

Additional Attachment #14 for Agenda Item #10 April 10, 2018

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

10. 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

MEMORANDUM

TO: Honorable Chairman and Board of County Commissioners

FROM: *for* Herbert W.A. Thiele, County Attorney *HW*

DATE: April 6, 2018

SUBJECT: Additional Attachment for Agenda Item # 10 – Additional Citizen Comments

Enclosed please find an additional attachment to Agenda Item # 10, First and Only Public Hearing on a Proposed Ordinance Amending the Official Zoning Map to Change the Zoning District from the Lake Protection (LP) Zoning District to the Lake Protection Node (LPN) Zoning District.

This attachment is Attachment #14, Citizen Comments through April 5, 2018.

The additional citizen comments were received as *ex parte* communications and are being included in the Agenda Item so they may be considered and reviewed by all interested parties. Should you receive additional *ex parte* communications, please continue to send same to my office so they may be placed on the record.

Enclosure

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

April 2, 2018

MEMO TO:

✓ Bryan Desloge, County Commissioner, Dist. 4 Mary Ann Lindley, County Commissioner, At-large
John Dailey, County Commissioner, District 3 Nick Maddox, County Commissioner, At-large
Kristin Dozier, County Commissioner, District 5 Bill Proctor, County Commissioner, Dist. 1
Jimbo Jackson, County Commissioner, District 2

Subject:

Rezoning application for 1665 Bannerman Rd. for 30.9 acres from LP to LPN.

Public hearing will be held on April 10, 2018 in County chambers at 6:00 pm.

Ladies & Gentlemen,

I am listing a summary of why the Summer Brooke community is so strongly opposed to this rezoning request. Our concerns are as follows:

"Unwise land use decisions and premature non-residential development in established residential areas can seriously and permanently alter the character of a neighborhood."
VISION STATEMENT AND IMPLEMENTATION (REV. EFF. 7/26/06; REV. EFF. 1/7/10)

This rezoning application ignores the entire Vision statement as referenced above including but not limited to: natural beauty, degradation of County's natural resources, orderly growth, leap frog development, traffic safety and flow, plan's purpose to preserve, protect and enhance quality of life for all citizens, natural environment, aesthetic environment, eliminated unwise land use decisions paid for by the general populace, perception of a constant assault on neighborhoods, maintain integrity of existing neighborhoods, linkage between land use and infrastructure AND the belief the Comprehensive Plan is a living document.

1. This rezoning application ignores the Vision statement, Land Use Goals & Objectives, Goal 1: [L] (EFF. 7/16/90). The Comprehensive Plan shall protect and enhance the quality of life in this community by providing economically sound educational, employment, and cultural, recreational, commercial, industrial, & professional opportunities to its citizens while channeling inevitable growth into locations and activities that protect the natural and aesthetic environments and residential neighborhoods.
2. Policy 1.4.5: [L] (REV. EFF. 12/10/91)

C: Any request for a change in zoning use classification and specific zoning district mapping within a future land use category shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the future land use category in which it is located.

3. Policy 2.2.18: [L] LAKE PROTECTION (REV.EFF.12/22/95;REV.EFF.7/26/06;RENUMBERED 3/14/07;REV.EFF.7/14/14;REV.EFF.7/6/15)

INTENT:

Lake Jackson is both an Outstanding Florida Water and Aquatic Preserve, unique waterway, has historically suffered from water quality issues associated with rapid urbanization and largescale roadway projects, is designated "IMPAIRED" by FDOEP.

4. **The Smart Growth principles do NOT apply to this area due to inability to create walkable neighborhoods, unable to foster distinctive, attractive communities with strong sense of place, preserve natural beauty, and critical environmental areas, will not provide a variety of transportation choices, and does not make development decisions that are predictable, fair and cost effective**

Objection #1:

The impact high density development and the increase in density of homes per acre will allow for lower income residents, allow for smaller homes with minimal square footage , thus causing a decrease in our property values.

Objection #2:

Daily traffic count on Bannerman Rd. averages 17, 200 vehicles according to FDOT report dated 2016. (Included as ATT 3 in packet). County officials have indicated the Blueprint Sales Tax will not take place until 2020 to even consider widening Bannerman Rd and then only to Tekesta.

Objection #3:

School Impact Analysis Form is (included as ATT4 in packet.) This is the data that was included in packet that the Leon County Planning Commission received dated 2/28/18.

The following is the current data provided by Leon County Schools for:

Hawks Rise at 878 students (96%) capacity;

Killearn Lakes Elementary 866 (90%)capacity

Deerlake Middle School 987 (78%)capacity

Chiles 2044 (102%).over capacity

The NE quadrant of Leon County continues to experience RAPID, CONTINUAL GROWTH .

What impact will this have on the schools, neighborhoods, families and children living in the Southern Quadrant? They must be feeling claustrophobic, trapped, and unable to escape their situation.

Will any of these schools in the SE Quadrant have to close?

If this rezoning is approved, when will the schools in NE quadrant feel the impact?

In closing, I respectfully encourage each of you to realize the **oath of office** you took before undertaking the duties as County Commissioners. You agreed to be faithful and impartial when performing the duties of this office.

Respectfully submitted,



Pamela Briggs

1213 Conservancy Dr. E

Tallahassee, FL 32312



“Unwise land use decisions and premature non-residential development in established residential areas can seriously and permanently alter the character of a neighborhood”. VISION STATEMENT AND IMPLEMENTATION (REV. EFF. 7/26/06; REV. EFF. 1/7/10)

Presentation given at joint meeting on March 30, 2018

In opposition of rezoning request of 30.9 acres at 1665 Bannerman Rd. Tallahassee, FL

Prepared by:

Pam Briggs

Summer Brooke HOA Board Member

VISION STATEMENT AND IMPLEMENTATION (REV. EFF. 7/26/06; REV. EFF. 1/7/10)

We are fortunate to have retained the natural beauty that inspired the siting of Florida's state capital. The community relies upon the comprehensive plan to protect the natural resources and scenic beauty while encouraging the responsible, healthy growth of Tallahassee and Leon County. The comprehensive plan seeks to balance the management of growth with environmental protection but gives precedence to environmental protection.

Evolving land use patterns within the County have exhibited sprawl characteristics. Sprawl is, perhaps, the most inefficient pattern of land use. Costs associated with the provision of both capital and social infrastructure are higher than more compact patterns. This must be taken into consideration when local government is faced with limited fiscal resources and increasing demand for services.

Sprawl encourages degradation of the County's natural resources by prematurely committing vast areas to the impact of urbanization. Phased, orderly growth mitigates this situation by comprehensively addressing development impacts to our natural systems. Leap frog development associated with sprawl is piecemeal in nature and is detrimental to any type of comprehensive framework.

Another aspect of urban sprawl is the tendency toward strip commercial development, i.e., the commercialization along major streets which occurs as infill between sprawled developments. This strip development negatively affects traffic safety and flow, as well as creating aesthetic problems associated with advertising signs. While many of the negative effects of strip development can be controlled to some extent by regulatory means, a more positive approach is to prevent its spread by means of land use policies. 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, and cultural, recreational, commercial and industrial opportunities for the citizens. This is facilitated by systematically planning for growth, development and redevelopment

The natural environment is one of the many criteria which, when combined, form the community's perceived quality of life. **The natural environment is a major component in the quality of life equation for Leon County. As such, it must be protected. Development and the ancillary activities associated with it must be channeled into locations that protect the natural and aesthetic environment. Unwise land use decisions which ultimately require expensive environmental retrofitting, paid for by the general populace, must be eliminated.** In order to achieve this, it is the intent of this Plan to include strong environmental objectives and policies within the Land Use Element and other applicable portions of the Plan.

The residential environment is also one of many criteria which form the community's perceived quality of life and must be protected. An economic base of stable public employment has fostered development of stable residential neighborhoods. **Citizens identify with and value their neighborhoods in all parts** of the community and at all income levels. Containing sprawl will necessarily increase density and intensity in the existing urban area. **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. Development and its ancillary activities should be channeled into locations that offer the greater opportunity for the higher density and mixture of uses that a policy of urban containment encourages. **It is the intent of the plan to maintain the integrity of existing neighborhoods while encouraging new residential developments to incorporate a wider range of nonresidential uses.**

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. **An underlying premise is the linkage between land use and infrastructure.** The plan is based on the principle that development should pay for itself and this vision is implemented, in part, through the accomplishment of several strategies described below.

Our comprehensive plan is a living document, used every day in decisions made by local governments. It is regularly reviewed and amended to ensure that it remains current and consistent with our community vision.

LAND USE GOALS, OBJECTIVES AND POLICIES

Goal 1: [L] (EFF. 7/16/90)

The Comprehensive Plan shall protect and enhance the quality of life in this community by providing economically sound educational, employment, and cultural, recreational, commercial, industrial and professional opportunities to its citizens while channeling inevitable growth into locations and activities that protect the natural and aesthetic environments and residential neighborhoods.

Policy 1.1.1: [L] (REV. EFF. 7/20/05)

In order to discourage urban sprawl, new development shall be concentrated in the urban service area plus in the Woodville Rural Community future land use category and the rural communities of Capitola, Chaires, Ft. Braden and Miccosukee, as designated on the future land use map.

GROWTH MANAGEMENT/ URBAN SERVICES AREA Objective 1.1: [L]
(EFF.7/16/90; REV. EFF. 7/26/06; REV. EFF. 12/24/10)

Direct development to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and the service capacity to accommodate growth in an environmentally acceptable manner.

This shall be accomplished in part through the establishment and maintenance of an Urban Service Area (USA) concept. This **Urban Service Area (USA) concept is based upon a desire to have Tallahassee and Leon County grow in a responsible manner, with infrastructure provided economically and efficiently, and surrounding forest and agricultural lands protected from unwarranted and premature conversion to urban land use.** An urban service strategy provides for well-managed, orderly growth, which preserves natural resources and promotes fiscal responsibility. The location and size of the USA shall be depicted on the Future **Land Use Map** and is based upon the area necessary to accommodate 90% of new residential dwelling units within the County by the Plan Horizon; **the ability to provide urban infrastructure; and, the presence of environmentally sensitive lands and water bodies, requiring protection from the impacts of urban development.**

Policy 1.1.8: [L] (EFF. 7/26/06; REV. EFF. 12/24/10)

The integrity of the USA concept is maintained by strict adherence to the premise of not funding or scheduling major capital improvement projects outside the USA, Rural Communities or the Woodville Rural Community in conjunction with a policy of discouraging premature use and underutilization of land designated for urban development. Additionally, **the size of the USA should be limited to reflect the ability of the public to provide infrastructure, limitations of environmental constraints and existing development and to provide for a phasing mechanism to the Plan Horizon.**

Policy 1.4.1: [L] (REV. EFF. 12/10/91)

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.

Policy 1.4.5: [L] (REV. EFF. 3/14/07)

(c) Any request for a change in zoning use classification and specific zoning district mapping within a future land use category shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the future land use category in which it is located;

Policy 2.2.1: [L] RURAL/AGRICULTURE (REV. EFF. 8/17/92; REV. EFF. 7/26/06; REV. EFF. 12/24/10; REV. EFF. 7/6/15)

The intent of the Rural category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Typical land uses within this category shall include agriculture, silviculture, and natural resource-based activities. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area. To promote infill and redevelopment within the Urban Service Area (USA) and Rural Communities, higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture and other natural resource based activities shall be prohibited within the Rural category.

Non-residential uses functionally related to and directly in support of agricultural, silvicultural, and other natural resource based activities, including ecotourism activities, may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre. The location of such uses shall be limited to the intersection of major collector and arterial or arterial and arterial designated roadways. Total development at any one intersection shall not exceed 10,000 sq. ft.

Policy 2.2.18: [L] LAKE PROTECTION (REV. EFF. 12/22/95; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 7/14/14; REV. EFF. 7/6/15)

INTENT Lake Jackson designated both an Outstanding Florida Water (OFW) and Aquatic Preserve, is one of the most unique waterways in Florida. Historically, the lake has suffered from water quality issues associated with rapid urbanization and largescale roadway projects. Lake Jackson's water quality has improved since adoption of the Comprehensive Plan, due in large part to the adoption of stringent storm water treatment standards and the implementation of capital projects; however, **nutrient levels in the Lake remain elevated and the Lake continues to be designated "Impaired" by the Florida Department of Environmental Protection. 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.

ALLOWABLE USES, DENSITIES, AND INTENSITIES 1. Residential The Lake Protection category shall allow for residential uses at a base density of one (1) dwelling unit per two (2) gross acres.

1 To encourage compact and efficient development, two density bonus options are available for properties within the category:

i) A residential density of up to two (2) dwelling units per gross acre may be permitted within developments designed as a Clustered Subdivision.

ii) **A residential density of up to eight (8) dwelling units per gross acre may be permitted within the Lake Protection Node (LPN) zoning district**

2. Mixed-use & Non-residential

Non-residential and mixed-use development (including, but not limited to, office and commercial uses) within the Lake Protection category may only be permitted within areas designated with the Lake Protection Node (LPN) zoning district.

Within this district, single use, non-residential development shall be allowed at a maximum intensity of 10,000 square feet (S.F.) per gross acre. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 S.F. per gross acre, for a total of 12,500 S.F. per gross acre.

SPECIAL CONDITIONS

The following special conditions shall apply to the Lake Protection Future Land Use category: 1. The Lake Protection Node zoning district shall only be permitted at the following intersections:

☐ Highway 27 North and Sessions Road

☐ Highway 27 North and Capital Circle NW/Old Bainbridge Road

☐ Highway 27 North and Fred George Road

☐ Bannerman Road and Bull Headley Road.

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 (SDZ) or existing single family subdivisions.

In contrast, the Comprehensive Plan calls for an Urban Service Area average of no less than two residential units per one acre, which is four times the allowed density in Lake Protection. However, the current Lake Protection policy does not support the larger goal of more compact development in the Urban Service Area.

While it may not be feasible to increase the density throughout the Lake Protection category without impacting Lake Jackson, targeted areas based on the Smart Growth principles would help in supporting the larger goals for a compact community that preserves green space and rural lands further from the urban core.

The Smart Growth principles were selected for this analysis based on the quality of the information available, specific focus on local government, broad support, and consistency with existing Comprehensive Plan and Board direction.

Attachment #2 provides information on why communities select Smart Growth (adapted from "This is Smart Growth," published by ICMA and EPA in 2006).

The ten Smart Growth principles identified by the Smart Growth Network include:

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
- 4. Create walkable neighborhoods**

5. **Foster distinctive, attractive communities with a strong sense of place**
6. **Preserve open space, farmland, natural beauty, and critical environmental areas**
7. **Strengthen and direct development towards existing communities**
8. **Provide a variety of transportation choices**
9. **Make development decisions predictable, fair, and cost effective**
10. **Encourage community and stakeholder collaboration in development decisions**

Recommendation A: Direct staff to develop and bring back a new Lake Protection Node zoning district for the Lake Protection land use category that allows non-residential uses and higher density housing while requiring the Lake Protection storm water standards.

This recommendation is based on the Smart Growth principle of allowing mixed land uses to create more vibrant, diverse, and walkable communities. The provision of active living opportunities, where residents and visitors can easily and regularly walk or bicycle to everyday destinations, supports healthy movement and could lower health care costs. Local areas, like Midtown and Market Square, have a mix of commercial, office, and residential uses, and are arguably some of the most attractive areas to shop, live, and invest in locally.

Development concentrated into geographic nodes is a planning tool that is gaining popularity both locally and elsewhere. The concept involves allowing higher development rights around major intersections rather than along commercial strips that stretch miles down either side of roads.

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.

The 2006 U.S. Environmental Protection Agency report “Protecting Water Resources with Higher-Density Development” focuses on the idea that more compact development can help save more land to protect water resources. **The following graphic from the report demonstrates how the same number of homes can be accommodated in less land area when the land per home is reduced. The graphic is simplified to help illustrate the concept. Staff recognizes that the Lake Jackson basin is complex and that significant development already exists in the basin. However, this concept can still be utilized in new policies to guide future development toward designated nodes**

Land uses are significantly limited in Lake Protection. **The incorporated area of Lake Protection (within the City Limits) does not presently allow non-residential uses.** The unincorporated area allows some non-residential uses (minor office and minor commercial), but only within a Planned Unit Development process that requires Board approval.

The establishment of nodal areas by the application of a new zoning district could be allowed at identified intersections of major roadways similar to that established along Mahan Drive between Capital Circle and Interstate – 10. Potential locations are identified on the following map with ¼-mile radius circles and may include U.S. Hwy 27 and Capital Circle Northwest, U.S. Hwy 27 and Fred George Road, U.S. Hwy 27 and Sessions Road, the Market Square area, and the intersection of Bannerman and Bull Headley roads.

This new zoning district would specify permitted uses, and urban design and other development standards, including current Lake Protection storm water standards and requirements and perhaps a cap on total acres in the Lake Jackson Basin that can be placed in the new district.

Properties that could be considered for rezoning to new Lake Protection Node would include nonconforming 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. 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.

This recommendation is also consistent with the following Smart Growth principles:

- ☐ Compact building design
- ☐ Range of housing opportunities and choices
- ☐ Walkable neighborhoods
- ☐ Sense of place
- ☐ Direct development towards existing communities
- ☐ Variety of transportation choices
- ☐ Make development decisions predictable, fair, and cost effective

The Lake Protection land use category in the Comprehensive Plan (Policy 2.2.18 in the Land Use Element) currently specifies a base density of one residential unit per two acres (~2-acre lot size). This large lot size was used partly based on the idea that lower-density housing equals less impervious surface.

However, in practice, large lot sizes often result in large quantities of land being cleared, affecting runoff and natural habitat, and require extensive support infrastructure due to the distance between homes.

Walkability is more than just sidewalks, but they are fundamental to being able to walk to a destination within urban areas. At present, Section 10-7.529(3) f of the County's Land Development Code exempts sidewalks in new residential developments within the Lake Protection zoning district. With some limited exceptions, much of the older development patterns within the Lake Protection district are not very walkable. Both the City and the County are retrofitting certain areas of the urban area with sidewalks where feasible and affordable. These include proposed sidewalks within the Lake Protection district along Maclay and Timberlane roads. The recently updated City/County Greenways Master Plan also proposes several multiuse trails that have the strong potential to improve pedestrian and bicycle connectivity in areas of the Lake Protection district. However, **true walkability also requires more mixed-use developments with good pedestrian design.**

Providing a variety of transportation choices is a vital component of sustainable development. These should include mass transit, bicycling, and walking.

Automobiles will continue to be a major transportation mode for longer trips. Nevertheless, mix of uses and improved connectivity makes walking and bicycling more realistic transportation options because destinations can be placed at closer distances, and more direct routes can allow pedestrians to reach a given destination.

Allowing more and/or different kinds of growth within Lake Protection, even confined to nodal areas, will likely be controversial among some residents, landowners, and developers, as well as environmental advocates for the Lake. However, this kind of development is increasingly attractive to growing numbers of homebuyers and renters who prefer to live in walkable mixed use communities.

In order for the principles of smart growth to be acceptable, it is critical that residents, landowners, developers, and other stakeholders, have the opportunity to develop a common understanding of the concepts presented within this agenda item. Therefore, stakeholder collaboration will be an important part of evaluating and shaping any policy changes that are developed.

Sustainable Growth

The 1987 World Commission on Environment and Development established the most often used definition of sustainable development: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." While this definition is widely utilized, it is challenging to directly apply to policy decisions. As such, the definition has been the subject of many efforts to develop implementing principles.

The Planning Department selected "Smart Growth" as the body of work and implementing principles to provide a framework for this project. The Smart Growth principles were established by the Smart Growth Network in 1996 and were the subject of four publications developed cooperatively with the International City/County Management Association. The Smart Growth Network has a broad partnership base including the National Association of Counties, ICLEI-Local Governments for Sustainability, Institute of Transportation Engineers, American Planning Association, Florida Department of Health, and the National Association of Realtors. Both Leon County and the City of Tallahassee are members of ICLEI.

The Smart Growth principles were selected for this project based on the quality of the information available, specific focus on local government, broad support, and consistency with existing Comprehensive Plan and County Commission direction.

The ten Smart Growth principles identified by the Smart Growth Network include:

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

These principles, Planning Department analysis, and the policy examples provided in "Getting to Smart Growth: 100 Policies for Implementation" and "Getting to Smart Growth II: 100 More Policies for Implementation" were used to develop the concepts for the Lake Jackson Sustainable Development Project.

Sidewalks in Lake Protection

Walkability is more than just sidewalks, but they are fundamental to being able to walk to a destination within urban areas. At present, Section 10-7.529(3)f of the County's Land Development Code exempts sidewalks in new residential developments within the Lake Protection zoning district. This portion of the project will review the existing sidewalk exemption in Lake Protection and evaluate the potential use of locational standards such as proximity to the Lake Protection Node zoning, potential connection to existing or proposed

ATTACHMENT 1

sidewalks or greenways, and sewer availability to determine when sidewalks would be required. Options may include retaining the exemption for isolated residential areas with little or no walkability potential.

Both the City and the County are retrofitting certain urban areas with sidewalks where feasible and affordable. These include proposed sidewalks within the Lake Protection district along Maclay and Timberlane roads. The recently updated City/County Greenways Master Plan also proposes several multiuse trails that have the strong potential to improve pedestrian and bicycle connectivity in areas of the Lake Protection district. Requiring new development in potentially walkable areas to install sidewalks will help prevent these costs from being shifted to future tax payers in from of public projects.

The benefits of walkability include the ability to age in place, lowered transportation costs, improved personal health and fitness, and expanded choices on how to get around.

ATTACHMENT 2

FLORIDA DEPARTMENT OF TRANSPORTATION
2016 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 55 LEON

SITE =====	SITE TYPE =====	DESCRIPTION =====	DIRECTION 1 =====	DIRECTION 2 =====	AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
3060		SR 10 (US90) - 1000' E OF BUCK LAKE RD	E 10500	W 11000	21500 C	9.0	66.5F	5.4A
3061		SR 261 (CAP CIR) - BETWEEN I-10 AND KILLEARN CTR	N 19500	0	19500 C	9.0	99.9W	2.9P
3062		CR 148 (TIMBERLANE RD) - 525' W OF SR 61 (THOMASVI	E 8100	W 7000	15100 C	9.0	72.2F	3.1A
3063		SR 61 (US 319) - 925' S OF CR 342 (BANNERMAN RD)	N 18000	S 19000	37000 C	9.0	66.5F	4.6P
3064		CR 259 (TRAM RD) - 375' E OF SR 261 (CAP CIR SE)	E 0	W 0	4100 C	9.5	72.2F	3.5F
3065		SR 263 (CAP CIRCLE NW) - 700' S OF COMMONWEATH	N 16500	S 16500	33000 C	9.0	66.5F	8.3A
3066		SR 263 (CAP CIR NW) - 0.55 MILE N OF SR 8 (I-10) (N 8100	S 8600	16700 C	9.0	66.5F	8.5A
3067		SR 61 - BETWEEN I-10 AND TIMBERLANE RD	N 26000	S 27500	53500 C	9.0	66.5F	2.7F
3068		SR 263 (CAP CIR NW) - 725' N OF CR 158 (THARPE ST	N 17000	S 17000	34000 C	9.0	66.5F	7.3P
3069		SR 63 (US27) - 1000' N OF SESSIONS RD	N 19000	S 18000	37000 C	9.0	66.5F	5.0A
3070		BRADFORDVILLE RD - 950' E OF SR 61 (THOMASVILLE R	E 4000	W 5300	9300 C	9.0	66.5F	3.5F
3071		BANNERMAN RD - 1100' W OF SR 61 (THOMASVILLE RD)	E 8800	W 8400	17200 C	9.0	66.5F	3.5F
3072		CR 0353 (DEMPSEY MAYO RD) - 500' N OF SR 10 (US	N 2200	S 2700	4900 C	9.0	66.5F	3.0A
3073		CR 2203 (SPRINGHILL RD) - 125' S OF CYPRESS POIN	N 1800	S 1600	3400 C	9.0	72.2F	4.7A
3074		FRED GEORGE RD - 225' E OF SR 263 (CAP CIR NW)	E 2600	W 2600	5200 C	9.0	66.5F	4.2A
3075		CR 0361 (OLD BAINBRIDGE RD) -350' N OF SR 63 (US27	N 0	S 0	7300 C	9.0	66.5F	3.5F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED

"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011

AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;

V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN

"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

15-MAR-2017 14:57:19

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622UPD

3_55_CAADT.TXT

ATT. 3

SCHOOL IMPACT ANALYSIS FORM

Agent Name: Greenman-Pedersen, Inc. Applicant Name: Cawthon Family Properties, LLC Address: 2504 Hariman Circle Tallahassee, FL 32308	Date: 02-19-18 Telephone: 668-5211 Fax: Email:												
① Location of the proposed Comprehensive Plan Amendment or Rezoning: <i>Tax ID #:</i> 14-08-20-408-0000 & 14-08-20-409-0000 (30.9 +/- ac) <i>Property address:</i> 1665 Bannerman Road <i>Related Application(s):</i>													
② Type of requested change (check one): <input type="checkbox"/> Comprehensive plan land use amendment that permits residential development. <input checked="" type="checkbox"/> Rezoning that permits residential development. <input type="checkbox"/> Nonresidential land use amendment adjacent to existing residential development. <input type="checkbox"/> Nonresidential rezoning adjacent to existing residential development. *													
③ Proposed change in Future Land Use or Zoning classification: <input type="checkbox"/> Comprehensive plan land use From: _____ To: _____ <input checked="" type="checkbox"/> Zoning From: <u>Lake Protection (LP)</u> To: <u>Lake Protection Node (LPN)</u>													
Planning Department staff use only:													
④ Maximum potential number of dwelling units permitted by the request: <i>Number of dwelling units:</i> <u>8 du per acre max 247 Units</u> <i>Type(s) of dwelling units:</i> <u>single-family detached, single family attached, multi-family residential and mixed-use development</u>													
Leon County Schools staff use only:													
⑤ School concurrency service areas (attendance zones) in which property is located. School Board approved at the February 27, 2018 meeting. <table><thead><tr><th></th><th>Elementary: Hawks Rise</th><th>Middle: Deerlake</th><th>High: Chiles</th></tr></thead><tbody><tr><td>Present capacity</td><td><u>148</u></td><td><u>364</u></td><td><u>126</u></td></tr><tr><td>Post Development capacity</td><td><u>100</u></td><td><u>343</u></td><td><u>103</u></td></tr></tbody></table>			Elementary: Hawks Rise	Middle: Deerlake	High: Chiles	Present capacity	<u>148</u>	<u>364</u>	<u>126</u>	Post Development capacity	<u>100</u>	<u>343</u>	<u>103</u>
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Present capacity	<u>148</u>	<u>364</u>	<u>126</u>										
Post Development capacity	<u>100</u>	<u>343</u>	<u>103</u>										

Calculations based on maximum possible students-single family<1000 base square feet

This form is required by §8.3 of the Public School Concurrency and Facility Planning Interlocal Agreement as adopted on September 1, 2006 by the City of Tallahassee, Leon County, and Leon County School Board. Pursuant to §6.4 of the Agreement, the City or County will transmit the School Impact Analysis Form to a designated employee of the School Board for review at the same time the application is submitted to all departments for review.

Jessica Icerman - Fwd: Proposed zoning change for Bull Headley and Bannerman Road intersection.

From: Kristin Dozier
To: Zirin, Gary
Date: 4/4/2018 10:29 AM
Subject: Fwd: Proposed zoning change for Bull Headley and Bannerman Road intersection.

>>> Janet Benesh <beneshj@yahoo.com> 3/29/2018 1:48 PM >>>
Commissioner Dozier,

Please accept my comments regarding the proposed zoning change to be discussed at the April 10 hearing. If changed, existing NE neighborhoods will be adversely impacted.

Currently, a developer would only be able to build 2 homes per acre on that land, since it is part of Tallahassee's Lake Protection Program. However, if the zoning is allowed to be changed as recommended by the Zoning Commission, a developer will be able to build over 8 homes per acre. Below are the impacts this zoning change, if approved, will have on the NE neighborhoods including, Luna Plantation, Killearn Lakes, McBride, Ox Bottom and Summerbrooke.

- There wasn't a site plan included so it's unknown what type of development will be proposed and what impact there will be on the adjacent properties if it is rezoned. Unbeknownst to the NE residents, the land appears to have been cleared approximately 2 years ago, possibly in preparation to start the process of a zoning change and the development of homes.
- Increased traffic and concerns that a connection into Summerbrooke will be made.
- Runoff from development could impact the lakes negatively.
- The impact additional development will have on local schools, parks and the community.

Above are my concerns as a Summerbrooke resident for the hearing on the proposed rezoning application submitted by Greenmen-Pedersen Inc. Any retail and or residential plans for this land portion will be detrimental to the overall congested areas in existence along Bannerman road. Existing rush hour traffic on roads that are only two lanes and the impact on schools that already exceed their capacity provide reason enough for a rejection of this proposed new zoning and any subsequent development plans. The existing growth of retail establishments on Bannerman and the new large residential developments on Ox Bottom will overwhelm the Northeast soon enough. More retail and residential plans are not needed. Rejecting the zoning proposal will go a long way in keeping development responsible.

The Commission should continue to encourage growth of affordable housing and retail development on the South Side of Tallahassee. The NE is over developed.

Thank you very much.

Sincerely,

Jan Benesh
428 Summerbrooke Dr
Tallahassee, FL 32312

Herb Thiele - Fwd: Rezoning at 1665 Bannerman Rd., (LRZ180001)

From: John Dailey
To: Thiele, Herb
Date: 4/5/2018 10:55 AM
Subject: Fwd: Rezoning at 1665 Bannerman Rd., (LRZ180001)

>>> Nikki Abels <nikki.abels@gmail.com> 3/30/2018 7:46 PM >>>

March 30, 2018

Dear Commissioners,

I am writing to you in hopes you will reconsider the rezoning of 1665 Bannerman Road, (LRZ180001). I have a number of concerns about this possible rezoning.

First, being a retired public school teacher, I am gravely concerned about the impact that adding so many new residences will have on our current schools. I have read that this has been studied, but I find it difficult to believe that adding so many new students will not adversely affect the local schools.

I am also concerned about the impact of adding so many cars to the local traffic. It is difficult to take a left out of my housing development (Summerbrooke) now. I do not want to even think about what adding hundreds of cars will do.

I am also concerned, as anyone would be, what impact the types of residences being considered will have on our property values. Homes are a big investment for anyone. And having more homes, especially multi-family homes, will certainly impact us. And quite frankly, there are plenty of homes for sale in the area now. We certainly do not need to add more homes to possibly stand empty because there would be too many homes for sale and not enough people to buy them.

I am concerned that this rezoning will allow for commercial buildings. We have plenty of commercial properties very close to the proposed area. And it appears that not all the spaces in Bannerman Crossings are leased. We certainly do not need more empty store spaces. And really, do we need another car wash or mattress store in Tallahassee?

Then there is the matter of light and noise pollution. I moved into this area because it was quiet and the skies at night are beautiful. That may not seem important to you, but it is to me.

And honestly, what are we trying to do to Tallahassee? This is a nice area in which to live. We have access to so much now with our colleges, entertainment, and places to visit. Do we really need to pave over every inch of the county?

I am thinking that this rezoning is only the beginning. It does not seem so much a necessity as it does a way to turn a profit.

When are we going to wake up and stop developing just to develop for its own sake? When will it end? And who will have the courage and conviction to just say no?

Thank you for listening to me.

Sincerely,

Nikki Abels
8123 Viburnum Ct.
Tallahassee, Fl.
32312

Herb Thiele - Fwd: Rezoning on Bannerman Road

From: John Dailey
To: Thiele, Herb
Date: 4/5/2018 10:55 AM
Subject: Fwd: Rezoning on Bannerman Road

>>> Phillip Langdon <pnlangdon@comcast.net> 4/1/2018 10:34 AM >>>

Ladies and Gentlemen of the Board of County Commissioners,

My name is Phillip Langdon and I currently reside in the neighborhood of SummerBrooke in the Northeast section of Tallahassee. Recently the Planning Commission has approved the rezoning of a large area on Bannerman Road to be changed from Lake Protection to Lake Protection Node which would allow for commercial development and/or a large multi-family home development. I have many concerns regarding this and would like to voice my concerns before this is proposed to the County Commissioners.

My number one concern is the traffic on Bannerman Road. Bannerman is already very busy throughout the day and I believe intentionally adding even more cars to Bannerman Road would be a mistake. If you have not driven down this road during rush hour I encourage you to take a ride at 7:00 am or 5:00 pm to see what we already deal with every day. If this rezoning takes place and the 31 acres turns into an apartment complex with another 350+ homes you are adding another 1,000+ cars to this road with no answer for the congestion in the near future. According to the Planning Department the plan to widen Bannerman road is 10 years away.

I know there has not been a site plan proposed so we do not know what would go in there, but with the new zoning such things as a car wash, grocery store, auto parts store and a large restaurant are all possible with the rezoning. This zoning is not suited for the area and surrounding properties and I would ask what you would do if they proposed something of this sort in your backyard?

Another thing that I'm not sure was completely thought about was the runoff and pollution from the new construction. We have 2 lakes in concern. One of the lakes is on the said property with a tributary to a large SummerBrooke lake. These lakes are thriving in our community. We have ducks and geese that come to our lakes and an abundance of fish that are very healthy. If you add new construction with chemicals and pollution, we will lose that environment that our community cherishes.

Lastly, has anyone done a study about how full the schools are in the area? Would adding a large amount of children to the current school zone add even more stress to the schools in this area? From what was said at the Planning Department all surrounding schools are at maximum capacity and getting in and out of the school during drop-off and pickup is a nightmare.

I moved to this part of town because there were not large multifamily complexes and this new rezoning threatens the quaint lifestyle that the people of SummerBrooke have come to love. Please think of this as if it were your backyard and stop this rezoning. **I believe that this falls under the reckless and improper growth and development clause under the rezoning proposal.**

This node is obviously misplaced and honestly I believe there was not adequate thought or research done. The residents in our community are needing actions to be taken to stop this reckless growth without the

proper surrounding infrastructure to support it and we are turning to our elected county commissioners to hear our voices and take action. Please deny this zoning request.

Thank you for listening,

Phillip Langdon PA-C
Tallahassee Memorial Healthcare
Bixler Emergency Department
(850) 570-5191

Jessica Icerman - Re: Bannerman/Bull Headley Development and Zoning

From: Bryan Desloge
To: Gard, Shary
Date: 4/2/2018 1:18 PM
Subject: Re: Bannerman/Bull Headley Development and Zoning
Cc: Cherie (Planning) Bryant; Tedder, Wayne; Thiele, Herb; McDevitt, David

Shary, thanks for sharing your thoughts on this project. I wish I could talk with you about it, but I'm prohibited from discussing this project outside the confines of the County Commission Public Hearing as it is quasi judicial. I'm forwarding your email to staff with the request that it 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!

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

>>> "Shary Gard" <sharygard@embarqmail.com> 4/1/2018 10:39 PM >>>
Dear Commissioner,

I'm writing to ask for your reconsideration regarding the zoning of Bannerman/Bull Headley development. If the development cannot be stopped, I at least encourage you to ensure the property will be developed in a responsible way. The traffic, overcrowding in schools, decreasing my home value and potentially filling our beautiful lakes with runoff pollution are all disconcerting to me as a homeowner in the SummerBrooke neighborhood.

Anything you can do to improve and/or resolve this situation would be appreciated. Thank you for your service as county commissioner.

Shary Gard

From: <gbedonie@aol.com>
To: <proctorb@leoncountyfl.gov>, <gleer@leoncountyfl.gov>, <deslogeb@leoncou...>
CC: <bill@leoncountyfl.gov>
Date: 4/1/2018 11:49 AM
Subject: zoning Bannerman Road

FROM:"Glenn Bedonie <gbedonie@aol.com>

Step one-find thirty or more acres of raw land, adjacent to the city limits, with low density zoning. Make an offer for the purchase of the property.

Step two-upon acceptance of the offer to purchase, request a zoning change to allow high density development, regardless of compatibility with the surrounding neighborhood.

Step three-after approval of the re-zoning request, convince the County Commission to approve the zoning change.

Step four-after approvals for high density development by the County Commission, request for a voluntary annexation into the City of Tallahassee.

Step five-after approval for annexation, apply for and receive rebates for the cost of utility and other infra-structure capital costs.

What a wonderful way of making money at the direct expense of the citizens, with full approval of our elected representatives. This is what is currently happening on Ox Bottom and Bannerman Roads.

Be sure to be very vocal when the annexation request is made to the COT to stop this abuse from continuing. And, you thought abuse only occurred at the Community Re-development Agency-WRONG AGAIN

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

Herb Thiele - Fwd: Bannerman/Bull Headley Development

From: John Dailey
To: Thiele, Herb
Date: 4/5/2018 10:54 AM
Subject: Fwd: Bannerman/Bull Headley Development

>>> Ken Chambers <kenchambers@embarqmail.com> 4/2/2018 3:49 PM >>>

Dear Commissioner,

I'm writing to ask for your reconsideration regarding the zoning of Bannerman/Bull Headley development. If the development cannot be stopped, I at least encourage you to ensure the property will be developed in a responsible way. The traffic, overcrowding in schools, decreasing my home value and potentially filling our beautiful lakes with runoff pollution are all disconcerting to me as a homeowner in the SummerBrooke neighborhood.

Anything you can do to improve and/or resolve this situation would be appreciated. Thank you for your service as county commissioner.

Ken Chambers

Herb Thiele - Fwd: Please do not approve --Proposed Rezoning at Bannerman and Bull Headly Roads

From: John Dailey
To: Thiele, Herb
Date: 4/5/2018 10:47 AM
Subject: Fwd: Please do not approve --Proposed Rezoning at Bannerman and Bull Headly Roads

>>> cecil bragg <cecilbragg@comcast.net> 4/3/2018 11:33 AM >>>

- Actions

I am deeply concerned with the proposed rezoning of a large parcel of land that adjoins my neighborhood of SummerBrooke. The current zoning of the property for a maximum of 2 homes per acre is compatible with the land use in the surrounding area. The proposed rezoning to a much higher density of 8 homes per acre will have a significant negative impact on the surrounding residents. I am concerned with the increased traffic, increased demand on the public schools and especially our lake basin environment. SummerBrooke has a chain of lakes that feed into Lake Jackson. Our lakes have already been negatively affected by the run off from the clearing of the land in the proposed rezoning area. The building of a high density neighborhood will certainly further damage the surrounding watershed and lakes.

Please do not approve the proposed rezoning that is scheduled for your April 10th meeting.

Cecil Bragg
1136 Spinney Court
Tallahassee, FL 32312
850-509-0497

Jessica Icerman - Re: Rezoning at 1665 Bannerman Road

From: Bryan Desloge
To: MITCHELL, BRUCE
Date: 4/4/2018 3:01 PM
Subject: Re: Rezoning at 1665 Bannerman Road
Cc: Cherie (Planning) Bryant; Tedder, Wayne; McDevitt, David; Thiele, Herb

Bruce, thanks for sharing your thoughts on this project. I wish I could talk with you about it, but I'm prohibited from discussing this project outside the confines of the County Commission Public Hearing as it is quasi judicial. I'm forwarding your email to staff with the request that it 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!

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

>>> BRUCE MITCHELL <bmitchell7@comcast.net> 4/3/2018 1:57 PM >>>

Dear Commissioners,

We would like to request that you **oppose** the rezoning request at 1665 Bannerman Road. There are 4 major reasons that we are concerned with this development. The first reason is if this property is rezoned to LPN the potential of high density building could occur which could mean a developer could build 8 homes per acre. This could mean eventually 1000 homes could be developed on this property. This could bring down the value of our homes in the surrounding neighborhoods, especially the ones that back up to this parcel. We learned that the property owner cleared almost all of the trees on that parcel of land, paving the way for the development approximately 2 years ago. This clearing was not known to the surrounding neighborhoods (SummerBrooke, Killearn Lakes, McBride, Oxbottom, Luna Plantation, etc.). We learned at the County Commission Land Development meeting that during this clearing, the berm that protected the lakes in the SummerBrooke subdivision from runoff pollution and silt was destroyed and **never rebuilt**. The SummerBrooke HOA has been dealing with this atrocity ever since. A biologist assisted the group with their assessment. Therefore, was this done legally? Shouldn't there be some accountability for this environmental impact? If it's affected the lakes in the last 2 years from this runoff what will be the impact when they start building all the homes/buildings in the future? This needs to be addressed now instead of later.

The other concerns involved in this development relate to the impact that it will have on our local schools. This could overcrowd Hawks Rise, Deerlake, and Chiles. I feel the Leon County School Board needs to be involved in the request of this zone changing.

Traffic congestion on Bannerman Road is already horrendous and adding a new development will make it even more frustrating since we have been told it could take 7 or 8 years before Bannerman Road is expanded.

Again, for these reasons, please re-consider rezoning this property on Bannerman Road or at least make sure the development of this property is done in a responsible way. Thank you for your consideration and assistance.

Becky Mitchell

Jessica Icerman - Re: Rezoning of the parcel of land at the corner of Bull Headley and Bannerman Road

From: Bryan Desloge
To: chodyla, bernard
Date: 4/5/2018 8:58 AM
Subject: Re: Rezoning of the parcel of land at the corner of Bull Headley and Bannerman Road
Cc: Cherie (Planning) Bryant; Tedder, Wayne; McDevitt, David; Thiele, Herb

Bernard, thanks for sharing your thoughts on this project. I wish I could talk with you about it, but I'm prohibited from discussing this project outside the confines of the County Commission Public Hearing as it is quasi judicial. I'm forwarding your email to staff with the request that it 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!

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

>>> bernard chodyla <chodyla@yahoo.com> 4/4/2018 5:34 PM >>>
Dear Mr Desloge,

i would like to voice my opposition to rezoning of the parcel of land at the corner of Bull Headley and Bannerman Road from 2 homes per acre to high density housing.

Regards

Bernard Chodyla

SummerBrook homeowner

Jessica Icerman - Re: Against rezoning Bull Headley and Bannerman Road

From: Bryan Desloge
To: GMAIL(riordantim1
Date: 4/4/2018 2:54 PM
Subject: Re: Against rezoning Bull Headley and Bannerman Road
Cc: Cherie (Planning) Bryant; Tedder, Wayne; Thiele, Herb; McDevitt, David

Tim, thanks for sharing your thoughts on this project. I wish I could talk with you about it, but I'm prohibited from discussing this project outside the confines of the County Commission Public Hearing as it is quasi judicial. I'm forwarding your email to staff with the request that it 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!

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

>>> "GMAIL(riordantim1" <riordantim1@gmail.com> 4/4/2018 11:33 AM >>>

I am a SummerBrooke resident for 28 years and I am against the rezoning of subject area to 8 houses per acre!

Meridian and Bannerman Roads are at full capacity at morning and evening work times as is.

Please respond,
Tim Riordan
7014 Upland Glade
Tallahassee, FL 32312
[850-545-9393](tel:850-545-9393)

Jessica Icerman - Re: Rezoning of Property on Bannerman Rd.

From: Bryan Desloge
To: Anderson, Rex
Date: 4/5/2018 8:55 AM
Subject: Re: Rezoning of Property on Bannerman Rd.
Cc: Cherie (Planning) Bryant; Tedder, Wayne; McDevitt, David; Thiele, Herb

Rex, thanks for sharing your thoughts on this project. I wish I could talk with you about it, but I'm prohibited from discussing this project outside the confines of the County Commission Public Hearing as it is quasi judicial. I'm forwarding your email to staff with the request that it 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!

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

>>> Rex Anderson <rexanderson5@gmail.com> 4/5/2018 8:26 AM >>>
Dear Mr. Desloge,

I received information regarding the potential rezoning of property located on Bannerman Road near SummerBrooke subdivision. This property is currently zoned for 2 homes per acre and the developer is requesting the property be rezoned to build additional homes per acre. As a resident of SummerBrooke subdivision, I would strongly oppose any manner of rezoning that would increase the housing density in this area. We already have too much traffic on Bannerman road and the schools are already overcrowded. We should not allow a greedy developer to make things worse for the current residents.

Thank you for your support in fighting this potential rezoning error and as serving as our Commissioner.

Rex Anderson
1352 Conservancy Dr. E.
Tallahassee, FL 32312

From: <euridge@gmail.com>
To: <proctorb@leoncountyfl.gov>, <gleer@leoncountyfl.gov>, <deslogeb@leoncountyfl.gov>, <tannerb@leoncountyfl.gov>, <daileyj@leoncountyfl.gov>, <harrisona@leoncountyfl.gov>, <DozierK@leoncountyfl.gov>, <ziring@leoncountyfl.gov>, <maddoxn@leoncountyfl.gov>, <jonesc@leoncountyfl.gov>, <lindley@leoncountyfl.gov>, <craigd@leoncountyfl.gov>, <jacksonj@leoncountyfl.gov>, <sirmonske@leoncountyfl.gov>
CC: <bill@leoncountyfl.gov>
Date: 4/5/2018 10:36 AM
Subject: Bannerman Road Development

FROM:"Gareth Euridge <euridge@gmail.com>

Dear Commissioners: I strongly object to your recent decision to re-zone a tract of land at Bull Headley and Bannerman. This is a clear violation of the Lake Protection Program. In addition, the current school system would not be able to absorb the children from this high-density project. I ask you to reconsider this decision. Dr. Gareth Euridge

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

Jessica Icerman - Zoning at Bannerman and Bull Headley Roads

From: Sandy Woodruff <slwtlh@comcast.net>
To: <LindleyM@leoncountyfl.gov>
Date: 4/5/2018 6:39 PM
Subject: Zoning at Bannerman and Bull Headley Roads

I am writing in strong opposition to liberalizing the zoning restrictions for the large parcel of land at the corner of Bull Headley and Bannerman Roads. I understand this matter will be voted on by the County Commission on 4/10/18.

Currently, a developer is allowed to build only two houses per acre on that land, which is part of Tallahassee's Lake Protection Program. However, if the zoning is changed, a developer will be able to build over 8 homes per acre.

Such a change would constitute reckless growth and development that will threaten sensitive wetlands and wildlife habitat and increase problems with flooding. Also, where is the infrastructure to support all of these homes? The existing roads cannot efficiently handle the additional traffic. And how would this impact schools?

The rate at which we are losing green space in Leon County and Tallahassee is tragic and detrimental to our quality of life. The commission should oppose allowing more than two homes per acre on this parcel.

Sandra Woodruff
1431 Lloyds Cove Rd
Tallahassee FL 32312

Jessica Icerman - Fwd: Please vote NO on rezoning at Bull Headley and Bannerman

From: Kristin Dozier
To: Zirin, Gary
Date: 4/6/2018 10:22 AM
Subject: Fwd: Please vote NO on rezoning at Bull Headley and Bannerman

>>> Victoria Langley Heller <vlheller@outlook.com> 4/5/2018 9:50 PM >>>
Dear Ms. Dozier,

Please vote NO on rezoning at Bull Headley and Bannerman roads on Tallahassee's north side.

We moved to the Summerbrooke neighborhood after living on the northwest side of town for 10 years because we loved the peace of Meridian Road, the large lots that provided a bit more privacy between homes, the beautiful forests and undeveloped rolling hills, and the great schools. We bought a foreclosure four years ago and fixed it up.

In the four years we've been here, commercial and residential development have exploded all around us. Large new neighborhoods are being built off the four major roads bordering ours – Thomasville, Bannerman, Meridian and Ox Bottom, there's a huge new shopping and dining center with more retail planned, and traffic has become significantly more of an issue during peak commute times. Already crowded, Hawks Rise Elementary School only recently replaced several portable structures with permanent buildings to accommodate a growing student population. Displaced wildlife, particularly coyotes, are creating tragic scenarios for pet owners and motorists.

The neighbors I have spoken with, along with my family, are strongly opposed to the rezoning of property at the corner of Bull Headley and Bannerman roads. The infrastructure is not in place to accommodate thousands of new residents, motorists and school children. Nor do residents wish it to be. Residents have chosen to live on Tallahassee's north side to be farther away from heavily populated urban areas, which are wonderful for the citizens who chose to live in them but are not wonderful for those who are seeking to be in quieter, less congested and more natural area. We understand and appreciate the rights of property owners to use or sell their property, as they see fit and as is allowed by zoning restrictions, but we are being told a change in zoning laws would now allow a high-density residential development that would not previously have been allowed on the Bull Headley-Bannerman property.

We are extremely concerned about the negative impact on water quality in surrounding lakes and streams, traffic and school crowding such a development would bring. There are already multiple housing developments in varying stages of progress in this area, and new homes being built in existing neighborhoods. These existing projects are already providing a significant stock of new housing, and having an impact on traffic congestion. The north side of Tallahassee does not need more at this time.

Please vote NO on rezoning the Bull Headley-Bannerman property, and continue to be our champion for protection of the quality of life that means so much to your constituents. With huge new housing developments underway throughout this city, there are no compelling reasons to pursue this proposal, and thousands of families who will be hurt if it moves forward.

Please feel free to contact me if I may ever be of assistance,

Victoria Heller
80-294-3293

Jessica Icerman - Re: Rezoning - Bannerman Rd at Bull Headley

From: John Dailey
To: PIPKIN, TOMMY
Date: 4/6/2018 10:13 AM
Subject: Re: Rezoning - Bannerman Rd at Bull Headley

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

>>> TOMMY PIPKIN <jtpipkin@bellsouth.net> 4/6/2018 9:35 AM >>>

The Tallahassee - Leon County Mission Statement calls for responsible growth. This proposed rezoning on Bannerman Road from LP to LPN is IRRESPONSIBLE. The infrastructure can not handle the high density construction allowed under the LPN designation. The roads, the schools, the water quality and the environment will be overwhelmed.

Please be responsible and VOTE NO on the rezoning issue this Tuesday night.

Tommy Pipkin
7140 Wooded Gorge Rd
Tallahassee, FL 32312

Jessica Icerman - Fwd: Public hearing April 10, 2018

From: Nick Maddox
To: Thiele, Herb
Date: 4/6/2018 11:19 AM
Subject: Fwd: Public hearing April 10, 2018
Cc: Icerman, Jessica

>>> Joseph Briggs <pandjbriggs012@gmail.com> 4/6/2018 9:36 AM >>>

----- Forwarded message -----

From: **Joseph Briggs** <pandjbriggs012@gmail.com>
Date: Fri, Apr 6, 2018 at 9:33 AM
Subject: Public hearing April 10, 2018
To: MaddoxN@leoncountyfl.gov, Bryan Desloge <DeslogeB@leoncountyfl.gov>, DaileyJ@leoncountyfl.gov, JacksonJ@leoncountyfl.gov, LindleyM@leoncountyfl.gov, DozierK@leoncountyfl.gov, ProctorB@leoncountyfl.gov, TOMMY PIPKIN <jtpipkin@bellsouth.net>, Jeremy Anderson <janderson@andersongivens.com>

Chairman Maddox, Bryan Desloge and other County Commissioners,

As you are aware, there are two highly controversial issues on the agenda for this Tuesday's Leon County Commission meeting. One involves the Gun issues and the other is the Rezoning of 30.9 acres on Bannerman Rd.

It is concerning that with both of these issues listed on the agenda, the citizens will not get the opportunity to express themselves to the Commission.

I would like to request the rezoning of the 30.9 acres be deferred to a later date should this meeting exceed 9:00 pm.

After this time, a person's ability to sustain attention is diminished considerably, losing the interest, focus and attention of the audience. This will create an unfair playing field for everyone, including the Commissioners, as well as the citizens of Leon County.

Your serious consideration will be greatly appreciated.

Pamela Briggs
1213 Conservancy Dr. E
Tallahassee, FL 32312