

**Additional Attachment #16  
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 10, 2018

SUBJECT: Agenda Item # 33 – Additional Ex Parte Communications

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Enclosed please find additional ex parte communications that have been received with regard 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 today, July 10, 2018.

Pursuant to 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. Although the attached citizen comments were received as ex parte communications after the deadline set by the Ordinance, the comments are being provided to the Board in order to disclose the ex parte communications.

HWAT/JMI/plp  
Encl.

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

## Patti Poppell - Change of zoning at Bannerman and Bull Headley

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**From:** Martha Larson <martha\_larson@msn.com>  
**To:** "ProctorB@leoncountyfl.gov" <ProctorB@leoncountyfl.gov>, "JacksonJ@leonc...  
**Date:** 7/8/2018 2:58 PM  
**Subject:** Change of zoning at Bannerman and Bull Headley  
**Cc:** Tommy Pipkin <jtpipkin@bellsouth.net>

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I have reviewed the material posted online relating to the referenced agenda item for the 6:00 public input portion of your meeting scheduled for July 10<sup>th</sup> at 6:30. I recognize that with out the expert knowledge required to decipher most of it, my best contribution is to offer my experiential observations.

I have been a resident of Tallahassee for over 43 years and have lived in a small house on Holmes street (now part of a very impoverished part of the city), a townhouse on Blairstone Road next to the old HRS building, the Kilearn Estates area with its mix of high to low single residences, zero lot line homes, condos, and apartments and now – Summerbrooke since 1996. My parents live in assisted and independent living facilities and my daughter lives in a very modest home in Killearn Lakes, an area that includes upscale gated areas, zero lot lines, lower cost houses, duplexes and apartments. Most of these areas were also a mix of residential and commercial.

I have lived in and enjoyed all of these areas and have long appreciated the benefits of living in areas that included a variety of residential options in proximity. There is one thing that they all had in common – they were designed with making it all fit together well. There were green areas, buffer zones and the infrastructure was in place to support the mix of housing and commercial. That was critical to the design of Killearn Lakes and Killearn Estates. That was factored in when the early areas on Blairstone were developed. More recently the development of Southwood and the improvements on Capital Circle in that area followed that model. The road construction on Fleischman/Blairstone/Centerville was completed in anticipation a project such as Canopy.

Unfortunately the planning for the proposed project does not have this benefit. I recognize that it is more difficult to bring in this kind of development when there are in place, mature neighborhoods that will be affected. In such situations, there must be care that “progress” does not create undue problems for the existing neighbor hoods. This is not a “not in my backyard” request, but a request for a reasoned approach to this proposed new development. Please keep in mind that another similar project is being planned on Bull Headley.

I ask for the following to be considered:

- Postpone the project until the widening of Bannerman can be done. Not only has traffic become very heavy and backed up, but more and more cars are cutting through Summerbrooke as it is shorter than going to the light at the Bannerman/Meridian intersection. Also Summerbrooke is the shortcut for many in OxBottom going to Bannerman. We have golf cart crossings throughout the subdivision and many children. Even the speed bumps have not helped. We do not have the infrastructure in place to support the projects without the widening of Bannerman.
- The proposed project includes only 3 exits – one for the apartments onto Bannerman and two opening into Summerbrooke for the houses. There is no way the added apartment cars and the

commercial traffic can flow onto Bannerman without it being expanded. The proposed exit for the houses into Summerbrook appears to be at the current junction of where Summerbrooke Rd. intersects with Preservation Rd. This is already a problem corner and this traffic will spill more cars into our speed bump area and goes right through the Kiddie park and golf crossing areas. The proposed placement of an exit onto Conservancy goes right into a street that is not designed as anything more than a very residential area – one maintenance vehicle or a car parked on the street makes it immediately into a single lane street. The developer should reconfigure his traffic plan to accommodate exits onto Bannerman. If the Bannerman expansion cannot be completed prior to construction, then he should plan the exits in anticipation of the expansion.

- One of the outstanding features of our area is the chain of lakes. Our lakes have already been degraded by the runoff caused by the clearcutting by the developer of land. We need better assurances that our lakes and wildlife will not be degraded by his actions. The devastation of the Canopy area are a testament to the type of development that would be unwelcome in a community that was built around to sustain the natural areas.
- There are no apparent plans for buffer zones or barrier privacy areas where the development abuts the Kiddie park and existing residences. These are essential and generally included in such projects. I want the developer to work with the Summerbrooke POA to develop such zones.
- Last, for this development to prosper, we need the availability of mass transit access in this area.

Summerbrooke is a welcoming community and gives back. Many of us made a deliberate decision to live in a non gated community, provide such things as our annual Fourth of July fireworks for neighbors from all over the area and look forward to progress and development in our section of town. Let's do it right. Local government and the developer need to work with us. Right now it definitely feels like there is no interest in or consideration of what we feel are legitimate concerns.

Sincerely,  
Martha Larson  
7615 Preservation Rd.  
Tallahassee, FL 32312

Sent from [Mail](#) for Windows 10

**Patti Poppell - Re: Rezoning at 1665 Bannerman Road (LRZ180001)**

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**From:** Bryan Desloge  
**To:** Abels, Nikki  
**Date:** 7/9/2018 9:40 AM  
**Subject:** Re: Rezoning at 1665 Bannerman Road (LRZ180001)  
**Cc:** Thiele, Herb; Long, Vince; McDevitt, David; Cherie (Planning) Bryant

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Nikki, 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 all is 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](mailto:deslogeb@leoncountyfl.gov)

>>> Nikki Abels <[nikki.abels@gmail.com](mailto:nikki.abels@gmail.com)> 7/8/2018 11:23 PM >>>  
July 8, 2018

Dear Commissioners,

Once again I am writing you to express my concern about the proposed zoning change at the intersection of Bannerman Road and Bull Headley.

I still have my original concerns about this possible rezoning.

I am concerned about the impact adding so many new residences will have on the existing area schools. I am a retired public school teacher and I know very well what overcrowding can do to the quality of children's education. Even if that overcrowding is only temporary. And so far, I have seen no information on what is being proposed in terms of providing new schools to eliminate the possibility of that. It is hard to believe that the addition of so many new students will not have an adverse affect.

I am also still concerned about the impact of adding additional traffic to the area. It is difficult enough now to take a left onto Bannerman towards Meridian. I don't want to think of what it will be like with so many more cars in the area. I am aware of the plan to widen Bannerman. But that will involve purchasing the land (which is not always easy to do) and is not proposed to be finished until 2026 at the earliest. A project like this would be difficult enough with the current number of residents, let alone adding more to the mix.

I am concerned that the rezoning adds commercial buildings to a quiet residential area. I did not move out here to live next to car washes and mattress stores. I am more than willing to travel to get to those. A concern right now are all the empty spaces in Bannerman Crossings. I would think the goal would be to make sure those sites are filled before any new spaces are opened up. After all, do you really want to disrupt people's lives just to have empty stores sitting around? I would hope not.

Then there is the matter of the noise and light pollution. The residents who purchased homes in this area, in part, were drawn here by the quiet and serene surroundings. I enjoy watching the wildlife in my area. And we all know, when there are more people intruding into an area, the wildlife suffers. (Just a note: there is one new home being built on my cul-de-sac and the construction is disturbing the wildlife and causing the animals to leave the woods area where the the home is going up.) And that is just one home. Imagine what will happen with the potential of hundreds of homes being built.

And I just recently found out that there is a possibility of not only 247 apartments, but many other residential homes as well. And the possibility of an assisted living facility.

I just do not understand what the purpose is, other than making money, to approve this rezoning. I am not against new homes. People need places to live. I know that. But there is a smart way and a not smart to do that.

This proposal is not smart and does not make any sense. Just because you can do something, doesn't mean you should do it.

Please consider what the impact on the current residents, traffic, environment and wildlife will be now and well into the future. Is this the legacy and attitude we want to pass on to our children?

Most importantly, if you lived where I do in Summerbrooke, would you want this to happen? I would hope you will consider that before you make any decision.

Thank you again for listening to me.

Sincerely,

Nikki Abels  
8123 Viburnum Ct.  
Tallahassee, FL  
32312

**Patti Poppell - Re: Change of zoning at Bannerman and Bull Headley**

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**From:** Bryan Desloge  
**To:** Larson, Martha  
**Date:** 7/9/2018 9:42 AM  
**Subject:** Re: Change of zoning at Bannerman and Bull Headley  
**Cc:** Thiele, Herb; McDevitt, David; Long, Vince; Cherie (Planning) Bryant

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Martha, thank you for taking the time to share your thoughts on this project. 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.

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Bryan Desloge  
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[deslogeb@leoncountyfl.gov](mailto:deslogeb@leoncountyfl.gov)

>>> Martha Larson <[martha\\_larson@msn.com](mailto:martha_larson@msn.com)> 7/8/2018 2:58 PM >>>

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Sincerely,  
Martha Larson  
7615 Preservation Rd.



Tallahassee, FL 32312

Sent from Mail for Windows 10

**Patti Poppell - Re: Request**

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**From:** Bryan Desloge  
**To:** Comcast  
**Date:** 7/9/2018 10:35 AM  
**Subject:** Re: Request  
**Cc:** Long, Vince; Rosenzweig, Alan; Thiele, Herb; Cherie (Planning) Bryant

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Thank you for taking the time to share your thoughts on this project. 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. As you probably already know, 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.

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[deslogeb@leoncountyfl.gov](mailto:deslogeb@leoncountyfl.gov)

>>> Comcast <rogersengland@comcast.net> 7/7/2018 12:08 PM >>>

Bryan,

Please don't vote for the zoning change at Bannerman Bull Headley. The site plan literally puts 3 houses in our back yard.

You know the other reasons.

Thank you.

Rogers and Linda England  
1363 Conservancy Ct. E

Sent from my iPad

## Patti Poppell - Re: Bannerman road re-zone

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**From:** Bryan Desloge  
**To:** rharrell@tallahasseecarcare.com  
**Date:** 7/9/2018 2:43 PM  
**Subject:** Re: Bannerman road re-zone  
**Cc:** Thiele, Herb; Long, Vince; McDevitt, David; Cherie (Planning) Bryant

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Robert, thank you for taking the time to share your thoughts on this agenda item. 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. As you obviously already know, this is coming back to the Commission tomorrow for a 6:00 p.m. public hearing and I'll know then what has been proposed. Please know that I'll take your comments into consideration in my deliberations. Again, thank you for contacting me. I hope all is 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](mailto:deslogeb@leoncountyfl.gov)

>>> <rharrell@tallahasseecarcare.com> 7/9/2018 2:20 PM >>>

Good afternoon, I wanted to express my concern on the re-zone attempt that is occurring next to Summerbrooke neighborhood. I feel that this is a terrible idea. I have outline my reasons below for your review;

1. Traffic flow and conditions on Bannerman and surrounding roads are already beyond capacity. Bannerman Crossing divided highway was not a improvement but a marked downturn in the ability for anyone living in the neighborhoods south of Bannerman in between the round a bout and Tekesta to make a left turn during the times of 6:45am to 8:45 am. The area already has reached its limit for traffic. Who is paying for the expansion of the roadways?
2. The local schools are already at max capacity for students.Who is paying for the expansion?
3. Water and sewer and basic infrastructure was never designed correctly in Killearn Lakes to start with and has made home owners utilize sewer pumps to make the sewer system work for the area due to incorrect engineering design. What impact is this and continued building of mass density of housing and population going to do to the surrounding infrastructure?
4. AS it stands, I have heard that the State will cut property taxes and the county is already looking to raise my taxes by 10.8%. Now you want myself and my neighbors to bear the burden of additional traffic, taxes and over crowded A schools.

I oppose this re-zone and would ask you to re look at this.

Sincerely, Robert Harrell. 10001 Bull Headley and 1544 sweet plum ct.

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