

Citizen Comments for the
October 13, 2020 Joint County/City
Public Hearing and Workshop

The following Citizen Comments
were received for Agenda Item #23

Joint County/City Workshop on Proposed Welaunee Arch
Objective and Policies for the Welaunee Critical Area Plan

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Ramona Abernathy-Paine
	Address: 2006 E. Indianhead Drive, Tallahassee, FL 32301
	Date Submitted: 10/12/2020 6:17:35 PM

Commissioners,

Considering the agenda for the joint City/County workshop on the Proposed Welaunee Arch Objective and Policies for the Welaunee Critical Area Plan, Indianhead Lehigh Neighborhood Association joins with our community partners in Alliance of Tallahassee Neighborhoods in asking that you reject both options 1 and 2 which are recommended by staff. Instead, act on option 4, consider and address the suggestions and concerns laid out by ATN, Keep it Rural and others who speak during the workshop.

Thank you,

Ramona Abernathy-Paine
2006 E. Indianhead Drive
Tallahassee, FL

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Ebrahim Ahmadisharaf
	Address: 4614 Whitetail Pass
	Date Submitted: 10/12/2020 1:08:14 PM

Dear Commissioner,

I am a resident of Buckhead community. The community HOA is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is vague and conceptual and leaves too much to be decided in the PUD process.

In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for mixed use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network Welaunee Park System. Additionally, I support the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, stormwater system and water flow and protection provisions.

Your sincerely,

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Daniel Allbritton
	Address: 3420 W. Tharpe St.
	Date Submitted: 10/12/2020 12:23:32 PM

Commissioners,

As the Director of Facilities & Construction for Leon County Schools I wish to provide the following statement, Leon County Schools supports the Northeast Gateway that extends Welaunee Boulevard on the east side of the Roberts and Montford school sites. This is consistent with the July 1999 Settlement Agreement between LCS, COT, and the Petitioners. The Settlement Agreement allows the COT or any other governmental body the eminent domain right within the Conservation Easement for utility and/or public transportation. However, LCS would oppose any alternative route of Welaunee Boulevard that would place additional traffic along Centerville Rd. mainly at or in close proximity to the intersection of Centerville Rd. and Pimlico Dr.

Daniel Allbritton

Lcs Director of Facilities and Construction.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Amy Anderson
	Address: 4571 Forest Ridge Drive
	Date Submitted: 10/6/2020 10:45:18 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Kathy Archibald
	Address: 7100 Roberts Rd., Tallahassee, FL 32309
	Date Submitted: 10/12/2020 7:50:17 PM

The Welaunee Arch Master Plan makes numerous references to a Regional Stormwater Facilities Plan and that the stormwater system will be treated on a regional basis. But the Master Plan does not state WHO is responsible for developing this plan and what the timetable would be. It merely states that the first PUD to come online “shall be consistent with stormwater facility master plans and transportation plans for the phase of the Arch in which they are located...” However, there is no mention of who is responsible for developing the Stormwater Facilities Master Plan nor when it must be completed. Since it is the City of Tallahassee as the applicant of this amendment writing the Welaunee Arch Master Plan itself, it begs the question of who is going to write the master stormwater plan.

The same issue holds true for the Master Transportation Plan. Here we are in the process of determining where the Blueprint Funded Welaunee Blvd will be located but no one has yet written the master transportation plan. As one of the major architects of the original Blueprint 2000, I feel it imperative to point out that one of the overarching components of the Blueprint process is the holistic approach to planning infrastructure projects in conjunction with nearby developments (existing and future) that will be impacted. As there will likely be greenway features associated with the Welaunee Blvd and significant stormwater components, and transportation/landuse impacts as well, why are these two projects developing independent of one another? Welaunee Blvd and the Arch Master Plan are being developed on separate tracks with individual timetables. The road is going to be the FIRST development within the Arch, before the FIRST PUD is even submitted, yet no stormwater master plan, and no transportation master plan have been developed. In addition, no stipulation as to the timing of the development of those plans is mentioned. How is that holistic planning?

The alignment for Welaunee Blvd. favored by the IA at the Sept. 17 meeting will impact a conservation easement at the north end as well. As a signatory of the settlement agreement between landowners and the City of Tallahassee, the City agreed to put this area in a conservation easement with all parties stating their “intent ... is to preserve this area in perpetuity as a managed natural area and open space...” Friends, in perpetuity means forever after. Yet here 20 years later, you Commissioners are willing to violate that promise. Doesn't the City's word stand for anything? Where is the direction to consider all other avenues first, in order to preserve this easement? It seems like you have chosen to run roughshod over a promise you as representatives of your government committed to its citizens. Please rethink this direction!

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Robert and Christine Berlin
	Address: 2618 S. Hannon Hill Drive
	Date Submitted: 10/7/2020 5:59:15 PM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Christine Bertoch
	Address: 2619 South Hannon Hill Drive
	Date Submitted: 10/6/2020 10:35:10 AM

October 6, 2020

Dear Mayor and Commissioners,

I had the pleasure of attending a virtual meeting of KIR “Keep It Rural - Preserving Rural Lands in Leon County” on Thursday, October 1, 2020 regarding the Welaunee Arch. From my personal perspective their overview of the project and recommendations appear to make so much sense for all the citizens of Tallahassee and Leon County. Their proposal addresses the open spaces for natural habitat and a good buffer from the main roads, Centerville and Miccosukee, which would allow a canopy for those roads and a sufficient distance from the roads to homes or businesses. Their proposal specifically includes park systems for bikes and walking throughout the residential developments, and a park including ball fields for children and families near Montford Middle School and Roberts Elementary School. It addresses Stormwater Facilities and Roads that would be planned prior to building any of the PUD’s. Their plan includes room for trees within the neighborhoods. This is such a important aspect that make a neighborhood welcoming and pleasant. I have been a resident of Tallahassee since 1983, we first lived off of North Monroe in Greenwood Hills, then Killearn Estates and now currently in Buck Head. I have been fortunate to live in neighborhoods with family friendly amenities, plenty of trees and green space and nearby parks. My own children have grown up here and now I have grandchildren who live in or regularly visit Tallahassee. I want them to be able to grow up in a beautiful community with trees, green space, rolling hills and natural habitats.

I have been saddened that the Canopy Community off Fleishmann Road could be built the way it was. It appears the land was scraped clean of all natural trees and habitats. The houses are built so close that large trees cannot be planted even if the home owners wanted them. It appears that no forethought was given to the use of the land and the long-term needs of the families, homeowners or the natural resources.

I ask each of you as our elected Commissioners, to please take your time and do what is best for our community. Once it is approved, it is forever. Once it is built, once the infrastructure is placed, there will not be an option to change. Please take your time and do it right, for the people, for the environment, for our future generations.

Please feel free to contact me if I can be of any assistance. Best regards and best of luck in coming to a decision that will work for all.

Sincerely,

Ms. Christine Bertoch

2619 South Hannon Hill Drive

Tallahassee, FL 32309

850-528-1971

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Christine Bertoch
	Address: 2619 South Hannon Hill Drive, Tallahassee, FL 32309
	Date Submitted: 10/8/2020 1:35:01 PM

October 6, 2020

Dear Mayor and Commissioners,

I had the pleasure of attending a virtual meeting of KIR “Keep It Rural - Preserving Rural Lands in Leon County” on Thursday, October 1, 2020 regarding the Welaunee Arch. From my personal perspective their overview of the project and recommendations appear to make so much sense for all the citizens of Tallahassee and Leon County. Their proposal addresses the open spaces for natural habitat and a good buffer from the main roads, Centerville and Miccosukee, which would allow a canopy for those roads and a sufficient distance from the roads to homes or businesses. Their proposal specifically includes park systems for bikes and walking throughout the residential developments, and a park including ball fields for children and families near Montford Middle School and Roberts Elementary School. It addresses Stormwater Facilities and Roads that would be planned prior to building any of the PUD’s. Their plan includes room for trees within the neighborhoods. This is such a important aspect that make a neighborhood welcoming and pleasant. I have been a resident of Tallahassee since 1983, we first lived off of North Monroe in Greenwood Hills, then Killlearn Estates and now currently in Buck Head. I have been fortunate to live in neighborhoods with family friendly amenities, plenty of trees and green space and nearby parks. My own children have grown up here and now I have grandchildren who live in or regularly visit Tallahassee. I want them to be able to grow up in a beautiful community with trees, green space, rolling hills and natural habitats.

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I ask each of you as our elected Commissioners, to please take your time and do what is best for our community. Once it is approved, it is forever. Once it is built, once the infrastructure is placed, there will not be an option to change. Please take your time and do it right, for the people, for the environment, for our future generations.

Please feel free to contact me if I can be of any assistance. Best regards and best of luck in coming to a decision that will work for all.

Sincerely,

Ms. Christine Bertoch

2619 South Hannon Hill Drive

Tallahassee, FL 32309

850-528-1971

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Philip Beyer
	Address: 2872 Hannon Hil Drive Tallahassee FL 32309
	Date Submitted: 10/7/2020 10:59:17 AM

My wife and I are 13 year residents of Buckhead. For the last three years I have served on the Buckhead Homeowners Association committee dealing with the Welaunee development abutting our neighborhood. We are particularly concerned about the potential urban sprawl along the Welaunee Boulevard extension as it may negatively affect Buckhead property values as well as quality of life.

We urge you to seek clarity under the Comprehensive Plan amendment as it is vague and leaves much to be decided in the PUD process.

Respectfully,

Phil and Jeanie Beyer

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Jeff Blair
	Address: 1803 Old Fort Drive
	Date Submitted: 10/6/2020 9:58:10 AM

Hello Commissioners,

KEEP IT RURAL (KIR) IS ASKING FOR YOUR SUPPORT TO ENSURE FAIR TRADE FOR PUBLIC INVESTMENT

The Request:

Tell staff during the October 13, 2020 workshop on the Welaunee Arch to write a Welaunee Arch Master Plan (WAMP) that:

- > Incorporates Keep It Rural's proposed Welaunee Park System in full
 - o The Plan has a Habitat Park and wider buffers for Canopy Roads
 - o Open Space Land Use District Budget - 1400-1900 acres (this is only 30-40% of the Arch)
 - o Stormwater system that is integrated and designed to prevent off-site flooding
- > The WAMP needs tables and maps to understand the comparison between various revisions.
- > This is Fair Trade for Public Investment

Process:

- > During the Workshop instruct staff to incorporate KIR's proposal in full.
- > Wait to get the revisions with the tables and maps, and review in November in a workshop.
- > Then and only then consider adoption in December if the revisions have what the public has asked for.

Key Points:

- > Support the Welaunee Park System Fully Completely and UP FRONT.
- > Get this done before any developers come in – this needs to be a part of the Master Plan.
- > This is Fair Trade for Public Investment.

Thank you.

Jeff Blair

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Jeff Blair
	Address: 1803 Old Fort Drive, Tallahassee, FL 32301
	Date Submitted: 10/7/2020 7:15:18 AM

Part 1 KEEP IT RURAL'S WELAUNEE ARCH COMPREHENSIVE PARKS AND GREENWAYS PLAN

Our community's system of greenways, parks and trails adds immeasurable value to, and is an important element of, the quality of life in Leon County and the City of Tallahassee. Together they preserve greenspace for future generations and add value to our homes and businesses. We envision Welaunee to continue this model of development by providing an integrated system of internal parks, greenways and trails which is designed to sustain wildlife populations, protect water quality, prevent flooding, and gives residents easy access to all of these natural areas. This will create a healthy, vital, and sustainable community making it an extremely desirable place to live, work and play.

In order to accomplish this we must create three types of open spaces: parks, greenways, and multi-use facilities. Parks provide broad protection for our most beautiful and unique ecosystems in Leon County. Greenways, trails and multi-use paths offer access to the parks for nature lovers, cyclists, runners, horseback riders, hikers, bird watchers, those in wheelchairs, and dog walkers. Inside the urban area people can connect to one another and to businesses without the need for a car or bus. Active recreation facilities, such as ballparks add another vital component to the Welaunee Arch Comprehensive Parks and Greenways Plan.

A comprehensive parks and greenway systems for the entire 4800 acres of the Welaunee Arch cannot be accomplished through process of approving individual PUDs. The framework of the plan: location of habitats to be protected, greenway connections, recreational facilities and how to integrate into the Tallahassee-Leon County Greenways Program needs to be determined now and become a part of the Master Plan. We have the opportunity to adopt a great parks and greenway plan with the applicant, (City of Tallahassee) and the family that cares so deeply about the land. The plan elements we propose will create highly desirable and marketable amenities for future residents, foster economic investment in recreational activities and will enhance the value of the eventual developments. If we act together now, we can make this vision a reality.

KEEP IT RURAL'S PROPOSAL FOR THE WELAUNEE ARCH COMPREHENSIVE PARKS AND GREENWAYS PLAN.

This is our proposal for the Welaunee Arch Comprehensive Parks and Greenways Plan. We have listed what we believe are important components for a master plan and the approximate locations for these components. This is a conceptual plan based on our best thinking about what is appropriate for such a huge planned development, with the limited data available to us as provided by the applicant at this time.

The Welaunee Arch Comprehensive Parks and Greenways Plan shall consist of three types of landuse: passive, active and multi-use paths along roadways. Greenways and parks for passive use, aka the Emerald Necklace, shall include a large conservation area to separate suburban development of the Arch from Rural lands, an area of buffers for existing development of lower density at the boundaries of the Arch (Buckhead), additional protection for the Canopy Roads, both Centerville and Miccosukee to preserve the natural canopy of these roads, and a system of linear parks to connect all of the above with the existing Miccosukee Greenway and other nearby parks outside of the Arch. These shall all be passive parks with public access to trails, bike, horse and pedestrian facilities.

Other areas of conservation and preservation land such as wetlands, floodplains and imperiled species habitat shall also be protected. Public use shall be limited in order to protect habitat and imperiled species populations within them.

We propose that approximately 595 acres of additional land (12.5% of the Arch) be used for these purposes.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Jeff Blair
	Address: 1803 Old Fort Drive
	Date Submitted: 10/7/2020 7:21:03 AM

Part 2 KEEP IT RURAL'S WELAUNEE ARCH COMPREHENSIVE PARKS AND GREENWAYS PLAN

An active park of sufficient size to accommodate ball fields and other outdoor recreational facilities shall be located within the Arch immediately south of Roberts and Montford schools with easy access to the linear park system, roads and parking.

Multi-use paths shall be built for the main roads including but not limited to Welaunee Boulevard and Shamrock Extension throughout the Arch. Other roadways including minor collectors shall have at a minimum sidewalks and bike lanes or separated bike paths. Sidewalks shall be separated from the road for safety and to encourage use.

We propose an “Emerald Necklace” around and within the Welaunee Arch, composed of a large Park in the northeast, expanded greenways around the periphery of the Arch expanding the canopy road protection and buffer for existing development on the borders of Welaunee and will include water bodies and portions of their wetlands and floodplains in the designated Open Space. An active park with ball fields and other appropriate facilities located near the schools is also proposed. These preservation, conservation and recreational areas will be connected by an “Emerald Necklace” systems of trails including the existing Welaunee Greenway Trail, an 8.4 mile trail along the periphery of the Arch, with the capacity to connect to existing and (hopefully) new greenways in the Toe, Heel and surrounding lands.

Table of proposed WAMP Open Space Areas and Size

Habitat Park: The Emerald Fortress
 Northeast part fronts on Roberts and Crump 300 acres
 Habitat protection, buffer for rural lands, passive recreation facilities, rural park, protection of wetlands and floodplains.

Habitat Park:
 Open Space part of Emerald Fortress
 Open Space as designated on figure 13.5 490 acres:
 Existing Open Spaces to be included in the Emerald Necklace Protection of wetlands and floodplains, Habitat protection.

Northeast Park:
 South of Roberts & Montford, located near new roads 60 acres Active Recreation, ball fields, play grounds, located near Schools.

Linear Park:
 North boundary in area designation “Residential”, crosses Welaunee Blvd 8 acres:
 3500 ft by 100 ft Connections among parks, open space, recreational facilities.

Canopy Road:
 Expansion of Centerville Canopy Road 121 acres:
 13,200 ft by 400 ft Protection of Canopy Road of sufficient size to provide for sustainable tree growth and reproduction.

Canopy Road:
 Expansion of Miccosukee Canopy Road 66 acres:
 7200 ft by 400 ft
 (Not in existing Greenway) Protection of Canopy Road of sufficient size to provide for sustainable tree growth and reproduction.

Open Space - Remaining:
 Open Space as designated on our Figure 13.5 860 – 1375 Acres
 Protection of wetlands and floodplains

Buckhead Buffer:
 Around Buckhead north and east boundary Total 90 acres:
 40 acres plus; and 50 acres existing Open Space
 Buffer for existing development from intense commercial and mixed use development and protection of wetlands and floodplains.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Jeff Blair
	Address: 1803 Old Fort Drive, Tallahassee, FL 32301
	Date Submitted: 10/7/2020 7:30:41 AM

Keep It Rural (KIR) Is Asking for Your Support In Ensuring Fair Trade for Public Investment by Voting to Fully Incorporate our Welaunee Comprehensive Parks and Greenway Plan Proposal into the Welaunee Arch Master Plan (WAMP) Before Adoption.

THE REQUEST:

Tell staff during the October 13, 2020 workshop on the Welaunee Arch to write a Welaunee Arch Master Plan that:

- Incorporates KIR's Welaunee Parks and Greenway Plan in full. The Plan:
 - o Has a Habitat Park and wider buffers (~400') for greenways and Canopy Roads.
 - o Secures an Open Space Land Use District Budget - 1400-1900 acres (this is only 30-40% of Welaunee Arch).
 - o Provides a Stormwater system that is integrated and designed to prevent off-site flooding.
- The WAMP needs tables and maps so the public and commissioners understand the comparison between various staff revisions.
- The Northeast Gateway final design should be coordinated and harmonized with the WAMP to ensure that the Park Plan, stormwater system, and water quality and supply protections are not disrupted and fragmented by the road.
- This is Fair Trade for Public Investment!

THE PROCESS:

- During the Workshop instruct staff to incorporate KIR's proposal in full.
- Wait to get the revisions with the tables and maps, and review in November in an additional workshop.
- Then and only then, consider adoption in December if the revisions have what the public has asked for, which is Fair Trade for Public Investment.

KEY POINTS:

- Support the Welaunee Parks and Greenway Plan Fully, Completely, and UP FRONT.
- Get this done before any developers come in with a PUD application – this needs to be a part of the Master Plan.
- This is Fair Trade for Public Investment!

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Jeff Blair
	Address: 1803 Old Fort Drive
	Date Submitted: 10/11/2020 5:28:08 PM

Oct. 13, 2020 Joint Workshop—Agenda Item #23 BOCC Agenda and Item D. City Agenda

Keep It Rural (KIR) Is asking for your support by voting to incorporate our Welaunee Parks and Greenways Plan Proposal including the Refuge-Habitat Park into the Welaunee Arch Master Plan (WAMP) before adoption.

REJECT Option 1 and Option 2 (staff’s recommendations).

VOTE FOR:

Option 3: Do NOT direct staff to introduce the amendments at the October 28, 2020 City Commission meeting and do NOT set the adoption hearing for November 10, 2020.

Motion for Option 4 (Commission Direction): DIRECT staff to write a Master Plan with correlating maps and table that incorporates Keep It Rural’s Welaunee Parks and Greenways Plan including the large Refuge-Habitat Park encompassing District 5. Direct staff to incorporate a Transfer of Development Rights mechanism to accomplish the Refuge-Habitat Park. Finally, direct staff to schedule another joint workshop in November 2020 to review the revisions and schedule the adoption hearing before the end of 2020.

Key Facts

- o KIR’s Parks and Greenways Plan fits within the 40% (1900 acres) Open Space requirement already established in Policy 13.2.4 (5) (Land Use Districts - Open Space). We have provided a Map depicting the Plan.
- o The Refuge-Habitat Park component is critical to the Parks and Greenways Plan, and makes up District 5 incorporating ~755 acres of Welaunee Open Space, of which ~333 acres is environmentally constrained and only 422 is developable.
- o With KIR’s Parks and Greenways Plan there will be no loss of development capacity (12,500 residential units and 3 million sq. ft. non-residential – pursuant to Policy 13.2.6), there will be density offsets (Transfer of Development Rights - TDR mechanism) provided to developers for their PUDs in District 4 and they can use the Refuge-Habitat Park acreage as an offset to meet up to half of their open space requirements. They will get more developable land in District 4 in compensation for the Refuge-Habitat Park.
- o The landowners are receiving the benefits of significant public investment including significantly increased property values and development capacity, and the citizens of Leon County are getting an amazing Refuge-Habitat Park. This is a win-win for our Community.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Leighanne Boone
	Address: 300 SOUTH DUVAL STREET, UNIT 709
	Date Submitted: 10/12/2020 7:42:05 PM

Please delay the Adoption Hearing for the Welaunee Comp plan amendment for 6 months to allow the incorporation of the Alliance of Tallahassee Neighborhoods and KeepItRural's requests to:

- (1) Increase Park & Green Space;
- (2) Maintain Ample Tree Cover;
- (3) Include substantial amount of Affordable Housing;
- (4) Be Self-Sustaining rather than relying on taxes collected from outside its limits to build and maintain their public services.

Thank you,
Leighanne Boone

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Alysson Bradley
	Address: 3301 Robinhood Rd. Tallahassee, FL 32313
	Date Submitted: 10/8/2020 10:01:00 PM

I am writing in support of Keep It Rural's Natural Park System Proposal for the Welaunee Arch. I do not want the rest of the Welaunee Development to be clear cut like the "Canopy." What a sad sight that is to see! The taxpayers have paid 47 million dollars for Welaunee Blvd. and in return we deserve recognition for our desire to preserve natural habitats and wildlife corridors by setting aside a natural park system. Please do the right thing and preserve some of what makes Tallahassee and Leon County so special! We are already losing so much of that.
Thank you for your thoughtful consideration.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Lindsey Bradley-Brown
	Address: 3174 Fulmer Circle
	Date Submitted: 10/12/2020 2:52:19 PM

I am very much in favor of the proposed Welaunee Habitat Park. As our county grows, we should consider how development impacts important habitat areas and ensure we are setting aside ample space for conservation. While Greenways are nice, they do not protect essential ecosystems or diverse animal populations that rely on larger areas.

Please help us preserve this area which compliments existing development and support the Welaunee Habitat Park!

Thank you

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: David Brand
	Address: 314 N Gadsden St
	Date Submitted: 10/12/2020 10:28:23 PM

I'm writing to express my support for the park plan proposed by Keep It Rural for the Welaunee Arch. Please incorporate it into the plans for future development of the area.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Ali Burdick
	Address: 2131 N Meridian Rd Apt 203, Tallahassee, FL 32303
	Date Submitted: 10/10/2020 9:22:43 PM

To whom it may concern,

I am submitting this comment to voice strong support for Keep It Rural's Welaunee Arch Park Plan. As a resident of Tallahassee and an environmentalist, I cannot fully express in words what a protected park of this size might mean for the health and well being of our community. Living in Leon County, we are already fortunate to have access to many parks, trails, and protected wildlife areas, but I urge you to consider adding yet another. In doing so, we can commit to using resident tax dollars in such a way that benefits not only those who are living here now, but those who have yet to come to our beautiful city. This park not only serves as a means of recreation, enjoyment and preservation, but also deeply aligns with Tallahassee's initiative towards a greener, more sustainable future. While this alone should serve as enough motivation, I also want to express yet another reason this Park Plan should move forward. There is a growing body of research that links accessible, safe, and clean green spaces with thriving communities, particularly thriving populations of children and young adults. This is seen in not just bodily health, but mental health and educational outcomes as well. The Active Recreation zones as well as the trails outlined in KIR's Welaunee Park Plan show a promising potential for community use, and in turn community flourishing. My hope is that you will strongly consider these reasons, along with the park's potential, and make a choice that puts taxpayers, current and future citizens, and most importantly our environment, at the forefront.

Thank you for your consideration and time.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Dolores Bush
	Address: 5032 Butterfly Hill Lane, Tallahassee, Florida 32309
	Date Submitted: 10/12/2020 2:25:31 PM

Dear Sir,

I am writing to you to let you know that I am in support of the contiguous park system proposed by “Keep it Rural” as it relates to the Welaunee Arch Objective. The previous clear-cut construction done at the “Canopy” was very disheartening to see. The removal of the protected trees along Centerville road leads me to believe that the developer decided to merely pay the fine rather than comply with the rules. This breach of trust makes me lack faith that future construction will be thoughtful and compliant.

As pointed out by Mike Rychlik in his proposal, the Welaunee Arch Project will involve millions of our taxpayer dollars being spent for essential infrastructure in support of this development and as such the taxpayers should receive a significant public benefit.

I have been a voting taxpayer in Leon County for more than twenty years and have always been very proud of our majestic live oaks, rolling hills and green spaces. We need to continue to develop our neighborhoods in such a way that protects our water quality, aquifer recharge, prevents flooding and considers wildlife habitats.

Sincerely,

Dolores Crise Bush

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Robin Byrd
	Address: 2626 S Hannon Hill Drive
	Date Submitted: 10/7/2020 10:04:55 PM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Michael Cavallaro
	Address: 4502 Thaxton Ct
	Date Submitted: 10/6/2020 11:12:42 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

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Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Sarah Cawthon
	Address: 921 CARRAWAY ST
	Date Submitted: 10/8/2020 10:46:36 AM

Please Support Keep It Rural's (KIR) Natural Park System Proposal for the Welaunee Arch. I Do Not Want the Rest of the Welaunee Development to Be Clear Cut like the "Canopy". Help KIR Protect and Preserve Natural Habitats and Wildlife Corridors by Setting Aside this Natural Park System for Hiking, Biking and Horse Trails. I Demand this Fair Trade Agreement on behalf of the Citizens for their investment of over 47 million taxpayer dollars for the Welaunee Blvd.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Vallierie Cureton
	Address: 4506 Hedgewood Dr.
	Date Submitted: 10/6/2020 5:04:13 PM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Fely Curva
	Address: 894 Middlewood Drive, Tallahassee, FL 32312
	Date Submitted: 10/12/2020 5:49:39 PM

Please direct staff to include the Keep It Rural (KIR) park plan and especially the request for a large HABITAT PARK in the northeast corner of Welaunee at your Oct 13th joint (City and County) hearing.

We are SIMPLY seeking having a Habitat Park created - out of Open Space set asides that are required for residential development of the eastern portion of Welaunee by policies in the Master Plan that the landowners have already agree too.

This plan DOES NOT DIMINISH the landowners development rights nor the rights of any other future plans.

The proposed Master Plan requires a 60% set aside for residential development in Land Use Districts 4&5 - the eastern almost 2/3rds of Welaunee Planation. That's about 1620 acres of the 2700 of Districts 4&5.

This is just a request to direct the REQUIRED and AGREED to Open Space to making a large Habitat Park instead of stringing it throughout all of Districts 4&5 and having to build a road through wetlands to support large lot houses in District 5. We ask simply leave District 5 as it is, home for critters, trees, meadows and us when we choose to walk, run, bike and ride through!

Thank you in advance for your consideration. It will enhance the quality of life for all our citizens.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Christian Cutillo
	Address: 4566 FOREST RIDGE DR
	Date Submitted: 10/6/2020 10:28:52 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Christian Cutillo

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Eva Davis
	Address: 2843 Muirwood Court
	Date Submitted: 10/6/2020 10:45:23 AM

Dear Commissioners:

I have lived in the Buckhead subdivision for almost 25 years. I am deeply concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension into our neighborhood. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Ralph Davis
	Address: 4602 Oakshire ct
	Date Submitted: 10/6/2020 11:17:21 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

The future of our beautiful neighborhood it is in your hands.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Michael Ellis
	Address: 4507 Rangewood Drive
	Date Submitted: 10/8/2020 2:54:30 PM

I have had the opportunity to only attend one meeting regarding this project. It is my understanding that input from the surrounding communities, including the Buckhead subdivision, has been considered. I am concerned as the city/county move forward with this project that while they make decisions to increase a tax base, the decisions can also affect the investments made by the homeowners in Buckhead. I am very concerned about the combined use zoning will result in substantially increased traffic, noise and crime in the general area. Understanding that noise studies have been conducted, as development increases, the neighborhood will have to live with the resultant traffic and commercial noise since the noise levels were level were acceptable at the time the studies were conducted. Please consider these issues as you move forward with this project.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Sharon Fairbanks
	Address: 9601 Miccosukee Rd. Lot 28
	Date Submitted: 10/12/2020 11:37:52 AM

Please hear my voice:

I would like all of the commissioners and anyone else able to vote, like possibly the mayor) to vote in favor of Keep It Rural's Proposed Welaunee Are and Objective and Policies for the Welaunee Park Plan.

I believe in the Fair Trade Agreement.

I have lived rurally for over 43 years in Leon County and I believe that if you must carry through with this development, despite the pandemic and the economic needs of others in our community, than this is a fair compromise.

Thank you.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: RICHARD FUCHS
	Address: 4748 BUCKHEAD COURT
	Date Submitted: 10/8/2020 6:03:18 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Megan Fuhrmeister
	Address: 4571 Hedgewood Drive
	Date Submitted: 10/12/2020 3:59:25 PM

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Leah Garey
	Address: 4627 Sparrowhawk Ct
	Date Submitted: 10/13/2020 12:23:18 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: James Giacobbe
	Address: 4629 Whitetail Pass, Tallahassee, FL 32309
	Date Submitted: 10/6/2020 10:45:44 AM

Dear Commissioner:

I am a resident of the Buckhead Community here in Tallahassee, Florida. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Lisa Giacobbe
	Address: 4629 Whitetail Pass
	Date Submitted: 10/7/2020 9:01:40 AM

Dear Commissioner:

I am a 5+ year resident of Buckhead in a home that we love for its trees, privacy and peaceful quiet. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

I would appreciate your support and consideration at this time.

Sincerely

Lisa Giacobbe

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Nathan Hagaman
	Address: 3329 Foley Drive.
	Date Submitted: 10/12/2020 12:20:39 PM

Thank you for reading my comments.

I am asking that the commission strongly consider the plan put forth by Keep It Rural. This plan is a respectful way to honor what is so wonderful about our community; a respect for nature, our environment, and reasonable development. As a resident of the area, we do not need more houses or residences in the northeast part of town. We need more parks, trails, and habitats for wildlife!

Please honor the wishes of the citizens, not the developers. Thank you for your time.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Pamela Hall
	Address: 5051 Quail Valley Road
	Date Submitted: 10/12/2020 7:07:49 PM

There is never enough room for my comments here. So I begin with one page at a time. My comments are 4 pages in print:

Comment from Centerville Rural Community Association
 Weluane Comprehensive Plan Amendments Workshop October 13, 2020
 Dear City and County Commissioners;

I am writing on behalf of the Centerville Rural Community Association (CeRCA). As President of CeRCA, I was the signatory to the settlement agreement among neighbors, LCSB and COT and CeRCA was a part of the management plan of the Conservation Easement established by the LCSB and the Apalachee Land Conservancy. The Conservation Easement is located at the corner of Roberts and Centerville Roads, north and east of Montford and Roberts Schools. This is the area of terminus of the Welaunee Blvd. Therefore, CeRCA has an interest in how the Welaunee Arch Master Plan and the BP Northeast Gateway Project take place. CeRCA is concerned about the lack of integration of the BluePrint Northeast Gateway road projects, Weluane Blvd and Shamrock Extension with the Welaunee Arch Master Plan. These roads are the FIRST development in the Arch, NOT the first PUD application that is submitted. The roads will have stormwater and environmental impacts to which the Master Plan is silent. Roads are only mentioned in the Transportation policy for their road design, not for their impact on the land nor the treatment of their stormwater.

As for the stormwater policy (13.2.32), there continues to be the ambiguity as to WHO creates the Stormwater Facilities Master Plan (SFMP). Because the Master Plan is written in the passive voice it simple states “Prior to approval of the first PUD Concept Plan, a Stormwater Facilities Master Plan (SFMP) SHALL be prepared for the entirety of the Welaunee Arch.” WHO prepares it? The PUD application? The Master Plan applicant (COT)?? For such an important issue, could the language please be clear!

It is good to have a comprehensive SFMP for the entire Arch. I understand that without the actual PUDs, full planning for stormwater facilities cannot be done. However, the ROAD is the first development that will require stormwater, not the first PUD. While there is nothing that precludes the first PUD from being applied for before the road is completed, this is highly unlikely.

I concur with staff that doing stormwater by phasing or districts is inappropriate as these are land use boundaries not topographic boundaries and have little to do with how stormwater flows. But that doesn’t preclude doing stormwater based on basins – where the water flows for each “project”. Again, the first “project” is the ROAD and the road will have stormwater impacts throughout the basins it traverses. Therefore, the first SFMP should be for the basins the road traverses.

I request that policy 13.2.32 be revised to state what entity – developer, BP or COT? – does the initial SFMP for the entire Arch. I also request that the policy be revised to recognize that BP will be the first development entity which will need SFMP and therefore, there should be some agreement that BP and COT should put together the first Arch-wide SFMP. I concur that much of this will have to be conceptual because the details of the PUDs will not be know at the time of road construction.

To be clear, there is NO reason to do SFMP by phasing or district. I participated in nearly all of the public meetings about the Master Plan revision and I never heard the public suggest it be done by phasing. I don’t think most of the public was aware of the phasing components of the Master Plan. The public’s concern was that a private developer, ie the first PUD, will be unwilling or unable to tackle an Arch-wide plan and therefore, there needs to be comprehensive PUBLIC planning for the first look at stormwater.

end of page 1 at least 2 more to follow.
 Pamela Hall

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Pamela Hall
	Address: 5051 Quail Valley Road TLH 32309
	Date Submitted: 10/12/2020 7:09:57 PM

Continuation of comments from Pamela Hall as CeRCA
page 2 of 3 or 4

Again, I believe the first “user” of stormwater will be BluePrint. COT and BP should agree, in the Master Plan, that they do the first conceptual SFMP that works on basins, not land use lines and does the work of a good sound modeling of stormwater, the road in completion, especially its full build out needs and identification of preliminary location of regional facilities if that’s what modeling determines is sensible.

CeRCA is also concerned about the size of the BP roads, what the traffic models indicate is “needed”, the dates of that need and how this is related to the Master Plan. Again, there is a failure to integrate with the Master Plan.

The Master Plan has an overall maximum of 12,500 DU for 5 districts that allow residential development and 3M sqft of non-residential development for a large Activity Center and 3 mixed use locations in Districts 2, 3 and 4. There is a phasing plan. However, the first PUD could begin before the road, though likely immediately as it is read for use, which is projected to be 2025. Phase 2 can be started when very little of Phase 1 is done. The same for Phase 3. All phasing disappears by January 1, 2035.

The modeling for the BP roads, the arterials for this development is for 2045 and is only based on about 40% of the maximum allowable residential development and 33% of the nonresidential. But the Master Plan has no such limitations on it. Also, the phasing of the Master Plan does not preclude reaching beyond the BP 2045 levels by 2035. Most of the development allowances are in District 1,2 and 3. The huge ranges easily cover the entire cap, though I recognize that the residential cap is unlikely to be used up before District 4 can begin developing. But again, the phasing plan allows District 4, Phase 2, t begin when relative little residential development has occurred in Phase 1. So again, the Master Plan Phasing plan has little functional coordination with the BP road capacity modeling or more importantly, it actual construction.

A road system that has to accommodate the full build out will be substantially larger than what is currently being considered in the BP modeling effort. I believe that the full build out will require 4 lanes on both Welaunee and Shamrock Extension and likely the same for Bradfordville (personal communication from a reputable traffic engineer very familiar with this modeling effort). The need to widen Bradfordville gives CeRCA members huge heartburn...and must give traffic engineers great pause considering the ROW issues.

Therefore, I request that there be some sort of “stop clause” in the Transportation (13.2.17-27) and Phasing (13.2.5) be placed for reconsideration of the rate development with the road capacity. This “stop clause” would require reconsideration of the traffic modeling, impact on development in the Arch, on surrounding development such as Killearn Estates and all along Bradfordville Road and the Rural areas surrounding the north and eastern portions of the Arch. This “stop clause” should also contain some sort of control over the impact that development rates will have on the character of the intersection at Roberts, Centerville and Bradfordville (RCB). CeRCA requests that not only the Master Plan be revised to reflect this future impact and potential huge devastation of the surrounding rural areas, essentially due to the great “success” of the urbanization of thousands of acres of what is now rural land, but also that ANY design of the RCB intersection not allow for the transmutation of this site into a huge suburban intersection.

end of page 2
Pamela Hall
CeRCA

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Pamela Hall
	Address: 5051 Quail Valley Road, Tallahassee, FL 32309
	Date Submitted: 10/12/2020 7:12:23 PM

Pamela Hall, CeRCA

page 3 of 4. ALMOST done.

The fundamental problem remains – the NE Gateway, a BP project, was not designed in a holistic, integrated and comprehensive manner with the area in which it will be built. It is essentially another set of lanes paralleling Centerville, to get suburban commuters from Bannerman/Thomasville area into “town” another way besides Thomasville. But the “into town” is only to Capital Circle North East – the same congested road that Thomasville comes out on. In fact the intersection is identical to that of Centerville. The BP roads are adding to the problem of CCNE, not helping to resolve them. It is also creating havoc at the RCB intersection. Running Welaunee Blvd into Roberts – for which the 2 line “rural” design is only temporary – is not a solution. It is a problem.

Again, this BP road is creating 2 problems and solving what??

The BP roads are clearly creating havoc on Bradfordville Road. Even with the 40% modeling to full build out, the modeling results suggest that the traffic on Bradfordville Road will double by 2045 and with build out, it will need to be widened to 4 lanes. NONE of this has been discussed with the public. NONE of it is made explicit in the Master Plan that is the source of much of the traffic.

This is not the BP way.

Our community needs to come to grips with our use of single occupancy vehicles and the commuters from the north, northeast and eastern parts of the City and County USA. We are headed into the 21st century and building as if it were 1990. While the Master Plan for Welaunee is a genuine attempt to build a more modern urban and suburban development, the transportation component is at best, 1990s. And it will be the ruin of it all. The cost of housing is rising in large part due to the cost of getting to and from the house. The cost of owning a RELIABLE car is about \$9000 a year and that is not a function of where you live. Add this to the cost of an house so that housing and transportation does not exceed 45% of a household’s gross income and it turns out that the median COT family (about \$65,000 a year) can afford the median house (\$240,000 and NOT located in Chiles or Lincoln school zones, ie NOT in Canopy Community or likely the coming dwellings in Welaunee) and ONLY 1.5 cars. That means that two working adults cannot live in the house with or without children and get to and from work because each adult will require their own car. Also realize that using up 45% of a households gross income on just housing and transportation means there is little saving for retirement, education or capacity to handle emergencies. This means we are building a transportation system that is going bankrupt our MEDIAN families.

page 3 of 4

Pamela Hall

CeRCA

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Pamela Hall
	Address: 5051 Quail Valley Road, 32309
	Date Submitted: 10/12/2020 7:15:04 PM

Pamela Hall for CeRCA page 4 of 4. DONE!

Thanks for reading across all of the submissions.

A few weeks ago, the Mayor asked me if I thought the BP programs were being manipulated to a poor end result or for political reasons. Well they are. They are being manipulated to perpetuate the economic models of the 1990s by the “powers that be” that have thrived under these models. This includes many existing households, but it won’t last. It’s time to stop building roads and thinking we are solving problems. It’s time to stop thinking that by building out new open space areas that we are solving “population accommodation” problems. We need to build INWARD. We need to build TRANSIT that works so well, we can get many people out of their cars or only needing 1 per household instead of 1 per licensed adult in a household. We need to build more impervious under ROOFTOP instead of the ASPHALT of roads and parking lots. We need to build the infrastructure that allows for greater density such as regional and shared stormwater facilities of redevelopment downtown. And we need to build it well, so that folks aren’t scared off by what has been done poorly around town and called “urban infill”. This is mostly because of the scale of projects. It is smaller project, inculcated into the existing fabric and infrastructure we have, but supported by modern 21st century infrastructure of stormwater and transportation.

At the very least, the Welaunee Master Plan needs to contain policies that FULLY integrate the needs and impacts of the roads that are being built by BP, the FIRST developer of Welaunee.

Thank you for reading my comments all the way to the end.

Pamela Hall

Centerville Rural Community Association.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Wendy Halleck
	Address: 852 Maderia Circle
	Date Submitted: 10/12/2020 6:11:50 AM

Please direct your staff to include the Keep It Rural (KIR) park plan and especially the request for a large HABITAT PARK in the northeast corner of Welaunee at their Oct 13th joint (City and County) hearing. If they don't do it now, it'll be left up to "market forces" to get a real park system! We are SIMPLY seeking having a Habitat Park created - out of Open Space set asides that are required for residential development of the eastern portion of Welaunee by policies in the Master Plan that the landowners have already agree too.

Our proposal DOES NOT DIMINISH the landowners development rights nor the rights of any other future developer. (See attached map, check out <http://keepitrural.curg.org> where our webinar on our plan is located. It's about 45 minutes and packed with info!)

The proposed Master Plan requires a 60% set aside for residential development in Land Use Districts 4&5 - the eastern almost 2/3rds of Welaunee Planation. That's about 1620 acres of the 2700 of Districts 4&5.

The landowner and future developers get FULL development density credit for the land set aside. We are simply proposing that of that 60%, just less than half of it be dedicated to the NorthEast corner to create a Habitat Park of about 750 acres (333 is wetlands, 422 is uplands). The other half will be located in District 4 and will complement residential development there with preservation of important habitats in that district also along with lots of green space to connect homes with the park lands, places for picnic tables and local playing fields, etc.

This is just a request to direct the REQUIRED and AGREED to Open Space to making a large Habitat Park instead of stringing it throughout all of Districts 4&5 and having to build a road through wetlands to support large lot houses in District 5. We ask simply leave District 5 as it is, home for critters, trees, meadows and us when we choose to walk, run, bike and ride through it.

This can be "operationalized" by a Transfer of Development Rights program. NO development rights are being forfeited and the transfer can actually incentivize better residential development in District 4 while protecting all of the 750 acres in District 5!!

There are a number of BIG Habitat Parks in COT - Elinor Phipps, OverStreet, Maclay (over 1500 acres), Upper Lake Lafayette, JR Alford and associated parks (over 1600 acres). But there is none in the North East, where lots of planation land is at risk for sprawling development.

This new Welaunee Habitat Park (750 acres) would be a "manifest" Urban Services Area Boundary, visually separating well designed suburban development in Welaunee from Rural unincorporated Leon County. Not just a line on a map, but 750 acres of trees, meadows and wetlands. The Miccosukee Greenway will be a major access point and the NorthEast Gateway Greenway will run through it and all the way around Welaunee. If only the Greenways are created and maintained, these are narrow, linear, walking parks. They are wonderful, BUT they do not protect ecosystem functions or preserve animal populations or provide diverse habitats.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: brooke hallock
	Address: 4518 hedgewood drive
	Date Submitted: 10/6/2020 12:45:50 PM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Scott Hannahs
	Address: 5051 Quail Valley Rd., TLH 32309
	Date Submitted: 10/12/2020 10:46:38 AM

Dear Commissioners,

Since this could be a long meeting, I am submitting written instead of in person comments for the sake of the commissions ability to get business done. I hope that you will weight these comments with the same gravitas that in person appeals have.

The Keep It Rural Natural Park Plan or as I think of it the Citizens Natural Park plan is a very important step for this community. Our parks and green space in large tracts throughout the city (and county) have provided great value to our citizens, increased land values nearby AND enhanced the quality of life in Tallahassee.

This last effect is the most important. This is what will drive new businesses to TLH and retain current businesses. No business will last long if the employees and managers do not want to reside in the area.

The Keep It Rural changes to the master plan are sensible, sustainable and since they are a Transfer of Development Rights do not take anything away from the land owner.

It is curious as to the rights of the citizens who are paying (through state and local taxes) \$87 million for infrastructure to increase the value of this land to be sold to developers. The wishes of a single landowner (or their lobbyist) in a hurry to increase the value of their land should not out weigh the needs of this community now and far into the future.

In summary, make sure that any master plan, preserves:

1. The increasingly rare upland forest in the NE area, a WIDE buffer for a sustainable canopy road, continuous green space for ecological function.
2. The phasing of infrastructure (schools, stormwater, roads etc.)
3. Affordable housing stock, this should not be an enclave for only those making twice the area median family.
4. A true transportation system that will actually reduce the number of vehicles on the road by connecting to a complete city system.

-Scott Hannahs

President

Citizens United for Responsible Growth

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Allison Harrell
	Address: 4614 Oakshire Court
	Date Submitted: 10/12/2020 11:13:22 AM

Dear Commissioners:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

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Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Sincerely,
Allison Harrell

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Scott Harrell
	Address: 4614 Oakshire Ct.
	Date Submitted: 10/7/2020 10:19:57 AM

Dear Commissioner(s):

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

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Kind regard,
Scott M. Harrell

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Samantha Harrison
	Address: 2864 Hannon Hill Dr
	Date Submitted: 10/6/2020 8:29:16 PM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

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Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Douglas Haydel
	Address: 9931 Leaping Deer Lane
	Date Submitted: 10/13/2020 9:35:39 AM

Dear Commissioners,

I have resided just off Miccosukee Road And Centerville Roads for forty years. Until a couple of years ago, I never tired of the incomparable drive beneath their green arches.

The shock of first seeing the heartbreaking deforestation atop Fleishman Road has never left me. The cynical appropriation of the name “Canopy” stands as an ongoing insult to anyone who has cherished our environment. The obscene excuse for development that followed has further sickened me. Unchecked development of this sort reflects the worst of what some will do for money and for those who have it.

Do the right thing and expand the buffer. Doing so can at least shield this abomination from the sight of those who chose to live here because of the natural beauty of our community.

Please heed this and all the recommendations in the Keep It Rural proposal.

Respectfully,
Doug Haydel

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Betsi Heinlen
	Address: 8774 NWK Way, Tallahassee, Florida
	Date Submitted: 10/12/2020 10:31:04 AM

I am writing to encourage your consideration and support of the proposed Keep It Rural (KIR) Natural Park System in the Welaunee Arch Development. Much time and energy has been spent by this dedicated KIR group to create a comprehensive and thoughtful plan which will provide an integrated park system for the citizens of Leon County.

The proposed 800-acre Emerald Necklace Park will provide a beautiful preserve for nature lovers. The proposed Active Recreation area will allow for the development of ball fields and a public playground. The proposed Emerald Necklace Trails and Greenway will add to the current system of trails in Leon County so enjoyed by thousands of our citizens on a weekly basis.

What a wonderful opportunity for all of us, and for generations to come. I urge you to adopt these plans, so aptly named "Emerald." They will truly be a gem in the Leon County crown!

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: KEN HODGES
	Address: 5391 Pembridge Pl
	Date Submitted: 10/12/2020 1:07:44 PM

The development of the Welaunee Arch parcel affords our county and city an opportunity to be forward thinking by adopting the Keep It Rural Park System proposal. This proposal provides a master plan for development and a win/win for all parties concerned. Adopting this proposal will guarantee that the citizens of our community will reap a benefit, a return on our investment, for the millions and millions of dollars that we will ultimately spend for the Welaunee Arch development and the I-10 interchange which will eventually be built. The Keep It Rural Park System proposal is well-thought-out, logical, and manageable. Please adopt it!

The county commission should agree to the city adopted timeline for the approval of the final document. During this pandemic year, this planning may not have had the attention of the many, many people who will ultimately be impacted by the investment the citizens are making. The size of this investment demands an extension of the timeline that allows more citizens to be aware of the project and involved in its development.

Also, I request future discussions of the design of the bridge over I-10 include the needs of the horse community, and the bridge design incorporate equine passage.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Mary Howington
	Address: 901 Kenilworth Rd
	Date Submitted: 10/11/2020 4:16:31 PM

I am writing in support of the Habitat Park as proposed by Dr. Pam Hall. There has been so much loss of habitat for animals from this gigantic development that there needs to be a large space left as a wild-ish space in addition to small pieces throughout.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Tara Huls
	Address: 2555 Eddie Rd
	Date Submitted: 10/12/2020 11:29:50 AM

Keep it rural's plan is preferable to the current Welaunee plan being pushed. Please keep it rural! Tallahassee is currently special

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Melissa Inglese
	Address: 4617 Whitetail Pass
	Date Submitted: 10/12/2020 4:32:12 PM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

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Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Nina Jaber
	Address: 4633 sparrowhawk court, Tallahassee, Florida 32309
	Date Submitted: 10/6/2020 11:02:36 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

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Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Jerry Johansen
	Address: 901 Kenilworth Road
	Date Submitted: 10/12/2020 2:13:05 PM

Please SUPPORT a large-area, HABITAT park in Welaunee.

Dear Commissioners,

First of all, thank you for your service and leadership in having to address the tough choices that daily face our community. I understand how difficult it must be to balance all the competing voices and interests while also keeping an eye to the Future and anticipating those needs and interests.

This will be short, as I am sure many others have weighed in with plenty of arguments in favor of the proposal for a large internal area Habitat Park in Welaunee. I want to touch only on a few of specific points.

1 - I support you directing directing staff to include the Keep It Rural (KIR) park plan and especially the request for a large HABITAT PARK in the northeast corner of Welaunee at your Oct 13th joint (City and County) hearing.

2 - You all have worked hard to implement a vision for a more beautiful, livable, Leon County/Tallahassee through the Gateway plans and the various large scale park set-asides - both linear, and large interior areas. I consider the plan for a large interior Habitat Park and other greenspace features for Welaunee as a logical continuation of this vision.

3a - Addressing the implementation of the Open Space set asides for Welaunee that are required by policies in the Master Plan, I specifically want to vehemently support the idea of a least one large acreage set aside, with substantial interior and less perimeter, be established to allow the protection of intact habitats and provide for less dislocation of wildlife.

3b - I want to selfishly address the benefits to the SAFETY of HUMANS by doing this (of course we care about the 'sweet little animals'). As animals get displaced from their former undeveloped homes, they tend to cross roads. We all know that interactions between deer and vehicles do not usually go well for the humans in the vehicles. Providing enough contiguous habitat with sufficient interior volume and lack of road crossings will help keep our human citizens safer.

4 - I live in Waverly Hills and enjoy frequently our neighborhood park at Waverly Pond, as well as the Guyte Mcord park in Betton Hills, and of course, the jewel that is Dorothy Oven park just north of us on Thomasville Road. We also take advantage of many of our other parks including the downtown Chain of Parks, the Cascades/FAMU Way enhancements, the Miccosukee Greenway, the great SkyBridge of Lafayette Heritage Trail, Elinor Klapp-Phipps... oh my, I could list all day when I think of all the parks my family uses and enjoys - we are so blessed !

With concern for the community, environment, and the future,

Jerry Johansen

Waverly Hills

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Greg Kaufmann
	Address: 4494 argyle lane Tallahassee Florida 32309
	Date Submitted: 10/11/2020 6:52:14 PM

Dear Commissioners,

I am writing to you to express my full support of the Natural Park System proposal developed by Keep it Rural for the Welaunee Arch. The plan the Keep it Rural prepared is far more comprehensive and provides more detailed assurances to the public than the plan presented by the county staff during the charettes I attended. My family wants to ensure our quality of life is maintained with sustainable and compatible development consistent with what we value and bought into including a rural character, canopy roads, connected greenspace, lower housing densities, dark skies, but within driving distance of urban culture.

Protect and expand the Miccosukee Greenway to ensure a viable, connected wildlife corridor. This includes connecting and widening the existing greenway linkages that are currently not connected now on the North side of Miccosukee rd (the area that was marked canopy protection zone on the map). This area should be part of the connected wildlife corridor on the same side. This would provide habitat on both sides of Miccosukee Rd in that area. Simply having a canopy road protection zone is not of sufficient width for a viable wildlife corridor.

The utility lines that currently run along Miccosukee road should be moved to the Welaunee property and buried underground with underground feeder lines to existing neighborhoods along Miccosukee road created. Current above ground utility lines along Miccosukee road are hazardous, contribute to frequent power outages, and impact the aesthetics and function of the canopy road due to improper tree trimming by the Utility crews. Development of Welaunee as is being discussed with significant increases in densities will have a significant impact to the quality of life of existing residents in this area. We feel that the developers should provide benefits to the community to help off-set some of these negative impacts. Not just those that benefit their residents but also infrastructure improvements that benefit the existing residents of the immediate area.

Development regulations should incorporate design principles that preserve dark skies and minimize light pollution. We value seeing stars at night and it is one of the primary reasons we moved to this area. Restrictions on allowable streetlighting, light styles, etc. should be included in accordance with the International Dark Sky Association standards and guidelines.

I would also like to see more details about the intersection of the planned feeder roads from the arch that connect to Miccosukee road. The new roads should not impede traffic flow on Miccosukee road with traffic lights, roundabouts, or stop signs on Miccosukee road. Having additional traffic lights or stop signs on Miccosukee road will alter the experience of traveling a canopy road, destroy the rural and natural viewsapes. Traffic coming from the arch should be required to yield to traffic on Miccosukee Road. There are already 2 traffic lights and a roundabout between capital circle and crump road on Miccosukee, any more would significantly alter the character of the canopy road.

Greg Kaufmann/ Misty Alderman
4494 argyle lane
Tallahassee, Fl

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Rose Kelley
	Address: 3886 Long & Winding Rd
	Date Submitted: 10/11/2020 2:38:45 PM

I support Keep it Rural's Welaunee Comprehensive Parks and Greenway Plan Proposal for the Welaunee Arch Master Plan (WAMP). Please ensure that a Fair Trade for Public Investment is required. It is my hope that staff will write a Master Plan that incorporates Keep It Rural's Welaunee Parks and Greenway Plan in full and that another joint workshop in will be held in November to review the results before adoption.
Thank you for your consideration,

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Deitra Kemmer
	Address: 4370 Kimberly Cr. Tallahassee, Fl. 32309
	Date Submitted: 10/10/2020 11:13:17 AM

Please read below this paragraph for my personal reasons.

Keep It Rural's Natural Park System Proposal for the Welaunee Arch. I Don't Want the Rest of the Welaunee Development to Be Clear Cut like the "Canopy". I would like to see these Natural Habitats and Wildlife Corridors protected by Setting Aside this Natural Park System for Hiking, Biking and Horse Trails. Demand this Fair Trade Agreement on Behalf of the Citizens for their Investment of over 47 million Taxpayer Dollars for the Welaunee Blvd. I have personally seen Bobcats, Coyotes, and of course the Gopher tortoise using this area for travel. The Greenway was established for hiking and biking and is such a draw to this community. But will soon be cut up into smaller parks as roads are built to access Welaunee Blvd. Just imagine what an extended park would do for home prices, sense of community and tourist attraction this could be. Lawrencilleville Ga has many many large park systems built into their community. I feel we should follow their example. Please make that choice to add into our natural resource which the community so desperately wants and needs.

On a side note- I know many people who want to retire here, downsize etc and where looking forward to Canopy's development . All of those people took a hard pass when they saw how crowded the homes were. People I know want to be able to garden, enjoy wildlife . Space to park their many recreational accessories as well. We want smaller homes and larger lots. We are missing the vital link with zero lot lines. Especially in this day and time. We need small homes on 1 to 2 areas at least.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Roy Knight
	Address: 5962 Centerville Road
	Date Submitted: 10/12/2020 5:51:02 PM

My area of special preparation and interest as an architect is Urban Design.

A serious mistake is about to be made. That is the expansion of the Urban services Boundary, something that will endanger citizens of Tallahassee and Leon County, ruining rural land.

It is of major concern that for far too long the knowledge, sense and understandings of how such developments as that proposed for Welaunee would effect them. have been left out of consideration by local politicians and bureaucrats. Such proposals replace positive opportunities with travesties. These include property value devastation, improper application of tax payer money, Loss of priceless open rural space and other unfortunate circumstances is more to do with the quality of our lives, more important than any quantity of money.

I can not support expansion of the Urban Services Boundary nor vote for anyone who does at this time. When there is so much underused property within the current boundary, it makes no sense.

Furthermore the results include environmental damage to ground water flows, as happened in Canopy. There will be loss of oxygen that is provided by trees and fields. Now this is wildlife habitat. Some of us care very much about the beauty of such fine open landscapes and do not want to lose any of them.

Welaunee Plantation is an important aspect of our history, and although it is not standing as a historic district. it is a part of Leon Counties very identity.

I am not only concerned about the effect on everyone that will bear the burden of this for years to come, it will have a strong impact on me and my family as being a Leon County Citizen who lives within the immediate range of development plan, on Centerville Road That future has suddenly become far to soon. Centerville Road is only a small part of this coming catastrophe. Please consider the entirety of the matter before us.

I can support the alternative idea of retaining existing rural land such as Welaunee, and wait more years to create and apply methods to engage the public more completely and thoroughly in the planning and approval process.

How can we move in that direction instead of the present one? Please think deeply before moving ahead on the current proposal.

Thank you for opening this opportunity to speak out, intentionally for the benefit of our thriving community.

Roy F. Knight, FAIA, NCARB. Professor of Architecture

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Ned Kruis
	Address: 2844 Muirwood Ct
	Date Submitted: 10/7/2020 10:41:44 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

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Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: THERESA KRUIS
	Address: 2844 Muirwood Ct
	Date Submitted: 10/7/2020 10:50:45 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

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Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: STEVEN LAUBACH
	Address: 4512 Hedgewood Dr
	Date Submitted: 10/8/2020 9:15:48 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

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Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Deborah Lawson
	Address: 1011 Shalimar Drive
	Date Submitted: 10/12/2020 10:51:34 AM

Commissioners,

Please support Keep It Rural's proposal for a Welaunee Parks and Greenways Plan that includes a Refuge-Habitat Park. Today's Democrat quoted planning staff as saying it is too early to set aside the land that will be preserved, but we've all seen this before. Over and over again planning is done piecemeal and after-the-fact and then it is too late to provide a comprehensive approach. Natural trails and especially wildlife corridors are ineffective if they are criss-crossed by roads and intersections and without planned connectivity.

This approach is a win-win for all involved which stays within the percentages already set aside in the proposed plan. This massive development will shape Tallahassee/Leon County for generations to come. **PLEASE DO IT RIGHT!**

I would be grateful for your support and consideration.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Jordane Learn
	Address: Exempt from public disclosure
	Date Submitted: 10/12/2020 4:40:14 PM

Dear County Commissioners,

I write to you in support of Keep It Rural's park plan for the proposed Welanuee Development.

I grew up in an area of Florida where the prevailing development philosophy was to clearcut every acre of land. The only birds I ever saw were seagulls and mocking birds. The only flowers were weeds. It was (and remains) rare to find a house with more than one tree. In most commercially developed areas, there are none--in fact, I strain to recall more than one parcel of land that had any notable quantity of trees during my seven-mile commute to high school. Public parks were few and far between, and I don't recall any that embraced a natural environment.

When I transplanted to Tallahassee for college, I fell in love. So much so that I've set (hopefully permanent) roots in this county. There are many things I love about this area, but at the top of the list remains its commitment to harmonizing growth with nature. I grateful that my children will grow up in environment with more types of trees, birds, flowers, and butterflies than I can count.

I don't have to describe to you how uniquely beautiful our county is--you live here too and see it everyday. But I want to urge you not to take for granted the natural beauty that lives in Leon County. And in that spirit, I want to urge to take steps--reasonable steps--to preserve some of the natural beauty in the proposed Welanuee Development area. I--and other similarly-minded folk--understand that this is not an all-or-nothing issue. Growth can coexist with preservation. But, without proper precautions, I fear there will be no balance, no harmony. The existing "Canopy" development is an unfortunate but perfect example. The name is almost too ironic given the developers hardly left any tree standing. A "Canopy" with no canopy.

We know all too well that this pattern will repeat itself again and again as long as we allow it. And once the damage is done, it cannot be undone.

I know you will all thoughtfully consider proposed development plans for the Welaunee area. I have no affiliation whatsoever with Keep It Rural Tallahassee. But, as a tax-paying & and occasionally-tree-hugging citizen of this county, I ask that you also thoughtfully consider their proposed park plan, which would preserve a small slice of Welanuee's natural beauty for generations to come.

Thank you all for your hardworking and dedication to our community, and I wish you all the best.

Jordane

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Donna Legare
	Address: 2239 Ellicott Drive Tallahassee FL 32308
	Date Submitted: 10/10/2020 8:49:34 PM

Apalachee Audubon Society

www.apalachee.org

October 9, 2020

Feedback for the October 13, 2020 Joint Workshop

Dear Commissioners:

After having attended one charette and reading articles about the Welaunee Arch Master Plan, I offer the following comments. As an organization, we support the recommendations presented by the Alliance of Tallahassee Neighborhoods (ATN).

Apalachee Audubon would like to see an urban forest plan for the Welaunee Arch consistent with the City's urban forestry plan. We want to make sure that a mature, healthy forest is retained, especially in wetlands, but also in upland areas where possible.

In addition, we would like to see that subdivisions incorporate existing topographic features into their designs. Design with nature rather than bulldozing entire hillsides as was done in Canopy. This would make homeowners happier too because they would have topsoil in their yards. That could be a selling point for houses. Most of the topsoil at Canopy was bulldozed away and residents are stuck with subsoil, making it difficult to grow most plants. (I have been in the landscaping/garden center business for 40 years and have seen first-hand how bad the soil is in Canopy yards).

Since the taxpayers of Tallahassee will be funding public infrastructure through Welaunee as well as an interstate interchange, we encourage the planners to consider the entire community of Tallahassee in its planning. We would like to see a requirement that Welaunee provide housing for extremely low, low, and moderate-income households that are integrated throughout all residential areas. I do not know enough to recommend a percentage, though I see that ATN is recommending a minimum of 25%. An economically integrated community in Welaunee will provide lower income residents with high quality schools, parks, and other facilities.

Thank you for considering our recommendations. We fully expect there to be significant public benefit in return for significant public expenditure benefiting a private landowner.

Donna Legare

President, Apalachee Audubon Society

850 386-1148

Since I originally sent this to each commissioner, I have seed Keep It Rural's proposal for a habitat park - a great idea.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Rob Lombardo
	Address: 9704 Abbey Road, Tallahassee, Fl 32309
	Date Submitted: 10/8/2020 8:26:29 AM

Before the Welaunee Arch Master Plan is adopted, please ensure that a Fair Trade for Public Investment is required. Vote to fully Incorporate Keep it Rural's Welaunee Comprehensive Parks and Greenway Plan Proposal into the Welaunee Arch Master Plan (WAMP) Before Adoption.

This is Agenda Item #23 on the BOCC agenda and Item D. City agenda:

REJECT Option 1 and Option 2 (staff's recommendations).

VOTE FOR:

- Option 3: Do NOT direct staff to introduce the amendments at the October 28, 2020 City Commission meeting and do NOT set the adoption hearing for November 10, 2020.
- Option 4 (Commission Direction): Direct staff to write a Master Plan that incorporates Keep It Rural's Welaunee Parks and Greenway Plan in full, and to schedule another joint workshop in November to review the results of the commissioners' direction for revising the Welaunee Arch Master Plan. Let's get the Welaunee Master Plan adopted during this cycle. There is plenty of time to allow constituent input and to allow Planning Staff to revise the Master Plan

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Brian Lupiani
	Address: 607 McDaniel St
	Date Submitted: 10/12/2020 8:34:52 PM

Dear Commissioners:

I urge you all to do as the City Commission did last month, and delay the adoption hearing for the Welaunee Comprehensive Plan Amendments until the next cycle. This will provide time to receive and fully consider public comment.

And speaking of public comment, I support Keep It Rural's efforts to increase green space in the Welaunee Master Plan, and the Alliance of Tallahassee Neighborhoods' proposals for multi-income housing and, again, TREES.

Thank you.

Brian Lupiani

607 McDaniel St

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Sheri Marshall
	Address: 857 Reunion Rd Tallahassee Fl 32317
	Date Submitted: 10/12/2020 8:29:03 PM

I'm writing to express my support for the park plan proposed by Keep It Rural for the Welaunee Arch. Please incorporate it into the plans for future development of the area. It is important to our community members both inside and outside city limits to maintain these beloved areas that encourage people to not just live here but to enjoy living here.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Alyssa Martin
	Address: 3303 Robinhood Road, Tallahassee, Florida, 32312
	Date Submitted: 10/13/2020 6:36:25 AM

I support Keep it Rural's Natural Park System Proposal for Welaunee Arch. I am opposed to the clear cutting of forests and habitat that occurred in the "Canopy" development. Please help protect and preserve natural habitats, wildlife corridors, and our watershed by setting aside a natural park system. This proposal will add value to our community while preserving the natural character that makes Tallahassee and Leon County special. The taxpayers have invested heavily in this project and deserve this set aside in return.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Josh Martin
	Address: 1520 Hickory Ave TLH FL 32303
	Date Submitted: 10/12/2020 3:57:22 PM

I support the park plan proposed by Keep It Rural for the Welaunee Arch. I ask that you all incorporate it into the plans for future development of the area.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Bruce McDonald
	Address: 4047 Devlin Ct, Tallahassee FL 32309
	Date Submitted: 10/12/2020 10:28:58 AM

Before moving back to Tallahassee, we lived in large metro cities with enormous traffic issues leading to a hustle bustle life without the privacy and quiet we desired. These large cities were Moscow, Nairobi, and London. Our primary desire was to have a home in a quiet, peaceful subdivision. Our small cul-de-sac off McLaughlin Rd in Killearn Estates afforded the peace we desired.

I am deeply concerned about the proposed development of Welaunee and the desires of the developers to direct traffic onto Centerville, and ultimately onto McLaughlin. This would effectively destroy the Killearn Estates community as McLaughlin, Shannon Lakes, Shamrock, and Killearny Way become conduits between Thomasville Rd and Centerville. These are already fully developed areas that are not conducive to increased traffic. Property values will plummet, our neighborhood will become unsafe due to the increase of vehicles racing through, and walking will become hazardous.

Please do not permit access roads to connect with any road in Killearn Estates. Rather, let the access roads connected with Roberts Rd, which is sparsely developed.

Thank you.

Bruce McDonald

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Kelly McGrath
	Address: 9601 Miccosukee Road, Lot 41
	Date Submitted: 10/7/2020 12:02:22 PM

Fair Trade for Public Investment!

Keep It Rural (KIR) Is Asking for Your Support To Ensure Fair Trade for Public Investment

The Request:

Please tell staff during the October 13, 2020 workshop on the Welaunee Arch to write a Welaunee Arch Master Plan (WAMP) that:

Incorporates KIR's Welaunee Park System in full

Has a Habitat Park and wider buffers (400 ft. minimum) for Greenways & Canopy Roads

Secures an Open Space Land Use District Budget - 1400-1900 acres (this is only 30-40% of Welaunee Arch)

Provides a Stormwater system that is integrated and designed to prevent off-site flooding

The WAMP needs tables and maps to understand the comparison between various revisions.

This is Fair Trade for Public Investment

Process:

During the Workshop instruct staff to incorporate KIR's proposal in full.

Wait to get the revisions with the tables and maps, and review in November in a workshop.

Then and only then consider adoption in December if the revisions have what the public has asked for.

Key Points:

Support the Welaunee Park System Fully Completely and UP FRONT.

Get this done before any developers come in – this needs to be a part of the Master Plan.

This is Fair Trade for Public Investment

Thank you!

Kelly McGrath

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Agnes McMurray
	Address: 9900 Leaping Deer Lane, Tallahassee, FL 32309
	Date Submitted: 10/6/2020 12:08:21 PM

As a citizen of Leon County and a taxpayer I am writing in support of Keep It Rural's Welaunee Park Plan that was submitted for your consideration for the benefit of all Tallahassee and Leon County citizens. I've been following this process for a long time and am frankly confused and outraged that after considerable input from citizens and clear and realistic proposals from Keep it Rural the revisions made to date not only fall very short of citizen requests but reduced the amount of land set aside for parks and natural areas.

As taxpayers, Citizens deserve to receive a Fair Trade for their tax dollars that will include a Natural Park System and commitments to requirements such as including space for trees on residential streets. Including these requirements now will not only benefit citizens of our community but will benefit developers whose properties will increase in value if these types of resident and environmentally friendly amenities are included. Otherwise we are creating an out of date development based on 1970s lifestyles in 2020.

If a development of this size is allowed to go forward without the types of natural spaces and protections proposed by KIR it will diminish resident's quality of life and the reputation of Tallahassee as a great and green place to live. 87 million dollars of taxpayer monies are already committed to this project just to build Welaunee Boulevard and the I-10 Interchange. This does not include other infrastructure costs that will certainly follow. Such a huge commitment of taxpayer dollars must be accompanied by a commitment to the environment and natural spaces in our community.

As an elected representative your obligation is to the long-term health of our community and to the citizens - not to the landowners or developers. I ask that you carefully consider the proposals for the Welaunee Natural Park Plan and vote to support this plan.

Thank you,
Agnes R McMurray

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Katheryn Mears
	Address: 2005 Gardenbrook Ln
	Date Submitted: 10/10/2020 11:22:53 PM

Regarding Welaunee property, there needs to be MORE greenspace, tree cover and impermeable surfaces, along with ample multi-income housing so even I can move there.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Michael Mendez
	Address: 8901, Winged Foot Drive
	Date Submitted: 10/13/2020 4:22:42 PM

Please consider strongly adding habitat and park component to the Welaunee development. Generations will thank you!

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Donna Meredith
	Address: 6508 Sayers Creek Rd
	Date Submitted: 10/12/2020 10:32:49 AM

Additional clear-cutting of the Welaunee development MUST NOT be allowed. What happened with the Canopy should never happen again. I would like to speak in favor of the Keep It Rural amendments for Welaunee. Permanent greenspace set aside for parks would be an excellent idea.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Will Messer
	Address: 3082 Shamrock Street North
	Date Submitted: 10/12/2020 9:54:21 AM

Dear Commissioners,

I live in Killlearn on Shamrock St N, and our family owns 40 acres of property south of I-10 at the end of Pemberton Road adjacent to the City's property and next to the potentially proposed I-10 interchange. Please give consideration to the ingress/ egress of this area via Centerville Rd and Miccosukee Rd. One of the issues being discussed is the importance of connectivity throughout this Gateway into Tallahassee. I am proposing that now is the time to plan for an east - west road via the extension of Thorton Rd to Pemberton Rd thus allowing access to the Canopy development as well as obtaining access through the City's property next to us. This could not only serve to move traffic both east and west but also as an access to I-10. It is my understanding the the State cabinet must vote to allow such access because it would require access through a portion of the Miccosukee greenway. Therefore, my question is why are we not asking our state cabinet now in order to begin and plan for a Thorton Road extension? Second, how will we intersect our road system through the greenway? I think it is important to show where the proposed east/ west access roads will be built?

Additionally, the transmission lines that run from north to south are towering through the center of Welaunee and they disappear underground once you reach the Canopy development. This is a huge eye sore to a Gateway into our city. Why would we not plan now to bury the remaining transmission lines that run from the end of Canopy through the City easement out and across I-10 into the Arch. As this will be an entrance into Leon County and the City of Tallahassee with a direct ride from I-10 to both of our hospitals and our State Government I am asking you all to please provide funding to bury these transmission lines now.

Thank you,
Will Messer

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Will Messer
	Address: 3082 Shamrock Street North
	Date Submitted: 10/13/2020 11:04:46 AM

Dear Commissioners,

My name is Will Messer and I live in Killearn Estates. My address is 3082 Shamrock St. North and I believe that Welaunee will be a major asset for our community for generations to come.

As you may have noticed I emailed comments earlier regarding a request to bury the Transmission lines inside of Welaunee and questions also pertaining to a potential east west access corridor by extending Thornton Road to Centerville Rd. As landowners adjacent to the City PUD our family would welcome the opportunity to discuss this further with staff at your direction. Please see previous email correspondence.

Additionally, I wanted to comment about the City's utility easement south of I-10 because it has been brought to our attention that the easement was intended for the possible expansion of a public works department in that area. My suggestion is really a bigger idea in that we need a northeast park. I know Commissioner Desloge has been working hard to provide such an amenity to citizens in District 4; however, I would like to ask you all to consider utilizing the City property south of I-10 for ball fields similar to the amenities at Tom Brown Park. If Mr. McGarrah needs to expand the footprint of the public works department I am suggesting that he do that where Messer Park is currently located. You could move some of those ball fields into the Welaunee/ City owned property which could serve as a regional attraction for tournaments/ high school events/ and games that could greatly benefit our local economy. With the location of the city's property south of I-10 and hopefully the ease of access via I-10, it would make a lot of sense to develop a joint City/ County Northeast park that could not only serve as a regional attraction for activities, but also an economic driver for our community? And, the current public works department located at Messer Park could expand still having the ability to access I-10 quickly via Capital Circle. I really believe that with your leadership we could make it a win win scenario for all.

Finally, I would like to commend the Davenport family and Powerhouse for their dedication to this community. I have known Kit & Louise Davenport for most of my life. They have been tremendous stewards of the Welaunee property for decades as well as generous stewards of our community. I completely support them and just want to state that we are lucky to have them working with our local government regarding the Welaunee, property. If we get this right, Welaunee will be a tremendous asset for our community for many, many generations to come. Thank you and good night!

Sincerely,

Will Messer

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Robert Montalbano
	Address: 916 Hawthorne St
	Date Submitted: 10/12/2020 12:51:36 PM

I support "KEEP IT RURAL!"
SAVE OUR WILDLIFE!
PRESERVE WETLANDS!
KEEP IT RURAL!

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: rosa morgan
	Address: 400 Capital Circle SE, Suite 18 - 198
	Date Submitted: 10/12/2020 4:35:33 PM

I am one of the at-large neighborhood representatives with the Alliance of Tallahassee Neighborhoods (ATN). I am concerned about the lack of commitment to affordable housing to be incorporated into the proposed Welaunee Arch land use amendments. Housing policy in our community must be built upon the pillars of equity, accessibility and affordability, distributed equitably by geography, race and income. Therefore, I am asking you to support the recommendation #4, to allow for additional dialogue and for additional Board and Commission direction on this vital issue,

- 1) Include the specificity and depth required to successfully accomplish the goal of providing housing for a range of income levels, which includes affordable housing.
- 2) Affordable housing in Welaunee would not be an additional concentration of affordable housing.

Staff stated that a requirement to include affordable housing would: “create additional concentrations of affordable housing instead of spreading affordable housing equitably across the entire community.” Including affordable housing in this amendment would assist the City/County to begin to spread equitably across the entire community. Since affordable housing is now concentrated in the southern portion of the County and since no affordable housing currently exists in the area being discussed, adoption of these recommendations would not create additional concentrations of affordable housing.

- 3) Commit to identifying incentives that fulfill the Statute, while increasing the affordable housing stock in our community.

Staff indicated that the proposed amendment does not include requirements for a minimum of affordable housing units as this would “not be feasible to accomplish given the restrictions in Section 166.04151, Florida Statutes.” The statute does not prohibit a local government from directing the developer to construct a set number of affordable homes, within the inclusionary housing ordinance or outside of inclusionary housing. It does require that the local government “must provide incentives to fully offset all costs to the developer of its affordable housing contribution.” (Chapter 166.04151 (2), F.S.)

It is highly likely that incentives such as density bonuses would be awarded to the developer(s) and these and other incentives could be structured to meet the requirements of this Statute. It is very possible to make affordable housing work within this project. It is a measure of the commitment of the City and County to identify incentives that fulfill the Statute, while increasing the affordable housing stock in our community.

- 4) Define “affordable housing” to include a broader range of incomes than those addressed in the current inclusionary housing ordinance.
- 5) Establish transit supportive development standards.

Well-designed affordable housing projects understand the needs of their occupants, yet there is no comprehensive plan for transit within this large land area. To propose transit be “coordinated with Star Metro” separately, each time a PUD is submitted cannot result in the needed transit to support residents. The development of this large land area as a single PUD would seem highly unlikely. Located far from the City center, without adequate transit, the cost of owning and maintaining a car must be factored into the cost of housing. The lack of an integrated, efficient and user-friendly system of transit makes residents car-dependent, thus eliminating the home’s affordability.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: CHARLES MORRIS
	Address: 2895 NORTH HANNON HILL DRIVE
	Date Submitted: 10/6/2020 11:02:44 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Respectfully,

Chuck and Diane Morris

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: CHARLES MORRIS
	Address: 2895 NORTH HANNON HILL DRIVE
	Date Submitted: 10/6/2020 11:04:21 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

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Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Respectfully,

Chuck and Diane Morris

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Sarah Morrison
	Address: 314 N Gadsden St Tallahassee, FL 32301
	Date Submitted: 10/12/2020 8:21:55 PM

I'm writing to express my support for the park plan proposed by Keep It Rural for the Welaunee Arch. Please incorporate it into the plans for future development of the area.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Sandra Mountain
	Address: 3592 Sedona Loop
	Date Submitted: 10/12/2020 1:29:26 PM

Developing the 4,800 acre Welaunee property will dramatically impact our entire community—fiscally, economically, and environmentally. Millions of our public dollars are at stake and we deserve to have a say. The most recent draft of the Welaunee Master Plan has failed to address most of the public’s concerns.

- (1) Please DELAY the Adoption Hearing for the Welaunee Comprehensive Plan Amendments (as the City Commission voted to do on 9/9/20) until the next six-month cycle, in order to allow full incorporation of public comment into the Amendments.
- (2) Increase park and green space in Welaunee’s Master Plan, as Keep It Rural has requested: http://keepitrural.curg.org/wp-content/uploads/2020/10/KIR_Welaunee_Park_System_Proposal.pdf
- (3) Make sure Welaunee is self-supporting rather than depending on public funds for additional infrastructure and maintenance, and that it creates a diverse and sustainable Community through multi-income housing and ample tree cover, as requested by the Alliance of Tallahassee Neighborhoods: <https://www.atntally.com/wp-content/uploads/2020/09/ATN-Welaunee-Master-Plan-Position-Paper.pdf>

Thank you.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Laura Newton
	Address: 4541 Pecan Br
	Date Submitted: 10/12/2020 5:34:09 PM

Commissioners,

Please direct staff that they **SHOULD NOT** introduce the amendments at the October 28, 2020 City Commission meeting and **SHOULD NOT** set the adoption hearing for November 10, 2020.

Please vote for Option 4 (Commission Direction):

DIRECT staff to write a Master Plan with correlating maps and table that incorporates Keep It Rural's Welaunee Parks and Greenways Plan including the large Refuge-Habitat Park encompassing District 5.

Direct staff to incorporate a Transfer of Development Rights mechanism to accomplish the Refuge-Habitat Park.

Thank you,

Laura Newton

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Susan Niewenhous
	Address: 4542 HEDGEWOOD DR Tallahassee 32309
	Date Submitted: 10/9/2020 5:44:42 AM

Dear Commissioner:

My husband and I are residents of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisio

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: John Outland
	Address: 1562 Tung Hill Drive
	Date Submitted: 10/11/2020 8:51:58 AM

The Blueprint program has been hijacked by the development community with the support of both Commissions. Hundreds of millions of taxpayer dollars are to be allocated to the Welaunee development to construct and maintain roads and associated facilities. Blueprint has already spent over \$2,000,000 to construct a dam on Dove Pond, a special water of the state, converting it into a storm water facility. Unfortunately, the tenets of sound growth management have been forgotten where development is guided to areas with existing infrastructure capacity and away from environmentally sensitive areas. If new development reduces existing infrastructure capacity then developers are required to pay the cost to meet for improvements.

Blueprint economic development funding has ignored the economic benefits of maintaining infrastructure that supports existing neighborhoods or investing in affordable housing, poverty, homelessness, healthcare and medical provisions, food assistance, housing subsidies, energy and utilities subsidies, education and childcare assistance.

Please do not move forward with any actions that would further the expenditure of taxpayer funds to support the Welaunee development until there is more discussion about the unmet needs of our community at large.

Regards,
John Outland

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: WILLIAM PARKER
	Address: 4500 HEDGEWOOD DRIVE BUCKHEAD NEIGHBORHOOD
	Date Submitted: 10/6/2020 10:39:33 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

WILLIAM AND GALE PARKER

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Becky Parsons
	Address: 1201 Walton Drive
	Date Submitted: 10/12/2020 4:39:26 PM

Please provide for creation of a Habitat Park in the northeastern portion of Welaunee, as recommended in the Keep It Rural plan. A 750 acre Welaunee Habitat Park in District 5 would be an important boundary separating suburban development in Welaunee from rural unincorporated Leon County. This property provides the last opportunity to create a large habitat park in the northeast part of the city. Don't let this opportunity slip away.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Pablo Perez de Alejo
	Address: 1521 Nugent Dr
	Date Submitted: 10/12/2020 2:37:23 PM

I'm writing to express my support for the park plan proposed by Keep It Rural for the Welaunee Arch. Please incorporate it into the plans for future development of the area.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: LuMarie Polivka-West
	Address: 3186 Shamrock St East
	Date Submitted: 10/12/2020 4:59:33 PM

Item 23 - Support for the Keep it Rural Natural Park System. As a longtime resident of Leon County, I have seen the continued destruction of trees in favor of clear cut development such as what was allowed for the sad Canopy development. Finally there seems to be a movement in our community to counter the economic power of developers by electing environmentally aware and supportive commissioners and by closely monitoring commission meetings. Tomorrow it is hoped you will each support the proposal for the Welaunee Arch for the Keep it Rural's Natural Park System. I am surprised to see how much of our public funds are going for the roads without consideration of the greater good and with what seems to be minimal consideration of trees, wetlands, floral and fauna as well as protected yet public green spaces. Leon County leaders could learn from Los Angeles and their recognition of how many lovely and large trees there are in LA's wealthy neighborhoods with much less greenery and trees in the lower income neighborhoods. So LA now has a budget and project leader, with recognition of climate change, to ensure trees are planted and protected throughout their county but especially in lower income neighborhoods. Here is a fuller description of their program. <https://www.audubon.org/magazine/fall-2020/street-trees-could-plant-seed-more-equitable-los>. Leon county needs to be preparing for the growing impacts of climate change. The private sector is not going to do it. Protecting the environment and sharing the space for all citizens is the role of government.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: LuMarie Polivka-West
	Address: 3186 Shamrock St East
	Date Submitted: 10/12/2020 5:02:33 PM

Item 23 - Support for the Keep it Rural Natural Park System. As a longtime resident of Leon County, I have seen the continued destruction of trees in favor of clear cut development such as what was allowed for the sad Canopy development. Finally there seems to be a movement in our community to counter the economic power of developers by electing environmentally aware and supportive commissioners and by closely monitoring commission meetings. Tomorrow it is hoped you will each support the proposal for the Welaunee Arch for the Keep it Rural's Natural Park System. I am surprised to see how much of our public funds are going for the roads without consideration of the greater good and with what seems to be minimal consideration of trees, wetlands, floral and fauna as well as protected yet public green spaces. Leon County leaders could learn from Los Angeles and their recognition of how many lovely and large trees there are in LA's wealthy neighborhoods with much less greenery and trees in the lower income neighborhoods. So LA now has a budget and project leader, with recognition of climate change, to ensure trees are planted and protected throughout their county but especially in lower income neighborhoods. Here is a fuller description of their program. <https://www.audubon.org/magazine/fall-2020/street-trees-could-plant-seed-more-equitable-los>. Leon county needs to be preparing for the growing impacts of climate change. The private sector is not going to do it. Protecting the environment and sharing the space for all citizens is the role of government.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Jan M Porter
	Address: 243 Camellia Oaks Avenue, Tallahassee. 32317
	Date Submitted: 10/6/2020 11:42:20 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Sarah Portillo
	Address: 937 Spottswood Drive
	Date Submitted: 10/11/2020 9:47:00 PM

Please give the public a big habitat park - like Elinore Phipps on the northwest and JR Alford in the east. We need another "Emerald Jewel" in the northeast. Everyone will love and use it, not just the new residents of Welaunee. And it's connected to Greenways everywhere. The park will not take any development rights away from the landowner or future developers. Give them the option of saving land in the NE corner of Welaunee in exchange for more land to build on in the middle where all roads will be anyway
Do Not build a road through park. Let it be big and for animals. Give us trails. Give developers options to make an even better community for all of us!!

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Ian Power
	Address: 2104 Croydon Dr
	Date Submitted: 10/13/2020 9:19:39 AM

I'm writing to express my support for the park plan proposed by Keep It Rural for the Welaunee Arch. Please incorporate it into the plans for future development of the area.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Adam Reeves
	Address: 3923 Long and Winding Rd.
	Date Submitted: 10/8/2020 9:48:36 AM

Dear Commissioners,

Before the Welaunee Arch Master Plan is adopted, please ensure that a Fair Trade for Public Investment is required. Vote to fully Incorporate Keep it Rural's Welaunee Comprehensive Parks and Greenway Plan Proposal into the Welaunee Arch Master Plan (WAMP) Before Adoption.

This is Agenda Item #23 on the BOCC agenda and Item D. City agenda:

REJECT Option 1 and Option 2 (staff's recommendations).

VOTE FOR:

- Option 3: Do NOT direct staff to introduce the amendments at the October 28, 2020 City Commission meeting and do NOT set the adoption hearing for November 10, 2020.

- Option 4 (Commission Direction): Direct staff to write a Master Plan that incorporates Keep It Rural's Welaunee Parks and Greenway Plan in full, and to schedule another joint workshop in November to review the results of the commissioners' direction for revising the Welaunee Arch Master Plan. Let's get the Welaunee Master Plan adopted during this cycle. There is plenty of time to allow constituent input and to allow Planning Staff to revise the Master Plan

Thanks for your consideration,

Adam R

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Marney Richards
	Address: 1604 Hasosaw Nene
	Date Submitted: 10/12/2020 7:59:24 PM

I am writing concerning the agenda for the joint City/County workshop on the Proposed Welaunee Arch Objective and Policies for the Welaunee Critical Area Plan. As an active member of the Indianhead Lehigh Neighborhood Association, I support our community partners in Alliance of Tallahassee Neighborhoods in asking that you reject both options 1 and 2 which are recommended by staff. Instead, act on option 4, consider and address the suggestions and concerns laid out by ATN, Keep it Rural and others who speak during the workshop.

Thank you,
Marney Richards
1604 Hasosaw Nene
Tallahassee, FL 32301

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Kim Ross
	Address: 1203 Buckingham Drive
	Date Submitted: 10/12/2020 7:44:20 PM

Electric Vehicle Readiness Requirements

On behalf of Tally 100% together, we are hoping that the City/County will reconsider taking the suggestion that the Master Plan require new homes to be Electric Vehicle (EV) ready, with conduit and wiring designed for the later addition of EV charging stations. The costs to do so are negligible in a newly constructed home, and the Joint Housing policies regarding energy efficiency (within Objective 1.5 [JH]) do have some requirements for new construction and could address EV readiness requirements.

Low to Moderate-income Housing

As an organization, one of our primary focuses is to ensure that our energy transition be just and equitable. As such, it is a concern of this coalition that we ensure both energy and housing have a reduced burden on low and moderate income families. Indeed, it is the case that housing and energy are closely connected. We therefore agree with the Alliance of Tallahassee Neighborhoods in their position on increasing the demand for more affordable housing allocations.

Retain a Mature, Healthy Forest and Topography

The reason to move Tallahassee to a clean energy future is to reduce or eliminate the city's impact on Climate Change. Similarly, maintaining a mature healthy forest is critical to this goal. We therefore join with the concerns of Alliance of Tallahassee Neighborhood and Keep It Rural and support their recommendations concerning this issue.

We understand that some of our proposals were considered too detailed for the Master Plan. Our aforementioned comments notwithstanding, we look forward to ensuring the PUDs and other more detailed plans take into account our concerns around solar, energy efficiency, Energy Star appliances, and LEED standards.

Respectfully Submitted

Kim Ross, Chair

Tally 100% Together Coalition

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Richard RuBino
	Address: 726 Ingleside Avenue
	Date Submitted: 10/12/2020 6:48:24 PM

Leon County and City of Tallahassee Commissioners:

When you discuss the proposed Welaunee development project tomorrow, please include serious consideration of adding a habitat park somewhere in the northeast corner of the project. It would add a positive feature to that area.

Thank you,
Richard G. RuBino

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Mara Rumana
	Address: 2894 N Hannon Hill Dr
	Date Submitted: 10/12/2020 11:53:32 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions

Sincerely,

Chris and Mara Rumana

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Clayton Rychlik
	Address: 174 Russell Street, Apt 1L
	Date Submitted: 10/12/2020 1:34:00 PM

I would like to express my support for the park proposal put forward by Keep It Rural to protect 800 acres of land in the Welaunee Arch. Tallahassee's greatest asset is its forests and waterways. At the risk of sounding melodramatic, I believe that to disregard these natural gifts our community is blessed with and view this undeveloped land only in terms of its commercial potential would be a mistake of the highest order. There's no amount of commerce that can replace the benefits a community reaps from having clean air and water as well as space for biodiversity. I've travelled to cities all around the world and without exception, the cities that feel the best to inhabit are the ones that have found ways to incorporate existing nature into their design and to leave space for some amount of wilderness to thrive within their borders.

By my lights, developments like the Canopy do little to nothing in terms of enriching the feel of our city, providing a reason to live there, or generally justifying their existence. A project like the Canopy, designed with zero vision, built with a total disregard for the natural surroundings, and given a name that seems either born of a mind with no grasp of irony or possibly meant as a cynical joke should be seen as a one time mistake, not as the template for further development of the Welaunee Arch.

There is too much urban sprawl in Tallahassee already, there's no need for more. If the point is to develop the north side of town in a way that is going to attract new residents and foster improve the local quality of life, please consider the fact that access to nature and limited sprawl are far more attractive than expanses of clear cut land, big box stores, sweltering pavement and traffic.

Please support Keep It Rural's proposal. It makes sense.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Mike Rychlik
	Address: 3998 Long and Winding Road
	Date Submitted: 10/12/2020 8:13:29 AM

Dear Commissioners,

If you Google “Canopy Roads Leon County Government” your browser will direct you to a link on the Leon County Government Website that says: Tallahassee is well known for its canopy roads. Valued by citizens, these roads offer a peaceful alternative to the typical city view of asphalt, cement, signs and visual clutter. Tallahassee has a long history of protecting trees, going back to the 1843 fire that destroyed the downtown area. When the fire was put out, the citizens made two decisions: to rebuild the buildings using brick and to plant more trees.

When we consider all things Welaunee, this local history lesson is important because it reflects a moral standard that has not changed in the hearts of Tallahassee and Leon County residents since 1843. That’s why most Tallahassee folks were aghast when “Canopy” developers clear cut almost every inch of the 500 acre property, and they incurred record fines of almost \$200,000 from for stormwater violations, and they illegally removed trees from the County’s Canopy Road Protection Zone, and they thoughtlessly left little room between the sidewalks and streets for planting sizable shade trees in the “Canopy” neighborhoods. Little wonder Public Trust in this project has been broken.

If Phase 1 of the Toe development has proven anything, it’s that the City has little or no control over the reckless behavior of a landowner/developer. Artie White, Administrator of Comprehensive Planning, basically confirmed this premise when I asked him point blank at one of the Charettes how the City could stop any future landowner/developers from committing such egregious environmental acts. To which he simply stated something to the effect that once someone owns the land, there’s not much anyone can do to prevent them from breaking the rules, fine or no fine. The answer didn’t shock me. But it doesn’t bode well for curbing gross negligence in the developments for any future PUDs, especially when the current Master Plan for the Arch basically leaves open spaces to formulas, percentages and a malleable credit system.

This is why it is imperative for the City and County and Landowners to incorporate Keep it Rural’s Park Plan into the Master Plan. At several of the seven Charettes I attended, I broached the need for setting aside these parklands and greenways before any construction begins, so that developers know where their property lines begin and end.

Let’s learn from the mistakes of the “Canopy” development. The City of Tallahassee must take total control of the Arch’s park system by setting it aside and making it something that we can all be proud of today and well into the future. We can’t leave it up to individual developers who own individual PUDs to be responsible for building a contiguous natural park that protects the wetlands, the wildlife corridors, the buffers, and intersects with the greenways. That’s the job of the City Planners, and it should be the first and foremost consideration in any plan of this magnitude.

Tallahassee public officials have a tradition to uphold for its citizens. Your constituents expect you to be good stewards of the land. This is the biggest development in the history of this county. It’s between two canopy roads on fertile land that has been sparsely populated for over a hundred and fifty years. Keep it Rural’s Park Plan will preserve and protect the integrity of this project for all parties. We hope you will listen to your better angels. Adopt the KIR Park Plan, stop any further Urban Sprawl, and build this Natural Wonder for the Local Residents to enjoy in Perpetuity.

Respectfully,

Mike Rychlik

Keep it Rural Board Member

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Sarah Rychlik
	Address: 9601-68 Miccosukee Road
	Date Submitted: 10/12/2020 3:12:58 PM

Dear Commissioners- As a member of the Keep It Rural Board, and as a private citizen, I support and embrace the KIR Natural Park and Greenways System Proposal. Its integration into the Welaunee Arch Master Plan would guarantee City stewardship of the Park and multi-generational benefits from this golden opportunity.

The KIR Natural Park System proposal and map would lay out a basic natural infrastructure for the ecological health-preserving park system that would apply across the arch assuring that water, habitat, native species, trees and citizens are uniformly linked in a protective manner. Also, because we can't foresee whether there will be one PUD or a dozen, the predevelopment existence of the Park Plan would assure that cohesive protections are in place, despite many variables.

I support the Commissions providing instructions and additional time (if required) to construct and vet the most beneficial Comp Plan Amendments possible. Other citizen groups have been working on transportation, affordable housing, equity and social justice issues pertinent to the Welaunee Arch and the time would surely be utilized to accomplish the same for their concerns.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Karen Sanchez
	Address: 4636 Forest Ridge Drive
	Date Submitted: 10/7/2020 7:11:12 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: luis sanchez
	Address: 4508 RANGEWOOD DR
	Date Submitted: 10/6/2020 2:18:18 PM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Virginia Satterfield
	Address: 1213 Brookwood Dr
	Date Submitted: 10/11/2020 1:47:14 PM

I am a representative of the Brookwood Drive Neighborhood Association and a member of ATN. I respectfully request that you listen carefully to all of the ATN members addressing this important issue and that you support their recommendations and selection Option 4. Thank you for your hard work on our behalf and for making the right decisions for your constituents.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Amanda Schnittker
	Address: 4549 Timberloch Drive
	Date Submitted: 10/12/2020 11:42:18 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Thank you for your attention.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: norma skaggs
	Address: 733 Spiral garden way
	Date Submitted: 10/12/2020 10:28:47 AM

I'm commenting in support of the Keep it Rural habitat park plan. This makes such good sense for protecting our wildlife.

This huge project can certainly provide that, right?!

My other comment is it's sad the incredible amount of Blueprint funding for this area when we on the south side are just hoping for the Pine Flats trail for pedestrians and bicyclists along Oak Ridge Rd., so as not to get run over. But of course that's not going to bring tax dollars in, is it.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Elizabeth Slate
	Address: 2675 S Hannon Hill Drive
	Date Submitted: 10/6/2020 10:07:31 PM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications: In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System: I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development will occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Lucia Sommer
	Address: 1611 Milton Street
	Date Submitted: 10/12/2020 7:53:45 PM

Dear Commissioners,

As a taxpaying citizen it's extremely important to me that this major public investment produces benefits for the entire community that is supporting it. Please ensure that the Welaunee Master Plan increases park and green space, as Keep It Rural has requested. Welaunee should also be primarily self-supporting rather than depending on public funds for additional infrastructure and maintenance, and it should create a diverse and sustainable community through multi-income housing and ample tree cover, as requested by the Alliance of Tallahassee Neighborhoods.

In order to accomplish these things, I'm asking that you vote to delay the Adoption Hearing—as the City Commission voted to do on 9/9/20—until the next six-month cycle, in order to allow full incorporation of public comment into the Amendments, so that we can continue to develop a master plan that is fair and equitable to all.

Sincerely,

Lucia Sommer

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: ann sorrenti
	Address: 928 Spottswood Drive
	Date Submitted: 10/12/2020 1:23:27 PM

I want a green space as large as Elinor Phipps Park and Alford Greenway and I do not want a road to go through the green space for the Welaunee park

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Atherton Sorrenti
	Address: 1617 Jackson st
	Date Submitted: 10/12/2020 9:25:51 AM

I want a green space as large as Elinor Phipps Park and Alford Greenway and I Do Not want a road to go through the green space.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Matthew Sorrenti
	Address: 928 Spottswood Dr. Tallahassee FL 32308
	Date Submitted: 10/13/2020 8:53:09 AM

We want a green space as large as Elinor Phipps Park and Alford Greenway and we do NOT want a road to go through the green space. Nature and our green spaces is what makes Tallahassee such a special place.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Ken Stafford
	Address: 2768 West Hannon Hill Drive. 32309
	Date Submitted: 10/6/2020 2:19:49 PM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Kerry Stafford
	Address: 2812 Hannon Hill Drive, Tallahassee, FL 32309
	Date Submitted: 10/6/2020 10:40:46 AM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Sincerely,

Jamie and Kerry Stafford

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23.	Name: Martha Story
	Address: 2691 S. Hannon Hill Drive
	Date Submitted: 10/12/2020 2:20:23 PM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is quite concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment constitutes some problems: too vague and conceptual, leaves too much to be decided in the Planned Unit Development (PUD) process.


Street Network In Advance of PUD applications - I am requesting the following: to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - Also, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.

Thank you for your consideration. Roy and Martha Story.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Melissa Strauss
	Address: 3037 Giles pl Tallahassee, Florida 32309
	Date Submitted: 10/12/2020 5:33:49 PM

Don't take the trees 

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Paula Sutton
	Address: 2028 Cynthia Dr
	Date Submitted: 10/8/2020 1:44:23 PM

I support, and urge you to support, Keep It Rural's proposal for the Welaunee Arch.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Larry Teich
	Address: 2224 Pontiac Dr. 32301
	Date Submitted: 10/12/2020 3:27:15 PM

DELAY the Adoption Hearing for the Welaunee Comprehensive Plan Amendments (as the City Commission voted to do on 9/9/20) until the next six-month cycle, in order to allow full incorporation of public comment into the Amendments.

(2) Increase park and green space in Welaunee's Master Plan, as Keep It Rural has requested: http://keepitrural.curg.org/.../KIR_Welaunee_Park_System...

(3) Make sure Welaunee is self-supporting rather than depending on public funds for additional infrastructure and maintenance, and that it creates a diverse and sustainable Community through multi-income housing and ample tree cover, as requested by the Alliance of Tallahassee Neighborhoods:

<https://www.atntally.com/.../ATN-Welaunee-Master-Plan...>

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: ELIZABETH TERRELL
	Address: 9601 MICCOSUKEE RD LOT 58
	Date Submitted: 10/8/2020 12:54:34 PM

I urge you to incorporate Keep it Rural's language for a comprehensive and integrated park system into the master plan for Welaunee.

- **Has a Habitat Park and wider buffers (400 ft. minimum) for Greenways & Canopy Roads
- **Secures an Open Space Land Use District Budget - 1400-1900 acres
- **Provides a Stormwater system that is integrated and designed to prevent off-site flooding
- ** Shade trees on every sidewalk

Thank you.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Holly Thomas
	Address: 1491 Lee Avenue
	Date Submitted: 10/12/2020 6:23:28 PM

Please delay the adoption hearing for the Welaunee Comprehensive Plan. Increase park and green space. Make sure Welaunee is self-supporting and not relying on public expenditures for infrastructure. Require ample tree coverage! Stop allowing clear cutting!

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Holly Thomas
	Address: 1491 Lee Avenue
	Date Submitted: 10/12/2020 6:23:43 PM

Please delay the adoption hearing for the Welaunee Comprehensive Plan. Increase park and green space. Make sure Welaunee is self-supporting and not relying on public expenditures for infrastructure. Require ample tree coverage! Stop allowing clear cutting!

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Holly Thomas
	Address: 1491 Lee Avenue
	Date Submitted: 10/12/2020 6:24:24 PM

Please delay the adoption hearing for the Welaunee Comprehensive Plan. Increase park and green space. Make sure Welaunee is self-supporting and not relying on public expenditures for infrastructure. Require ample tree coverage! Stop allowing clear cutting!

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Steve Urse
	Address: 1118 Waverly Road
	Date Submitted: 10/12/2020 3:04:00 PM

I support Keep it Rural's Plan for a Habitat Park.

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Sarah Valentine
	Address: 913 SPOTTSWOOD DR
	Date Submitted: 10/12/2020 9:46:07 AM

Please consider the Citizen's Master Plan for Welaunee!

We the citizens of Tallahassee want a green space as large as Elinor Phipps Park and Alford Greenway and we do NOT want a road to go through the green space.

Thank you!

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Jay Wallace
	Address: 388 Meadow Ridge Dr
	Date Submitted: 10/7/2020 6:39:03 PM

I am writing as a concerned citizen to urge you RECONSIDER the recent revisions to the Welaunee Arch Master Plan and SUPPORT the KEEP IT RURAL plan in full. The WAMP must support parks and natural areas fully, before developers come in.

The KIR group has worked tirelessly to develop a thoughtful plan, the details of which you have received elsewhere. Some key points I wanted to add emphasis are as follows:

1. The KIR plan represents a Fair Trade for Public Investment
2. The KIR plan allows for wider buffers for canopy roads
3. Reinstate the Open Space Land Use District Budget of 1400 - 1900 acres. This is about 30-40 % of the Welaunee Arch.
4. Maximize the wildlife corridor. Making more space available for development risks unnecessary destruction of natural habitat.
5. Develop an integrated storm water management plan to mitigate off-site flooding
6. Maintain the original commitment in the Welaunee Master Plan to limit suburban sprawl.
- 7 Display in easy to read maps and tables how the plan has changed. The public needs to see this clearly before revisions are discussed further in a November workshop.

I don't live in the rural zone. But this affects all of us. I am proud to live in a city and county that respects nature. There are far too few of them. As a runner, I also appreciate that we have some of the best natural trail systems in the country. Maintaining the integrity of the natural areas as much as possible has the dual benefit of protecting ecosystems and enhancing the desirability of this area as a place to live.

We can do better. Please support the KIR plan.

Respectfully,

Jay W. Wallace

Joint County/City Workshop and Public Hearings, October 13, 2020 Citizen Comments

Agenda Item 23	Name: Robert Wurzel
	Address: 4615 Oakshire Ct
	Date Submitted: 10/7/2020 2:30:56 PM

Dear Commissioner:

I am a resident of Buckhead. The BUCKHEAD Homeowners Association is concerned about the possibility of sprawl development along the Northeast Gateway's Welaunee Boulevard extension. The current Comprehensive Plan amendment is too vague and conceptual and leaves too much to be decided in the Planned Unit Development (PUD) process.

Street Network In Advance of PUD applications - In order to prevent an urban sprawl development pattern in mixed use zones, I am asking that you direct staff to develop and incorporate into the Welaunee Area Master Plan (WAMP) for Mixed Use zones, a grid street network that must be in place prior to accepting any PUD applications for development in mixed use zones, and require PUD's to conform to the grid street network

Welaunee Park System - In addition, I SUPPORT the "Keep It Rural" Welaunee Park System proposal which would lead to greater certainty about how development would occur. The NE Gateway's design, alignment, and connection must be coordinated with the WAMP to avoid fragmentation of the Park System, storm water system, and water flow and protection provisions.