_dmay@yahoo.com	4/6/2018 11:37	
371	Patricia Ann Bludworth	pbludworth@gmail.com	4/6/2018 13:04	
372	Ellene R Reeder	ellenerose@embarqmail.com	4/6/2018 14:32	

373	Rongqi Yan	rongqiy@hotmail.com	4/6/2018 17:42	
374	Terrance McCaffrey	terrylisa2@gmail.com	4/6/2018 18:48	No to rezoning
375	Bruce Grant	bdgrant2@gmail.com	4/6/2018 18:57	
376	Shajil Kalathil	Shajil_com@yahoo.com	4/6/2018 19:31	Request county to stop this to protect, our land, lake, school quality.
377	Karen F Griffin	mpd2100@comcast.net	4/6/2018 20:07	Too much in an already crowded area.....
378	Dennis Ridley	dridley@fsu.edu	4/6/2018 20:25	opposed to rezoning
379	Thomas Pendlebury	tpbury@outlook.com	4/6/2018 20:30	
380	Jin Yan	jinyan10@gmail.com	4/6/2018 20:40	I oppose rezoning. The area is already too crowded.
381	Molly Griffin	mollynole22@gmail.com	4/6/2018 22:17	
382	Paul Bishop	doug.bishop99@comcast.net	4/6/2018 23:11	
383	Anonymous	nnadav8@yahoo.vom	4/7/2018 2:22	
384	Sharan Gard	sharygard@embarqmail.com	4/7/2018 3:09	Please reconsider the rezoning of the Bannerman Road property
385	Andrea Smith	Adsgarnet@gmail.com	4/7/2018 14:00	
386	Jim Balk	jcbalk@att.net	4/7/2018 17:28	Stop the madness
387	Tevin Ray	tevinxray@gmail.com	4/8/2018 12:08	
388	Lorri K Short	mshort90@comcast.net	4/8/2018 15:53	
389	Janet Carro	anjcarro@icloud.com	4/8/2018 20:13	
390	Catherine Lay	catherine999usa@yahoo.com	4/8/2018 20:14	
391	Karen Davis	kdavis325@yahoo.com	4/8/2018 22:02	
392	Alan Davis	a2zdavis@comcast.net	4/8/2018 22:07	
393	Parks Allman	parksallman1973@gmail.com	4/8/2018 22:21	
394	Jonna Snider	jonnarox@yahoo.com	4/8/2018 22:26	
395	John Kwak	jjk1721@aol.com	4/8/2018 22:31	
396	Paul and Ethel Dam	the.dams@yahoo.com	4/8/2018 23:08	Another example of Destroying the environment to make \$? Stick with the original plan for this area. There are more important things than farming wealth.
397	Kane Tomlin	kanetomlin@gmail.com	4/9/2018 0:18	
398	Richard Dozier	richarddozier7@comcast.net	4/9/2018 0:19	
399	Doug Wheeler	fsuwheeler@aol.com	4/9/2018 0:29	Bannerman can not handle the increased capacity.
400	Ami Wheeler	amiwrenn@gmail.com	4/9/2018 0:30	
401	Yi Wu	vv_wu@hotmail.com	4/9/2018 0:35	
402	Donghu Sun	sund168@yahoo.com	4/9/2018 0:36	
403	Jun Zhou	junzhou@gmail.com	4/9/2018 0:41	
404	Roy Mars II	martian@embarqmail.com	4/9/2018 0:45	I strongly oppose this zoning change. Bannerman Rd. can't handle the extra traffic. The entire area, especially Killearn Lakes already has trouble with stormwater runoff. The schools are already dealing with overcrowding, the last thing we need is more high density residential development. There is not nearly enough infrastructure to support it. It would be wrong to rezone that area just so someone can make more money from the property.
405	Sharon Dailey	spdailey@embarqmail.com	4/9/2018 0:48	Now is not the right time for this development. I hope the county commission will take into consideration that the expansion of Bannerman road needs to happen before a development of this nature takes place. AND, I hope the developer, when it is approved, maintains the integrity of this area and doesn't desecrate the trees and foliage. It's truly pathetic what developers get a way with these days. This is Tallahassee. Please maintain the integrity of the landscape!
406	lianglu	lianglu@ymail.com	4/9/2018 0:57	
407	Ping yan	pingyanfl@gmail.com	4/9/2018 1:02	
408	Kelly Hiltz	kelly@capplaza.com	4/9/2018 1:08	

				This is an awful idea. I hope the commission addresses how they plan to improve bannerman road to handle the traffic or additional funds to sheriffs office to patrol due to increased wrecks. Bannerman is dangerous as is and cannot handle more traffic.
409	Nicholas Williams	nickmailbox33@gmail.com	4/9/2018 1:13	
410	Shirley	xltao2004@yahoo.com	4/9/2018 1:15	
411	Thomas Burns	gooseems432@gmail.com	4/9/2018 1:28	
412	Ge	wangege25@gmail.com	4/9/2018 2:11	
413	Amanda Qiu	qiuwenjingsd@hotmail.com	4/9/2018 2:24	
414	Nicole Collins	nicolegregulak@gmail.com	4/9/2018 2:37	
415	Timothy Collins	tjbcollins32@gmail.com	4/9/2018 2:44	
416	Jinfeng Zhang	pku01@hotmail.com	4/9/2018 2:48	
417	xiuwen liu	liu.xiu.wenj84@gmail.com	4/9/2018 2:57	School is too crowded
418	Bobbi Paul	tallygirl62@yahoo.com	4/9/2018 3:00	
419	Andrew Mixon	mixon.s.andrew@gmail.com	4/9/2018 3:49	
420	Wei yang	jmsweiyang@gmail.com	4/9/2018 5:03	
421	Huan he	tianjinu@hotmail.com	4/9/2018 5:04	
422	Shawn yao	dragonborn1@gmail.com	4/9/2018 5:33	
423	Lisa Nichols	nicholslisa@hotmail.com	4/9/2018 10:46	Our roads are not ready for this. Bannerman is bad right now. Deal with that before adding to the congestion.
424	Elizabeth Lastinger	libby4usa@gmail.com	4/9/2018 10:47	
425	Carol Newman	CAROLNEWMAN@YAHOO.COM	4/9/2018 10:47	
426	Carl Wood	cwood2000@gmail.com	4/9/2018 11:22	
427	James E Ogorek	jim.ogorek@yahoo.com	4/9/2018 11:34	Need to widen Bannerman before any rezonning is considered.
428	Thomas McGraw	tmcgraw@centurylink.net	4/9/2018 12:22	I'm against changing the zoning for this project.
429	Pegah Bowman	pegah.bowman@gmail.com	4/9/2018 12:23	
430	Ashley Parker	amparker0724@yahoo.com	4/9/2018 12:32	
431	Kristen Sea	krissygrimace@gmail.com	4/9/2018 12:32	Traffic is already a nightmare with all the recent development. There is a ton of high density cookie-cutter homes already on Ox Bottom Road from this same developer and our schools are at or above capacity. There is no need for further development that is not consistent with the existing neighborhoods. Please say no to redevelopment.
432	Hui Jin	huuuijiin2003@yahoo.com	4/9/2018 12:38	
433	Ashley Greathouse	aarchic99@aol.com	4/9/2018 13:21	
434	Donna L Biggins	myrealtordonna@hotmail.com	4/9/2018 13:52	
435	Siran	siran0509@yahoo.com	4/9/2018 13:52	
436	hui xu	xuhui8373@gmail.com	4/9/2018 14:01	
437	Ruoxu Li	lucieli80@yahoo.com	4/9/2018 14:02	
438	Li Jin	jinliemail@gmail.com	4/9/2018 14:07	Bannerman road is a two lane road. It has lots of traffic close to its capacity and can't handle more traffic from high density development. I also think that the developer made a wrong decision to propose high density development in such a place so far from the downtown city. I oppose this rezoning request.
439	Patrick Biggins	pkbiggins@hotmail.com	4/9/2018 14:12	Know that we will be watching how you vote on this one as it will let us know if you can be trusted to represent our interests.
440	Shanshan Liang	shanshan.liang@gmail.com	4/9/2018 14:14	
441	Danielle H Shea	daniellehshea@gmail.com	4/9/2018 14:43	
442	April Woodward	april@millenniumdayspas.com	4/9/2018 14:45	
443	Tammy Nguyen	tn2490@gmail.com	4/9/2018 14:46	
444	Edward Woodward	mrwewiii@aol.com	4/9/2018 14:46	
445	Mike Nguyen	mikenguyen@gmail.com	4/9/2018 14:46	
446	Victoria Gaitanis	vsgaitanis@gmail.com	4/9/2018 14:48	
447	Brandy Hoppes	brandy@haywardtitlegroup.com	4/9/2018 14:50	
448	Christopher White	claywhite17@yahoo.com	4/9/2018 14:52	

449	Matthew Matney	zamboniman57@yahoo.com	4/9/2018 14:52	
450	Jing Chen	cj3901@gmail.com	4/9/2018 14:54	I'm against changing the zoning for this project.
451	Kasey Cunningham	kfoxc04@yahoo.com	4/9/2018 14:56	
452	Charles Mason	cdmason03@gmail.com	4/9/2018 14:56	
453	Tarah Grantham	granthamt93@gmail.com	4/9/2018 14:56	
454	David Parish	davidparish@comcast.net	4/9/2018 14:56	The roads and the schools are not prepared for this increase in traffic. Also, the land will be clear-cut, based on past subdivisions by this contractor, which will cause a major run-off problem.
455	Diana Trahan	dktrahan@gmail.com	4/9/2018 14:57	
456	Nicholas Carroll	carroll.nicholas.a@gmail.com	4/9/2018 14:57	Bannerman cannot handle the extra traffic this would create. There are infrastructure concerns that need to be addressed first before such a zoning change should be considered.
457	Betty Zachem	Betty.Zachem@gmail.com	4/9/2018 14:58	
458	Steven Miller	smiller@bio.fsu.edu	4/9/2018 14:58	Please do not change the zoning for this property.
459	Nick	nick34556@gmail.com	4/9/2018 14:59	
460	Aj	ajlomgordo@cox2.net	4/9/2018 15:00	
461	Keli Harwood	keliskids@hotmail.com	4/9/2018 15:05	NO!
462	Sarah Alton	sarahelainewinslow@gmail.com	4/9/2018 15:09	
463	Rebecca Hunter	beccaru79@gmail.com	4/9/2018 15:10	
464	Sheri Miller	sheri@tallahassee.com	4/9/2018 15:16	Bannerman can't handle this kind of change. Please don't change the zoning.
465	Shauntelle Catani	racegirl99@embarqmail.com	4/9/2018 15:16	Not good
466	Phyllis Burkhardt	burkhardt@comcast.net	4/9/2018 15:17	No zoning changes for Bannerman and Bull Headley Roads. Our infrastructure cannot handle the proposed development changes.
467	Emily Fryman	smallfry3fryman@aol.com	4/9/2018 15:18	
468	Jason Hunter	jasonh_33@hotmail.com	4/9/2018 15:18	
469	Malissa Henning	malissafsu@hotmail.com	4/9/2018 15:22	
470	Mary Farmer	gfarmer668@aol.com	4/9/2018 15:23	I don't live in Summer Brook but do live off of Bannerman / Bradfordville.
471	Amanda Wolfe	awolfe0407@gmail.com	4/9/2018 15:23	
472	Diane Malonzo	d.m2424@comcast.net	4/9/2018 15:27	No Rezoning if property in Bannerman sand BullHeadkey . Our area is already congested and can it withstand any more residential aka cars in our roads much less our schools and parks - that I might add most of those resident would nit be paying HO fees for.
473	Carrie Venclauskas	carrieven@gmail.com	4/9/2018 15:35	The area cannot withstand these types of changes. It will not only devalue all the surrounding properties - it will diminish quality of life for residents in the area.
474	Katie maxwell	kmaxwell277@gmail.com	4/9/2018 15:37	
475	Mark Godfrey	mark23godfrey@gmail.com	4/9/2018 15:39	The infrastructure MUST be in-place before any new zoning is considered.
476	Zainab Day	zainabday@comcast.net	4/9/2018 15:40	
477	Karolyn Holmes	karolyn.holmes@hotmail.com	4/9/2018 15:47	I love a block off Bannerman and already hear the huge amount of traffic that drives this road all day! I work from home and hear it all day. More homes in this area is not the answer as Bannerman can not handle it.
478	Lauren	laurenelowry@hotmail.com	4/9/2018 15:49	
479	Karen Benavidez	kshields2@gmail.com	4/9/2018 15:51	
480	Jessica Matjison	jdillon22003@yahoo.com	4/9/2018 15:51	
481	Stephanie parker	stephanieparker99@yahoo.com	4/9/2018 15:52	
482	Lynningram Varnum	joyingram@gmail.com	4/9/2018 15:52	
483	Emily Webster	emilyawebster@gmail.com	4/9/2018 15:57	
484	Felicia Scott	fefescott@iutlook.com	4/9/2018 16:01	
485	Kim Roland	Sweetart768@comcast.net	4/9/2018 16:03	This is not something that our area needs.
486	Mary Chafin	pmchafin@gmail.com	4/9/2018 16:03	
487	Christopher Skeen	Cwskeen22@yahoo.com	4/9/2018 16:06	

488	Kimberly Altavilla	altavillak@gmail.com	4/9/2018 16:07	Our schools and roads can NOT handle this amount of growth
489	Rebecca Ross	rwhittin@gmail.com	4/9/2018 16:07	We moved to the Killearn area for the space, good schools, and quiet neighborhood. This newest rezoning effort would disrupt and undermine all of those things.
490	kate mahobet	mahoneyfive@yahoo.com	4/9/2018 16:09	
491	Shaun	sakimball27@gmail.com	4/9/2018 16:09	No way can we handle this type of development!!!
492	Amanda Skeen	amskeen25@gmail.com	4/9/2018 16:12	Our area can not handle this amount of growth at this time. The roads aren't wide enough for the traffic and the schools are already at capacity. This would be harmful to the entire community.
493	Julie Campbell	julie4924@yahoo.com	4/9/2018 16:16	
494	Terri Lynn Dulworth	swdulworth@embarqmail.com	4/9/2018 16:23	
495	Katelyn Biggins	katelynbiggins@gmail.com	4/9/2018 16:26	
496	Lin Sun	lsun3@fsu.edu	4/9/2018 16:26	
497	Molly papania	mollyp11@gmail.com	4/9/2018 16:29	
498	Gregg Hoover	1stchoicerealtor@gmail.com	4/9/2018 16:39	
499	Andrea Carlile	andreacarlile@yahoo.com	4/9/2018 16:42	
500	Allison Newman	all78@aol.com	4/9/2018 16:44	This rezoning and proposed development is irresponsible. Bannerman Road cannot currently handle this traffic and expansion. Besides the traffic nightmare and decrease in property values, please consider the risk to the schools as well. Hawks Rise Elementary already added more classes after the start of the 2017-2018 school year. Neighborhoods will suffer as well.... I already see people speeding through Summerbrooke and Ox Bottom Manor...
501	Tori Clark	toriclark@comcast.net	4/9/2018 16:46	
502	Richard Lackinger	relart@gmail.com	4/9/2018 16:48	
503	Zhi Wang	zwangf@gmail.com	4/9/2018 16:48	
504	Chingju Chung	mypenny0718@msn.com	4/9/2018 16:49	
505	Nikole Paquette	bbnurse23@yahoo.com	4/9/2018 16:49	
506	Tiffany Brooks	Tiffany@team180.com	4/9/2018 16:55	I am not opposed to development, but this is too much too quickly for our area to be able to absorb in a reasonable way. I'm just not sure this is a responsible move until further provisions are made for such a large influx of homes and people.
507	Mark Dobek	mmarkdobek@gmail.com	4/9/2018 16:56	
508	Erin Bearss	ebearss1@gmail.com	4/9/2018 16:56	
509	Jennifer Painter	Jennifer.s.Morrissey@gmail.com	4/9/2018 16:58	
510	Joanne Eason	joeason@comcast.net	4/9/2018 16:58	Please do not pass this rezoning ordinance. As a five-year resident of Tallahassee, I live in Golden Eagle and commute to Capital Circle/Apalachee Pky. On a good day, it takes me 40-45 minutes each way, sometimes the drive can be more than one hour. By increasing the proposed parcel to high density would increase traffic without a solution for increased infrastructure. Coming from Detroit, the traffic is much worse in Tally on a per-capita basis.
511	Justin Painter	Justin.Painter11@gmail.com	4/9/2018 16:58	
512	Aimee Joanos	aimee.joanos@gmail.com	4/9/2018 16:58	
513	Yuan Tian	yut2002@gmail.com	4/9/2018 17:02	We want to keep the zone as it is now.
514	John H Hamilton	grampyjohn71@gmail.com	4/9/2018 17:02	
515	Elizabeth A Brown	tallytchr@gmail.com	4/9/2018 17:04	
516	J D I	jmdstct@aol.com	4/9/2018 17:06	
517	Bridget and Scott Moyer	moyer.bridget11@yahoo.com	4/9/2018 17:06	
518	John Root	Johnr34231@gmail.com	4/9/2018 17:07	
519	Heather Judd	heatherp33@yahoo.com	4/9/2018 17:08	

520	Mike Flory	mflory001@yahoo.com	4/9/2018 17:08	
521	Claudia Vagt	claudiavagt@live.com	4/9/2018 17:09	I agree with my neighbors. This does not seem to have been carefully planned and will hurt the area.
522	jeff couch	jeff@jcouch.com	4/9/2018 17:09	
523	Mark Schlaudraff	mschlaudraff@gmail.com	4/9/2018 17:10	
524	Nikki Pritchett	njpritchett@comcast.net	4/9/2018 17:11	
525	Belinda Yarosh	byarosh15@gmail.com	4/9/2018 17:11	Time for a moratorium on building in this area, due to the impact on roads, schools, existing home values, traffic, the general impact in this area. I vote no for rezoning at this time due to these issues and see what studies of impact this will bring to our area.
526	Chenoa Jones	chenoa.lord@yahoo.com	4/9/2018 17:12	I am against the new zoning and construction plan.
527	Rick Knerr	rknerr@comcast.net	4/9/2018 17:13	
528	Meridith Glass	meridithrglass@gmail.com	4/9/2018 17:13	
529	Miles Glass	milesglass@gmail.com	4/9/2018 17:14	
530	Qian Yin	yinqian@gmail.com	4/9/2018 17:15	I really worry about traffic and schools if the rezoning takes place. Driving in the morning from Golden Eagle to FSU is already a stress, don't make it more stressful.
531	Jason Fuqua	fsuqua@gmail.com	4/9/2018 17:18	
532	Lee Jackson	ljackson0699@gmail.com	4/9/2018 17:18	
533	Kristen Ashworth	kashworth82@yahoo.com	4/9/2018 17:18	
534	Judy Knerr	knerrjk@gmail.com	4/9/2018 17:19	
535	Kevin Derickson	krast71@yahoo.com	4/9/2018 17:19	
536	Mary Sterner Lawson	Maryl11@aol.com	4/9/2018 17:21	Rapid growth that decimates the green space beauty and strength of Tallahassee needs to be stopped. Efforts like this Bannerman Rezoning would cause too much havoc in the region. Let those builders find land that would not be so destructive to several communities. Thomasville Road is hectic enough at times; the traffic increase, if construction in this proposed area would take place, would make the area much more challenging. Money and profit need not be the only aim of Tallahassee's planners; we need to retain the city's beauty.
537	Joe Lee	Early51@hotmail.com	4/9/2018 17:21	I am against this proposal
538	Atul kumar	pandeya_atul@yahoo.com	4/9/2018 17:22	
539	Hue Reynolds	huetran@rocketmail.com	4/9/2018 17:23	
540	Jian Wu	jianwt@hotmail.com	4/9/2018 17:26	
541	Stephen Anderson	mathat@aol.com	4/9/2018 17:27	
542	Rynne Gentry	rynnegentry@comcast.net	4/9/2018 17:28	
543	Mary Jackson	mjackson0699@gmail.com	4/9/2018 17:28	
544	Pat Renes	pat.renes@gmail.com	4/9/2018 17:28	
545	Lynne Zaun	Lzaun@aol.com	4/9/2018 17:29	This would only instigate and increase a drainage problem which is already at the brink of disaster this whole area is fraught with drainage problems that haven't been addressed this would only add to the issue
546	Robert J Gellately	rgellately@fsu.edu	4/9/2018 17:30	Thomasville road cannot take more traffic, it's already at capacity.
547	Ken Armstrong	kenarmstrong@embarqmail.com	4/9/2018 17:30	
548	Ann	annm.williams@gmail.com	4/9/2018 17:31	
549	Allison Hartsfield	abs1980@hotmail.com	4/9/2018 17:32	
550	Abdul Majid	abdulxmajid@gmail.com	4/9/2018 17:34	The natural beauty of this area needs to be preserved.
551	Andrea Topchik	andreatopchik@gmail.com	4/9/2018 17:35	
552	AJGRIPPA	ajgrippa@yahoo.com	4/9/2018 17:36	Please use great caution when considering increasing population density.
553	Jessica Ranjbari	jessicaRanjbari@gmail.com	4/9/2018 17:39	
554	Trent Meewes	tmeewes@aol.com	4/9/2018 17:39	
555	Ed Anthony	efaefa6@yahoo.com	4/9/2018 17:42	I am totally against any zoning change in this area

				We need to preserve the Lake Protection! There was a reason why it was structured like that versus making it a LPN. Tallahassee is a city of trees, canopy's and natural scenery balanced with communities that enjoy these areas on a daily bases.
556	Paul Alton Horn	pahorn@att.net	4/9/2018 17:46	
557	Eleanore rosenberg	epr7897@aol.com	4/9/2018 17:48	
558	Nancy Hedman	nancyhedman@comcast.net	4/9/2018 17:50	
559	Rong Liu	yammi_1980@hotmail.com	4/9/2018 17:50	
560	Sherryl Schofield	sschofield2@fsu.edu	4/9/2018 17:50	
561	Keith Williamson	bbqg8r@icloud.com	4/9/2018 17:51	Bannerman and Meridian are not equipped to handle this additional traffic flow.
562	Sandy Powell	piweldc@att.net	4/9/2018 17:53	
563	Laura Powell	lauramettes@yahoo.com	4/9/2018 17:56	
564	Angela Triplett	artriplett@hotmail.com	4/9/2018 17:57	
565	Deborah J Armstrong	djarmstrong@fsu.edu	4/9/2018 18:00	
566	Michael B	anonymous61@yahoo.com	4/9/2018 18:01	I am not in favor of rezoning. Traffic is bad enough already.
567	Dara Kukla	daratitus_1@hotmail.com	4/9/2018 18:04	
568	James Phillips	lacagator@gmail.com	4/9/2018 18:09	
569	Paul Lewis Jr	paul.lewisjr18@gmail.com	4/9/2018 18:10	
570	Joe Rudolfer	alj66@hotmail.com	4/9/2018 18:15	
571	Robert C Love	rl8155@comcast.net	4/9/2018 18:17	
572	Eric Orman	Eorman22@gmail.com	4/9/2018 18:21	
573	Dana McHugh	danamwm@aol.com	4/9/2018 18:22	
574	Dorothy Walker	joedot60@msn.com	4/9/2018 18:23	Hope you get enough signatures; Bannerman is already too heavily traveled.
575	Barbara Frieling	bfrielin@uga.edu	4/9/2018 18:23	
576	Joellen Hubsch McCroan	jomccroan@gmail.com	4/9/2018 18:26	
577	Cassandra Parra-Ferro	cnp08c@gmail.com	4/9/2018 18:26	I am not supportive of refining zoning allowance for more crowded housing or traffic in this area. I do not feel that the proper infrastructure or schools in this area could handle the influx of higher density housing.
578	Ora stanley	williamstanley29@comcast.net	4/9/2018 18:28	
579	Jeff Copeland	rjcopeland20002@aol.com	4/9/2018 18:28	Need to protect our community.
580	Leslie H Cahn	dedudette@embarqmail.com	4/9/2018 18:29	I am not in favor of this zoning change, which will have an adverse effect on my property values, local traffic conditions and schools. Please do not approve the zoning change.
581	Joan Mancebo	joanmancebo@gmail.com	4/9/2018 18:30	
582	Harold Branch	branchc@comcast.net	4/9/2018 18:39	
583	Brian Wimpling	bwimpling31@gmail.com	4/9/2018 18:39	
584	Jenny Wu	jenny_x_wu@hotmail.com	4/9/2018 18:40	The road is already too crowded. Unless new road is built first, the rezoning should not be considered.
585	Patricia Dugan	ddugan3416@aol.com	4/9/2018 18:40	I am not in favor of the zoning change for the Bannerman - Bull Headly area. Please vote "no" on this issue.
586	Moon	moonlotus1964@yahoo.com	4/9/2018 18:41	I am against rezoning to add more traffic in the area
587	Lisa McCaffrey	terrylisa2@yahoo.com	4/9/2018 18:45	
588	Jim	jlu303@yahoo.com	4/9/2018 18:46	I oppose the rezoning to make the traffic worse
589	Dale Jackson	rdalejackson@gmail.com	4/9/2018 18:53	
590	Marjorie McNeill	mhmccneil@aol.com	4/9/2018 18:54	I am NOT in favor of the Bannerman Rezoning proposal. It will make traffic even worse - and, will negatively impact property values, area schools, and the environment. Please vote NO!
591	Leigh Ann Bradley	lanutt@hotmail.com	4/9/2018 19:00	
592	Mike Willis	slw1952@comcast.net	4/9/2018 19:06	
593	Sharon Willis	slw1951@comcast.net	4/9/2018 19:07	

594	John A Douglas	jadouglas52@comcast.net	4/9/2018 19:17	I live in Golden Eagle and I oppose the development due to the pressure this high-density development will place on the area infrastructure, especially roads.
595	Neil Snyder	nnsnyder@embarqmail.com	4/9/2018 19:18	The county commission should prohibit any additional development along the larger Bannerman Corridor until the road net and associated infrastructure are in place to support the additional population. Further, the commission should review the impact on schools, fire, and other services. If these are impacted, additional development should be delayed until the shortfalls are addressed. Current residents should have a say as to what occurs in their neighborhoods.
596	Zhirong Du	zdu1001@gmail.com	4/9/2018 19:21	No zoning change!
597	Matthew Adams	adams.mwa@gmail.com	4/9/2018 19:29	
598	Deborah Blankinship	dblankinship51@hotmail.com	4/9/2018 19:33	We do not need the additional traffic!!
599	Kelly O'Rourke	kes2523@my.fsu.edu	4/9/2018 19:35	
600	pam wimpling	pamwimpling@yahoo.com	4/9/2018 19:36	
601	Kris Williams	nucci87@reagan.com	4/9/2018 19:36	
602	Jamie Hall	jlh432004@gmail.com	4/9/2018 19:36	
603	Kerri Derickson	cjayd71@yahoo.com	4/9/2018 19:36	
604	Lisa Anderson	lhanderson77@gmail.com	4/9/2018 19:44	Bannerman Rd cannot support anymore traffic than is already there. I do not support overcrowding of schools.
605	Kimberley Beaty	dbeaty8@comcast.net	4/9/2018 19:45	Without adequate level of service for roadways already in place, I implore you to NOT change the zoning of the property in question in the south side of Bannerman Road Bear the intersections of Bannerman and Bull Headley.
606	Evan B Hume	ebhume@embarqmail.com	4/9/2018 19:51	Blatant money grab. No justification for zoning change.
607	Wright C Finney	wfinney@fsu.edu	4/9/2018 19:52	
608	Cindy Sheppard	sheppcindy@gmail.com	4/9/2018 19:52	
609	Bill	glfprtndr@comcast.net	4/9/2018 19:52	Expand Bannerman road before allowing another housing development.
610	Daniel Hayes	kirbymanager@gmail.com	4/9/2018 19:53	Ghazvini has abused the system. Also the county has adopted misguided Obama policies that are a detriment to all similar to the Frank/Dodd legislations that caused the housing crisis.
611	cathy wolfe	grobertwolfe@aol.com	4/9/2018 19:54	No rezoning
612	Rachel DeLisle	rsg8994@yahoo.com	4/9/2018 19:56	
613	Laura Gibson	ljkgibson@gmail.com	4/9/2018 19:57	
614	Jeannine Mangan	mangan.jmercerc@gmail.com	4/9/2018 20:00	We do not need extra traffic
615	Don Gibson	dgibsonjr@comcast.net	4/9/2018 20:02	
616	Cathy Schroepfer	cathyfsu90@gmail.com	4/9/2018 20:05	
617	Lucille H Byno	drlucybyno@gmail.com	4/9/2018 20:10	I am against the new zoning and construction plan. Please be cautious about overcrowding this area with more housing. Most important to consider is runoff and further pollution to the fragile environment so close to many lakes. There is also the risk of overcrowding schools and roads. The more gentile lifestyle, green spaces, and abundant wildlife are the reasons many have moved into this area.
618	Amanda Boor	asboor@comcast.net	4/9/2018 20:12	
619	Jabulani Ncube	jsncube@gmail.com	4/9/2018 20:13	I oppose the rezoning.
620	Karly Jacobs	karlytwin@gmail.com	4/9/2018 20:17	
621	David Low	david.gow.low@gmail.com	4/9/2018 20:22	
622	Lindsey Nichols	lindsey.nichols96@gmail.com	4/9/2018 20:28	
623	Kasia Chodyla	chodyla@gmail.com	4/9/2018 20:31	
624	Stacey Butler	sbutler@fuba.org	4/9/2018 20:33	
625	Robert E Walker	bobjanwalk@comcast.net	4/9/2018 20:35	

626	Elise Banister	elisebanister@yahoo.com	4/9/2018 20:39	
627	Arnett Moore	netmo1@live.com	4/9/2018 20:40	This proposal should only be considered with immediate plans for widening and expanding Bannerman Rd.
628	jacqueline fishet	trbbl85@aol.com	4/9/2018 20:44	
629	Charles Bearss	ebearss@comcast.net	4/9/2018 20:51	
630	Mikayla catani	mmc2007@embarqmail.com	4/9/2018 20:52	
631	Katherine Stratton	katenscott@comcast.net	4/9/2018 20:52	
632	Annie Miller	annie.kurowski@gmail.com	4/9/2018 20:54	
633	Thomas J Frieling	tfrielin@uga.edu	4/9/2018 20:54	I oppose this development as I wish to preserve the quality of the Bannerman Road corridor. Developments like this with too many housing units on small lots are in the economic interests of the taxpayers who live in this area.
634	Danny Banister	danban1@ymail.com	4/9/2018 20:59	We need to preserve the little green space that exists and the infrastructure does not exist to support additional residents. Imagine 3 thousand more cars fighting for a spot at the roundabout each morning...how much sense does that make? It's all about the money not the current residents.
635	Steve Cahn	dedude@embarqmail.com	4/9/2018 21:04	First the new Wal Mart at Kerry Forest, then the commercial development at Bannerman and 319. It is clear that the increased residential density was in the plan all along - here it comes and I, for one, do not care for the prospect of the result nor for the way it has arrived. I am emphatically opposed to this increased density. I do not see how our property values will remain let alone increase.
636	Charlene N Hogan	chogan50@comcast.net	4/9/2018 21:07	Please leave the zoning of this area as it is right now.
637	Joseph Birkmeier	jbirkmeier@comcast.net	4/9/2018 21:07	
638	Shannon Ruscitto	shannon.ruscitto@gmail.com	4/9/2018 21:12	
639	Allison Orange	acorange@comcast.net	4/9/2018 21:17	
640	Jennifer Morrison	jenniferlynnne.68@gmail.com	4/9/2018 21:20	
641	Melissa Osburg	mosburgart@gmail.com	4/9/2018 21:21	
642	Gary Sharpe	ibsharpe@comcast.net	4/9/2018 21:34	Please hear our pleas! As a resident of the area to be impacted, I do not support the proposed rezoning. Traffic congestion is already a significant problem along the Bannerman and Thomasville corridors, and development without supporting upgrades to the existing infrastructure will only exacerbate that situation.
643	Barbara Crum	bdcrum@gmail.com	4/9/2018 21:34	
644	Remi Boyd	remi.boyd@yahoo.com	4/9/2018 21:48	
645	Fitz Blake	fablake@gmail.com	4/9/2018 21:48	Terrible idea.
646	Tonya MacKinlay	tmackinlay2@comcast.net	4/9/2018 21:52	
647	Scott MacKinlay	smackinlay2@comcast.net	4/9/2018 21:53	
648	Jason Egan	jtgator97@yahoo.com	4/9/2018 21:58	
649	Chris Harwood	lsxtuner34@gmail.com	4/9/2018 22:03	
650	Nadine Sheoheard	shepheard@comcast.net	4/9/2018 22:04	
651	Gerry D'Arco	gerrydarco@gmail.com	4/9/2018 22:04	
652	Cedric Shepheard	shepheard@comcast.net	4/9/2018 22:12	
653	Jeffrey Shanks	funnies30@gmail.com	4/9/2018 22:22	As a resident of Luna Pines I am opposed to denser development in this area. Thanks.
654	Samantha Landry	mrs.landry1008@yahoo.com	4/9/2018 22:22	
655	Christina Eppes	christina.eppes@gmail.com	4/9/2018 22:25	
656	Diana Mederos	dianamederos@yahoo.com	4/9/2018 22:29	
657	Desiree Ncube	desncube@me.com	4/9/2018 22:37	
658	Diane Wunderlich	dwndrlch@bellsouth.net	4/9/2018 22:38	Vote NO to development

659	Deborah Thompson	Deborah@DeborahThompson.com	4/9/2018 22:43	Proposed zoning change increases density way too much.
660	Steve Sheppard	sheppsteve57@gmail.com	4/9/2018 22:52	I am not in favor of the proposed rezoning. The existing infrastructure cannot accommodate the increased needs associated with the proposed development.
661	Chris Sliger	chrissliger70@gmail.com	4/9/2018 22:53	
662	Lindsay Sliger	Lindsaysliger@gmail.com	4/9/2018 22:57	
663	Mike Mantei	mike@mantedesign.com	4/9/2018 23:00	
664	Gerald Dufford	3putts4me@comcast.net	4/9/2018 23:03	no rational member on the planning commission would approve such a change in zoning. The increase in traffic on Bannerman and Bull Headely would be horrific but the over crowding of our schools, that this change in zoning would create, would be an unpardonable sacrilege.
665	Bradley Bynum	bradleybynum007@yahoo.com	4/9/2018 23:05	
666	Bonni Warren	bonni.warren@gmail.com	4/9/2018 23:07	
667	Jaimie Sherraden	jaimierankin@yahoo.com	4/9/2018 23:12	
668	Mac Tipton	juggles72000@yahoo.com	4/9/2018 23:13	
669	Zhenghao Zhang	zzhang@cs.fsu.edu	4/9/2018 23:18	
670	Carol Brady	mimijbrady@aol.com	4/9/2018 23:19	
671	Siss	sissi0614@yahoo.com	4/9/2018 23:21	
672	Sandra Walker	dwunderlich@att.net	4/9/2018 23:26	
673	Carole Chambers	di_mac@att.net	4/9/2018 23:28	
674	KELLY GREEN	kgreen@fuba.org	4/9/2018 23:34	
675	Andrew Cheng	CKCNYC@YAHOO.COM	4/9/2018 23:35	
676	Ashleigh Cave	ashleigh.cave@yahoo.com	4/9/2018 23:35	
677	nina heil	ninaheil@yahoo.com	4/9/2018 23:39	our schools are already at capacity.
678	Dave Wunderlich	katsen@bellsouth.net	4/9/2018 23:43	
679	Melanie walker	melaniekimwaker@yahoo.com	4/9/2018 23:47	
680	Pam Webb	wesleyofficemanager@yahoo.com	4/9/2018 23:50	
681	Vivian Moore	viviansmoore@yahoo.com	4/9/2018 23:50	
682	Sylvia Sha Carver	Sylviacarver7@gmail.com	4/9/2018 23:58	
683	Joanne McBrayer	boxer9801@comcast.net	4/10/2018 0:03	
684	Travis burke	travisburke@embarqmail.com	4/10/2018 0:19	Don't want the rezoning.
685	Ellen Amato	ellen.amato@comcast.net	4/10/2018 0:23	
686	Sheila McGraw	smcgtaw@centurylink.net	4/10/2018 0:26	lâ€™m against this rezoning.
687	Caitlin	Caitmwalsh@gmail.com	4/10/2018 0:30	
688	Jeanne Alexander	chjmalex@comcast.net	4/10/2018 0:35	The traffic on Bannerman Road is already too heavily congested to accommodate the current traffic. These high density developments are not compatible with the current limited roadways in and out of the area. This huge development will seriously congest traffic further. The county should be expanding the present roadways to adequately accommodate the current traffic.
689	Melody Green	melody.green29@yahoo.com	4/10/2018 0:41	
690	Brenda Pelham	brenpel@embarqmail.com	4/10/2018 0:42	
691	Brenda Olsen	brenda_olsen@comcast.net	4/10/2018 0:43	Please stop this madness. Rezoning would drastically overtax the area including roads an, schools not to mention polluting our air and water!
692	Timothy Rach	hamerhd5@yahoo.com	4/10/2018 0:46	A traffic study along with widening of Bannerman Road needs to occur first. If not, the developer needs to fund the widening themselves.
693	Xiaobiao Xu	xuxiaobiao@gmail.com	4/10/2018 0:47	
694	Lisa Warmack	lisaw@stslaw.com	4/10/2018 0:49	
695	Angela Ferrara	aferrara1988@yahoo.com	4/10/2018 0:50	
696	Christy crouch	christymcrouch@yahoo.com	4/10/2018 0:56	
697	Carol Swing	carolswing30@comcast.com	4/10/2018 0:58	

698	Larisa Folmar	schatzh@gmail.com	4/10/2018 1:00	
699	Carol	carolmgould1@aol.com	4/10/2018 1:03	
700	John Ferrara	jferrarra1431@yahoo.com	4/10/2018 1:05	
701	Michael Gerber	charley1255@gmail.com	4/10/2018 1:11	
702	Joe Martinez	jrmii@comcast.net	4/10/2018 1:21	I have to leave McBride Hills by 6:30am or I can't pull out onto Bannerman with all the traffic.
703	Resident	gterra56@icloud.com	4/10/2018 1:21	I am against rezoning, it is a bad idea in every way.
704	Jan Smitherman	salica3@yahoo.com	4/10/2018 1:25	I would like to see the expansion slow down some in this area. It seems to be growing to fast, not all areas are thriving. I moved here to appreciate the larger lots, trees and quiet neighborhoods.
705	victoria nunez	victorianunez8921@gmail.com	4/10/2018 1:38	
706	Ryan Mahon	ryanmahontoo@gmail.com	4/10/2018 1:42	I implore the county commission to deny the change of zoning for this property, Bannerman road simply cannot handle all of the extra traffic. Bannerman road is already overstrained during rush hour traffic in the morning and evenings.
707	Frank D Ford	fordfd@gmail.com	4/10/2018 1:48	I do not support the rezoning. I hope that the County Commissioners do not approve as this would be a major burden to the existing infrastructure.
708	Lisa	lisa.danley@yahoo.com	4/10/2018 1:52	
709	Lisa	danley14876@yahoo.com	4/10/2018 1:53	
710	Colleen Ellis	colleen.ellis@yahoo.com	4/10/2018 1:56	
711	Julie Leggett	leggettjr@gmail.com	4/10/2018 1:57	
712	Daniel Parisi	parisi090@comcast.net	4/10/2018 1:59	Far too much congestion on Bannerman in the morning and evening rush hours already.
713	Ashlee Fontes-Comber	fontes.comber@gmail.com	4/10/2018 2:00	Reckless to build without a road improvement plan to handle traffic and without a plan for the schools.
714	Jennifer Spilewski	jspilewski@yahoo.com	4/10/2018 2:01	
715	Carolyn Williams	mycalc612@gmail.com	4/10/2018 2:02	
716	Emily Evans	emilyrevans3@gmail.com	4/10/2018 2:02	
717	Tina Phelps	tinaphelps74@gmail.com	4/10/2018 2:05	Traffic is bad as it is.
718	Madison Harrell	mlc09d@yahoo.com	4/10/2018 2:06	
719	Sandy Mahon	sandymahon1000@gmail.com	4/10/2018 2:15	Please leave the zoning as it is. We are already dealing with major traffic issues as well as school enrollments at capacity.
720	Tiffany Sturms	tiffanysturms@gmail.com	4/10/2018 2:17	
721	Bonnie Tang	bonnietsw@hotmail.com	4/10/2018 2:20	
722	Gary Mahon	garymahon@gmail.com	4/10/2018 2:21	
723	Michael Weigly	mweigly@gmail.com	4/10/2018 2:21	
724	Jean Mahon	jeanmahon3488@gmail.com	4/10/2018 2:22	
725	Brittany	brittanylpeacock@gmail.com	4/10/2018 2:27	
726	Penny Justin	pennyjustin@gmail.com	4/10/2018 2:29	
727	Shari Allen	rashalin@bellsouth.net	4/10/2018 2:32	
728	Melissa Corson	corson.melissa@gmail.com	4/10/2018 2:32	
729	David Culp	Dculp1234@yahoo.com	4/10/2018 2:38	
730	Tracy Willis	augdog602@gmail.com	4/10/2018 2:43	Our area cannot handle this type of development! Traffic is bad enough in the morning. Find somewhere else for your subdivision. Sincerely, The Willis Family (Golden Eagle)
731	Brentley Dumas	brentleydumas@yahoo.com	4/10/2018 2:50	
732	Jesse Dumas	jessedumas@hotmail.com	4/10/2018 2:51	
733	Keith Osborn	keithosborn@gmail.com	4/10/2018 3:15	
734	Lori Paulhus	LPaulhus@outlook.com	4/10/2018 5:16	
735	Tracy Blomeley	tracyblomeley@comcast.net	4/10/2018 6:36	
736	Robin McCabe	savvy1811@embarqmail.com	4/10/2018 7:35	

737	Randy Baker	randy_baker@comcast.net	4/10/2018 10:02	I am against any new development that will increase Bannerman road usage without enhancements to Bannerman road to handle the increased traffic expected from the new development. I believe we are at capacity on Bannerman Road and Bannerman Road/Thomasville Road intersection would have to be enhanced if additional development occurred on Bannerman Road
738	Karin Caster	karinc1106@yahoo.com	4/10/2018 10:03	Our roads around this area are already overcrowded. This type of development is inconsistent with the surrounding area.
739	Gary Lyda	glydafen@embarqmail.com	4/10/2018 10:19	I am not ok with rezoning the parcel of land on corner of Bill Headly and Bannerman. This will make traffic alot worse and Bannerman Road cannot handle more traffic! Developers like Maddog Construction do not care about responsible growth.They just want to build real fast and get thier money and leave. This would not be good for Bannerman Road!
740	Eduardo Lopez	elopezdabdoub@gmail.com	4/10/2018 10:22	Not only will Bannerman Road be congested, but traveling down Meridian will be a nightmare, and Meridian can't be expanded since it's a canopy road. It already takes 45 minutes to get downtown in the mornings. If this development occurs, it could take 1 hour or more to get to work! This will surely overcrowd the schools as well. We moved this far away for the schools and the peace and quiet, otherwise we would have bought a house closer to town.
741	Kenneth Pinkard	kenny1002@aol.com	4/10/2018 10:29	Concerned this may lead to apartments which, from history around town, lower the value of homes in the area. Not to mention crime increases.
742	Linda Dodson	dodsent2@msn.com	4/10/2018 10:41	
743	Sarah	sarahb96@comcast.net	4/10/2018 10:47	
744	Rachel Lumsden	rlumsden@gmail.com	4/10/2018 11:08	We should not just be worried about traffic on Bannerman, but also traffic increasing on Meridian Road, which can't be expanded because it's a canopy road. This proposal is short-sighted, and the politicians who are voting on this should think about the people who actually live in this area already. We don't support this! There is too much development in this area happening too quickly, without good civic planning. We don't need more housing developments (especially housing developments that aren't in line with the high-quality subdivisions in this area). We DEFINITELY don't need more retail spaces. For example, there are multiple sites that have been re-zoned for retail or commercial use but the stores have gone out of business and now sit empty. For just two examples, think of the retail development on Deerlake Road that's empty, or even the many stores in the Bannerman shopping center that have already left or closed (New Leaf, Giggles). Why are more new areas being re-zoned and built for retail/commercial use, when there's already too many existing structures that sit empty in this area? This proposal is wasteful, irresponsible, and short-sighted.
745	Robert Thompson	rob@rtelectricllc.com	4/10/2018 11:12	
746	Janey Nola	janey@jnola.com	4/10/2018 11:24	
747	Rachel Herman	rachelfsu@yahoo.com	4/10/2018 11:36	
748	Barbara Theobald	btheobald56@gmail.com	4/10/2018 11:45	Donâ€™t change the zoning

749	Donna Wright	donnaehicks@yahoo.com	4/10/2018 11:46	
750	Kristina DeLeo	kmdeleo23@gmail.com	4/10/2018 12:03	
751	Kathryn carney	kcsellshouses@gmail.com	4/10/2018 12:07	
752	Michele knox	knoxsm1@gmail.com	4/10/2018 12:16	
753	Kelly Roberts	roberts.kelly00@yahoo.com	4/10/2018 12:18	
754	Jeff Dodson	dodsent@msn.com	4/10/2018 12:23	
755	Allan Franklin	abfranklin3@gmail.com	4/10/2018 12:24	
756	Richard Gould	rick_gould@aol.com	4/10/2018 12:29	
				Why would you allow apartments (higher density) deeper into Bannerman when apartments weren't permitted for the Bannerman Crossing developments - and you had multiple access points onto four-lane highways. This is illogical, completely out of place, and clearly not inline with the character of the neighborhoods or surrounding areas.
757	Matt Christiansen	thegote@yahoo.com	4/10/2018 12:39	
758	Tevin	tevin.ray@fam.u.edu	4/10/2018 12:39	
759	Robin Wimmer	robinlwimmer@gmail.com	4/10/2018 12:39	
760	Ray	bebopwordfish2@gmail.com	4/10/2018 12:40	
761	Kkristi Kessling	kesslingk@hotmail.com	4/10/2018 12:41	
762	Kloud	kkou@daimlerag.gq	4/10/2018 12:42	
763	Marie Fleming	mfleming@fsu.edu	4/10/2018 12:43	
764	Samir	4samirkader9@nununagnakal.ga	4/10/2018 12:44	
765	Primo	va.dos.primo5@kucingarong.gq	4/10/2018 12:44	
766	Thomas Blakeney	teblakeney@gmail.com	4/10/2018 12:46	
767	Kate Holmes	kholmes0906@gmail.com	4/10/2018 12:50	
768	Marissa Rader	rader_ade@yahoo.com	4/10/2018 13:05	
769	Sheila Hosford	stateapp@yahoo.com	4/10/2018 13:31	
770	Melissa Cooy	mrscooper76@icloud.com	4/10/2018 13:42	
				Traffic. Congestion, environment. Banner needs to be four lanes. Will the developer fund ant cost??? Not
771	Fred Harris	fpharris1@comcast.net	4/10/2018 13:46	
772	Thomas DiTanna	tditanna@comcast.net	4/10/2018 13:49	
773	Terry DiTanna	tmditanna@comcast.net	4/10/2018 13:50	
774	Claire Hebert	czapert@yahoo.com	4/10/2018 13:54	
775	Irene Engelbrecht	ischeiff@gmail.com	4/10/2018 14:10	
776	Lanrong Li	jessicalir2011@gmail.com	4/10/2018 14:12	
777	David Cordial	davecordial@hotmail.com	4/10/2018 14:16	
				This plan is a nightmare for those who have already invested their time and money to find the right place to raise their children - please do not let this go through!
778	Sarah Fuelling	kfuelling@gmail.com	4/10/2018 14:20	
779	Jamie Jacobsen	jamiejacobsen07@yahoo.com	4/10/2018 14:27	
780	Nathan Bruce	n8nole@gmail.com	4/10/2018 14:43	Please don't do this
781	Tom Weiskotten	tweiskotten@yahoo.com	4/10/2018 14:46	
782	Denise Tinley	drakedenise@gmail.com	4/10/2018 15:09	
783	Dina Kamen	dinakamen@gmail.com	4/10/2018 15:12	
784	Janice yelverton	no11btm3@comcast.net	4/10/2018 15:13	Thanks!
785	Ashraf Achtchi	ashiamidi@yahoo.com	4/10/2018 15:24	Stop Bannerman Rezoning.
786	Anonymous	mq.michelle@yahoo.com	4/10/2018 15:25	
787	Henry Zhang	zx.henry@yahoo.com	4/10/2018 15:29	
788	Deborah Hernandez	debbie8624@me.com	4/10/2018 15:44	Deal with traffic issues before adding density.
789	Qian	qianjackie@hotmail.com	4/10/2018 15:54	
790	Michael Alpern	mikeal60@comcast.net	4/10/2018 16:16	
791	Emily Clark	emilythillmanclark@gmail.com	4/10/2018 16:28	
792	Tiffanee Butler	tbutler0826@earthlink.net	4/10/2018 16:28	
793	Marie amanze	amanzem@comcast.net	4/10/2018 16:35	
794	Stephen Paulhus	Rsm606@gmail.com	4/10/2018 16:44	
795	Lisa Henker	LH070415@gmail.com	4/10/2018 16:52	
796	Christina	koolkat72@comcast.net	4/10/2018 16:53	
797	N Davis	nnadav8@yahoo.com	4/10/2018 17:02	

798	Traci Wharton	tracihope@embarqmail.com	4/10/2018 17:17	
799	Patricia Holland	pitih225@embarqmail.com	4/10/2018 17:25	Please don't approve the re-zoning, it will be a nightmare in so many ways. Thanks
800	Barbara Susan Bishop	bishbunch@comcast.net	4/10/2018 17:34	
801	Karen Silsbee	kmsilsbee@yahoo.com	4/10/2018 17:39	
802	Meghan Biggins	biggins0meghan@hotmail.com	4/10/2018 17:40	
803	Jennifer Bruce	jdbBruce1881@gmail.com	4/10/2018 17:43	
804	Dennis Yecke	dyecke@gmail.com	4/10/2018 17:44	
805	Brett Smith	bmsmith0818@gmail.com	4/10/2018 17:50	
806	Aimee Fagan	aimeelwatts@yahoo.com	4/10/2018 17:51	
807	Afi Kocher	ask1984a@gmail.com	4/10/2018 18:02	This is a terrible plan! The roads, schools & lakes nearby cannot handle this type of re-zoning & irresponsible development.
808	Danielle Fuelling	sublimecherry@gmail.com	4/10/2018 18:15	
809	Delaney Stoner	stoner.delaney14@gmail.com	4/10/2018 18:22	
810	Ashley Cotton	Cottonpatch398@gmail.com	4/10/2018 18:33	
811	Frederick Kocher	ffko@lycos.com	4/10/2018 18:51	
812	Danielle Strickland	dacstrickland1@gmail.com	4/10/2018 18:58	
813	Gayle Bralich	bralich4@centurylink.net	4/10/2018 19:19	
814	Philip Walker	pw51@gmx.com	4/10/2018 19:41	Bad plan.
815	Michele Drake	lucygyrl@msn.com	4/10/2018 20:04	Totally against this "idea".
816	Brandy Luce	sterlingandbrandy@yahoo.com	4/10/2018 20:11	We live down Bull Headley and have well water (as do many others). I am concerned about our water quality especially since Leon county has no plans to install water/sewer on the west side of Bull Headley.
817	Kathleen LaPine	kalapine@gmail.com	4/10/2018 20:11	
818	Ellen Dippie	ecdippie@gmail.com	4/10/2018 20:14	Re-zoning to allow high-density housing in the area is irresponsible. The infrastructure does support it. It will also adversely affect school capacity, worsening traffic, and the environment.
819	Carlyle Baker	baker@fsu.edu	4/10/2018 20:40	
820	Diane Baker	jetttdogg@gmail.com	4/10/2018 20:44	
821	Logan Baker	lbaker0501@gmail.com	4/10/2018 20:47	
822	Fred and Velva Knapp	fvknapp@comcast.net	4/10/2018 20:48	
823	Jill Conley	jlcjlc69@gmail.com	4/10/2018 20:53	
824	Dave May	dave.may@gmail.com	4/10/2018 20:54	Take a closer look at the "Future Land Use Story Map" on tlcgis.org, compare to a topographic map, and the story becomes much clearer. This parcel is zoned Lake Protection for a reason -- it is part of the watershed area that drains downhill toward the entire chain of Summerbrooke lakes! Moderate, well-planned growth is expected over time. But these strong-arm tactics fly in the face of good growth management, and do not serve the citizens of our city/county. They most certainly do not serve those who live in the area, who would be impacted by these proposed changes for many years to come. For this reason, and the many others cited in the posts from fellow concerned citizens, the only conscientious decision is no.
825	Ryan Oliphant	ryoliphant@hotmail.com	4/10/2018 20:55	

				I have lived in Bradfordville most of my life. I remember when Thomasville Road was 2 lanes, and all we had was a Sing store, bait shop, and Moby Dicks seafood. Growth is good, I love the new restaurants and shopping areas. Environmental issues aside, growth must be supported by infrastructure. Already our commutes are much longer than they should be. Meridian is never going to be widened, but most nights we sit in traffic backed up for miles. Thomasville Road has bumper to bumper traffic coming into and out of town on most nights and mornings, can we add another lane each way? Probably not. Bannerman needs to be widened soon. Our schools are already at capacity. How are the people in this new development going to come and go? How will their kids learn? I think we need to take a step back and think about our current infrastructure problems before we start adding more fuel to the fire.
826	Miguel Gonzalez	miguelg@gmail.com	4/10/2018 21:09	
827	Caroline Stalvey	cac09v@fsu.edu	4/10/2018 21:14	
828	Brian Merck	brianjmerck@gmail.com	4/10/2018 21:15	You don't have to be a civil engineer to know that 200+ houses or an apartment/condo complex in this neighborhood is a terrible idea.
829	Paul Kessling	paulkessling@hotmail.com	4/10/2018 21:22	
830	Heath	hblackburn@yahoo.com	4/10/2018 21:25	I trust Caroline Stalvey
831	phillips griffin	phgriffinksig@msn.com	4/10/2018 21:28	
832	Morgan	mmm08h@my.fsu.edu	4/10/2018 21:28	
833	Jerrod Stalvey	jerrod@cfssolutions.com	4/10/2018 21:30	
834	Janis Edwards	fouedwardskids@yahoo.com	4/10/2018 21:31	
835	Melissa hutchinson	melissahutchinson.07@gmail.com	4/10/2018 21:44	This is ridiculous. Obviously who ever came up with this has never had to leave Killearn Lakes before 9 AM.
836	Jennifer Taylor	jltaylor1910@gmail.com	4/10/2018 22:04	No!!! We can't allow this!!
837	Suzan Martinez	osuzyq77@comcast.net	4/10/2018 22:21	Construction of 150 new small lot houses are scheduled to begin construction about June 1st near Duck Cove on Bannerman. This is quickly becoming a nightmare. Already hear sirens at all hours. Have to ask why our county commissioners would allow this? Remember at the ballot box.
838	Terry Schofield	tboy71@comcast.net	4/10/2018 23:23	
839	Joshua Sturms	joshsturms@gmail.com	4/11/2018 1:57	
840	Rebecca Hobbs	rthobbs72@gmail.com	4/11/2018 2:22	
841	Deborah Prior	dprior60@gmail.com	4/11/2018 2:26	
842	Andreas Hagberg	scubasoft@gmail.com	4/11/2018 2:34	
843	Matt	mattwingd@gmail.com	4/11/2018 2:45	
844	Dr. Adam Briggs	uvaphd@hotmail.com	4/11/2018 2:52	Can we increase affordable housing? The concept of affordable housing is for OWNERS not tenants in a complex.
845	Alex Knoll	apknoll@comcast.net	4/11/2018 3:02	
846	Niki	NikiNoel1218@gmail.com	4/11/2018 4:24	You're an idiot to think we need that many more homes built in this area
847	Mitzi Woods	mitzitwoods@gmail.com	4/11/2018 8:37	
848	Tammy Salmon	tsalmon367@gmail.com	4/11/2018 10:14	
849	Brandi Collins	brandiscollins@yahoo.com	4/11/2018 12:38	
850	MC Claborn	mclaborn2@comcast.net	4/11/2018 13:24	
851	Lewis Claborn	jclaborn2@comcast.net	4/11/2018 13:32	
852	matt benson	matthew.benson5700@gmail.com	4/11/2018 14:48	Sounds like they are putting the cart before the horse. Widen the roads to accommodate the already congested traffic in the area. Wasn't that the plan initially when the Bannerman Crossing plans were laid out? What happened there?

853	Sunil Abraham	sendsunilmail@yahoo.com	4/11/2018 15:50	
854	Jaime Briggs	jbriggs916@gmail.com	4/11/2018 16:50	
855	Greg Baker	gbaker@testabilityinc.com	4/11/2018 16:53	
856	Andrea Baker	abaker196@gmail.com	4/11/2018 16:55	
857	Libby Thomson	libbythomson@comcast.net	4/11/2018 17:03	
858	Chris thomson	chrismthomson@comcast.net	4/11/2018 17:03	
859	Blake greene	blakegphotoinfo@gmail.com	4/11/2018 17:31	
860	Melanie Weathers	melanieweathers20@yahoo.com	4/11/2018 17:35	
861	Rebekah Stamps	rjwstamps@aol.com	4/11/2018 17:46	
862	Brian Weathers	briandweathers@gmail.com	4/11/2018 18:14	Horrible idea. Too much growth too fast. As a resident of Killlearn Lakes from 1979 this area is getting way to congested. No more!
863	Jason Durbin	jasonzo6@gmail.com	4/11/2018 18:23	
864	Erin Steelman	erin.steelman@me.com	4/11/2018 19:32	
865	Elaine Nicoloso	nicoloso@yahoo.com	4/11/2018 20:35	
866	Mythili Venkatesh	mythilivenky@gmail.com	4/11/2018 21:14	We don't need this now
867	Robyn Dilmore	rmbd777@comcast.net	4/11/2018 21:31	
868	Pat Cramer	Pcramer7@comcast.net	4/11/2018 21:33	
869	Donna Sims	simsd@leonschools.net	4/11/2018 23:28	It was zoned the way it is currently for a reason.
870	Dolores Knerr	moondreamerdancer@gmail.com	4/11/2018 23:36	
871	Carol Kendrick	ckendricknp@gmail.com	4/12/2018 1:23	
872	Christy Robinson	christyrob15@gmail.com	4/12/2018 12:42	
873	Martha C Jencks	mcjencks@embarqmail.com	4/12/2018 14:10	
874	Nina Liu	xiaoanliu@yahoo.com	4/12/2018 15:12	NO to rezoning!
875	Megan Brand	seminolemegs@gmail.com	4/13/2018 10:40	
876	Ellen Hutsell	ellendhutsell7660@gmail.com	4/13/2018 11:18	
877	Ian Hutsell	fanlewfriend@yahoo.com	4/13/2018 11:20	
878	Carrie Griffin	clnzy@comcast.net	4/13/2018 17:41	
879	Helen Schwarz	goforit232@aol.com	4/14/2018 2:25	No more growth!
880	Ashley P Dawkins	EAGLEDAWKINS2@GMAIL.COM	4/15/2018 14:57	
881	Rick Whitney	whitney.rick@gmail.com	4/16/2018 1:18	Why was this zoning change approved? It does not fit into the current surroundings and it would overload roads, schools, runoff into the lakes. Bad move.
882	Jim Dawkins	eagledawkins1@gmail.com	4/16/2018 12:13	
883	Betty Gibson	jean2017@msn.com	4/19/2018 16:39	
884	Heather Ferguson	hbowen21@gmail.com	4/21/2018 19:32	
885	Emily Miralles	eamiralles@cs.com	4/22/2018 17:06	
886	Lindsay McCallum	lindsaymac@icloud.com	4/23/2018 11:35	I am vehemently opposed to this development
887	Frank Ryll	fryll@flchamber.com	4/24/2018 15:11	Anyone who travels on Bannerman or has students in the area schools should be very concerned with the lack of adequate infrastructure to support a significant development.
888	Jason	jjkellogg79@gmail.com	4/25/2018 14:47	
889	Tom Buchanan	tebjr569@gmail.com	4/25/2018 16:26	
890	Melissa Voigt	melissavoigt@aol.com	4/25/2018 21:56	
891	David Perrin	tlhperrin@aol.com	4/26/2018 0:45	
892	Tiffanee Butler	tbutler0826@earthlink.net	4/26/2018 0:50	
893	Amber Howard	ahoward@pmains.com	4/26/2018 1:03	
894	John f Wards	wardfarrell694@gmail.com	4/26/2018 1:21	Too much congestion already
895	Linda Krikorian	mlak12@aim.com	4/26/2018 1:23	Traffic down Thomasville Road has increased substantially over the past couple of years with all the new development north of Maclay. Continued development without any ability/plan to widen roads accessing downtown is asking for issues.
896	Beth Haynes	bethh22361@aol.com	4/26/2018 1:25	
897	Lindsey Rodrigue	mikeandlindseyrod@gmail.com	4/26/2018 1:51	

				Our infrastructure (roads, schools, watershed) is not adequate to support 200+ new homes. We already lost a battle on Ox Bottom Rd. Planners are putting the cart before the horse. I vote NO.
898	Jan Powell	mamajana12@gmail.com	4/26/2018 2:23	
899	Sally S Patrenos	sallypatrenos@embarqmail.com	4/26/2018 2:40	
900	Megan Coney	mnconey@gmail.com	4/26/2018 3:05	
901	Lily Navon	lilynavon@comcast.net	4/26/2018 3:35	
902	Brandy Luce	sterlingandbrandy@yahoo.com	4/26/2018 13:29	
903	Kimberly Miller	kingmiller1@gmail.com	4/26/2018 13:54	
904	Jennie Griffin	jennie8990@gmail.com	4/26/2018 14:26	
905	Craig O'Connell	oconnellct@embarqmail.com	4/26/2018 14:32	No to this!
906	Craig O'Connell	oconnellct@embarqmail.com	4/26/2018 14:32	No to this!
907	Mike Mantei	mike@mantedesign.com	4/26/2018 14:57	
908	Jim Ogorek	jim.ogorek@yahoo.com	4/26/2018 16:51	
909	Bev Karmanos	beverleyk@aol.com	4/26/2018 16:56	
910	Deborah Matney	ezbreezy025@yahoo.com	4/26/2018 17:26	
911	Matthew Matney	matthew.matney@yahoo.com	4/26/2018 17:26	
				The narrow roads cannot handle all of the new homes that are proposed. Meridian is a main artery that runs north-south. Do not slow traffic on this road. Bannerman cannot handle the extra burden of these cars. To the powers that be please think about an increase of your time getting to work by adding an extra hour. Is that acceptable? Certainly not for me as a pet sitter -I start at six in the morning-some of the school buses start at five in the morning. There are a lot of people that this will impact. There's plenty of other land to develop in Tallahassee. Please look at the whole picture. Thank you for your time!
912	Nita Bernier-cirioni	nitax2@aol.com	4/26/2018 17:32	
913	Priscilla Preston	dalzellpriscilla@gmail.com	4/26/2018 19:38	
914	William H Davis	whdavis124@gmail.com	4/26/2018 20:12	
915	E HenryHarper	harpers2@embarqmail.com	4/26/2018 23:13	Neither Bannerman nor Thomasville Road can handle rush hour traffic safely.
916	Francine Alsentzer	alsentzers@gmail.com	4/26/2018 23:21	
917	Kelly Duvall	kellydaw22@yahoo.com	4/26/2018 23:23	
918	Michael Alsentzer	alsentzers@gmail.com	4/26/2018 23:24	
919	Daniel Alsentzer	alsentzer@gmail.com	4/26/2018 23:25	
920	Tracy Bane	tracybane@hotmail.com	4/27/2018 1:23	No to this proposal.
921	Tracy Bane	tracybane@hotmail.com	4/27/2018 1:23	No to this proposal.
922	Brenda Brand	bjbrand1947@comcast.net	4/27/2018 1:52	
923	Lee Brand	lbrand1@tampabay.rr.com	4/27/2018 1:59	
				Twice I have moved away from towns where commissioners have allowed too much development. Please don't make me leave an area I love. It was just right 10 years ago. This will push it over the edge.
924	Ricky Harper	Ricky.harper@gmail.com	4/27/2018 11:23	
				Twice I have moved away from towns where commissioners have allowed too much development. Please don't make me leave an area I love. It was just right 10 years ago. This will push it over the edge.
925	Ricky Harper	Ricky.harper@gmail.com	4/27/2018 11:24	
926	Marnie Frost	oceanpaths@aol.com	4/27/2018 16:03	
927	Melisa M Williams	gimmwilliams@yahoo.com	4/27/2018 16:11	
928	Delvis Gonzalez	degonzale@gmail.com	4/27/2018 17:18	
929	Jan Powell	mamajana12@gmail.com	4/27/2018 19:11	
	William and Carol Henderson	carolkinghenderson@gmail.com	4/27/2018 20:52	
931	John Miralles	jpimiralles1@cs.com	4/27/2018 21:48	This type of housing project is a totally BAD idea!!!
932	Matthew Herman	matt@in-nation.com	4/27/2018 21:50	
933	Vanessa Spaulding	vspaulding72@gmail.com	4/29/2018 15:38	
934	Bryan Williams	chakabry@gmail.com	4/29/2018 16:39	

935	Elinor Peloza	peloizamom@gmail.com	4/30/2018 16:06	
936	Jan Benesh	beneshj@yahoo.com	5/2/2018 18:23	The traffic impact on Bannerman, Summerbrooke, Meridian and Bull Headley cannot be handled. Please vote NO. Thank you.
937	Mary Alice Mills	mamills82@yahoo.com	5/3/2018 15:46	
938	Cathy Slayton	cathyhood@yahoo.com	5/3/2018 19:05	Unlawful rezoning! Multiple issues that are not in accordance with the city's comprehensive plan.
939	Jennifer Baxter	jbaxatc@gmail.com	5/8/2018 1:42	
940	Melissa Batchelor	mbatchelor116@yahoo.com	5/8/2018 16:25	
941	Phillip Batchelor	phillipcbatchelor@gmail.com	5/8/2018 16:27	
942	Phillip Batchelor	phillipcbatchelor@gmail.com	5/8/2018 20:45	This is not a good idea. Traffic is horrible on bannerman as it is! And thousands of people's home value will go down. This is not fair for those of us who live here already. There is already too many homes and people in this area!
943	Jessica Parker	jdparker@comcast.net	5/9/2018 15:58	The schools and the roadways are not equipped to handle the influx of housing this dense. Also, the environmental impact seems to be neglected. The whole parcel was Lake Protection for a reason, to allow the node is greed on the developer's part.
944	Wendy Dorival	dorival@aol.com	5/9/2018 20:49	
945	Beth Gross	bethanngross@gmail.com	5/10/2018 16:30	
946	David Wolfe	dwolfe@edf.org	5/10/2018 16:33	
947	Kristin Kruger	krugerdvm@yahoo.com	5/11/2018 0:23	
948	Paul O'Rourke	pablofresh@netzero.com	5/11/2018 19:33	
949	Matthew Dunbar	pnl08@my.fsu.edu	5/15/2018 21:03	Horrible Idea
950	Rene McCoy	renemccoy@comcast.net	5/20/2018 18:18	The traffic is already so bad. I can't imagine why anyone would want to add housing to this area. Also, I am very concerned about the diminishing areas for wildlife.
951	Tami Pollan	tpollan71@yahoo.com	5/21/2018 20:51	
952	David Parker	dmatthewparker@pods.pro	5/21/2018 23:04	
953	cathy mccabe	maccats9925@centurylink.net	5/21/2018 23:41	
954	Jeffrey Butler	jeffrey.lance.butler@gmail.com	5/24/2018 2:04	
955	Koulla Butler	Koullabutler@gmail.com	5/24/2018 2:05	
956	Felicia Scott	fefescott@outlook.com	5/25/2018 10:41	I live in this area and deal with the traffic on a daily basis. This area is already very crowded and I feel our schools and roads can not handle anymore. Thank you
957	Kathy yao	kondrus@comcast.net	6/22/2018 20:51	I think rezoning lake protected land is a huge mistake and will have negative affects on our community.
958	Shawn yao	dragonborn1@comcast.net	6/22/2018 20:53	

Patti Poppell - Leon County Board of County Commissioners Dec. 12, 2017

From: Joseph Briggs <pandjbriggs012@gmail.com>
To: Herb Thiele <ThieleH@leoncountyfl.gov>
Date: 7/6/2018 11:31 AM
Subject: Leon County Board of County Commissioners Dec. 12, 2017

Good evening County Commissioners:

I would like to reference the information from the Leon County Board of County Commissioners dated Dec. 12, 2017. I have emailed these documents to Herb Thiele for distribution to each of you to read and review.

The issue involves the application requests an amendment to the Official Zoning Map to change the zoning classification from LP to LPN. The property is 11.74 + acres and is located on the north side of Bannerman Rd. approximately 750 feet east of its intersection with Bull Headley Rd.

What is going to occur from this meeting is really incredible!!! The Staff recommends approval, even though the Planning Commission voted against a motion to recommend approval (3-2) as documented in a previous email. The Planning Commission found that the Node zoning was enabled by the Comprehensive Plan, but that **it would be premature for the subject area, therefore resulting in land uses and densities/intensities inappropriate for the area and adverse impacts, especially related to traffic and storm water. The Planning Commission stated the LPN's should be developed from the inside to the outside of the node, rather than starting at the boundary, which is the case in this application.**

Again, you have the almost identical scenario before you now regarding the rezoning of 30.9 acres at 1665 Bannerman Rd.

On page 7 of the attachment, item #3 asks if the land use and development conditions changed since the effective date of the existing zoning district regulations involved, which are relevant to the properties?

The answer listed is "no" stating the subject site's future land use category and zoning districts have been the same since they were updated by the adoption of the Comprehensive Plan in 1992.

I would argue the conditions have changed. We experience heavy traffic volumes on Bannerman Rd. from Bull Headley to Thomasville Rd. The traffic on Bannerman Rd. in 1992 was minimal compared to today's volume. This traffic is due to the estimated 6,700 residents that travel Bannerman Rd. at least twice daily. There have also been several businesses in the Bannerman Crossing complex that have failed. Most business owners have indicated they do not receive the "walk-in" traffic in that complex.

The drainage issues and impacts on Lake Jackson have continued to mount up from continued development. Since this meeting on Dec. 12, 2017, the Leon County Commissioners have approved the development of 82 home sites on the Chastain property, & 145 home sites bordering Bannerman Crossing.

If this rezoning request is approved, an additional 287 homes will be built!!! This totals 514 NEW homes between Thomasville Rd. and Bull Headley Rd. I encourage each of you to consider the impact this type of irresponsible growth and development will have on our community.

Thank you.

Pam Briggs
1213 Conservancy Dr. E
Tallahassee, FL 32312