

**Additional Attachment #10
for Agenda Item #21
for the meeting
November 17, 2020**

PUBLIC HEARINGS

21. First and Only Public Hearing to Consider a Revised Sixth Amendment to the Southwood Development of Regional Impact Integrated Development Order
(County Administrator/ Development Support & Environmental Management)

Attachment #10 - Additional Citizen Comments

This document distributed November 16, 2020.



Leon County Government

INTEROFFICE MEMORANDUM

TO: Honorable Chairman, Members of the Board, and Commissioners-Elect

FROM: Emily R. Pepin, Assistant County Attorney, Leon County Attorney's Office

DATE: November 16, 2020 ERP

SUBJECT: Additional Attachment for Agenda Item #21 – Additional Citizen Comments

Enclosed please find an additional attachment to Agenda Item #21, First and Only Public Hearing to Consider a Sixth Amendment to the Southwood Development of Regional Impact Integrated Development Order.

This attachment is Attachment # 10, Citizen Comments through November 13, 2020 at 12 p.m.

The additional citizens comments were received as *ex parte* communications and are being included in the Agenda Item so that they may be considered and reviewed by all interested parties. Should you received additional communications, please continue to send same to the County Attorney's Office so they may be placed on the record.

Enclosure

cc: Chasity H O'Steen, County Attorney
Vincent S. Long, County Administrator
Alan Rosenzweig, Deputy County Administrator
Ken Morris, Assistant County Administrator
Barry Wilcox, Director, Development Support and Environmental Management
Ryan Culpepper, Director, Development Services
Ryan Guffey, Concurrency Management Planner

From: [Gary Zirin](#)
To: [Emily Pepin](#); [Jessica Gillespie](#)
Cc: [Chasity OSteen](#)
Subject: Fw: Important Southwood Issue - Rezoning on Golf Course
Date: Tuesday, September 22, 2020 3:49:14 PM
Attachments: [SW PETITION - LDR17 - 500.pdf](#)

This email and petition was received by Commissioner Dozier related to the Southwood DRI issue. I have notified the sender that Commissioner Dozier is unable to meet with them due to the quasi-judicial nature of the proceedings on October 13th. I also notified the sender that his email and petition would be forwarded to your office for inclusion in the official record.

Thanks,
Gary



Gary Zirin
Chief of Staff
County Commissioner Kristin Dozier
301 S. Monroe Street, Tallahassee, FL
32301
(850) 606-5375 /work | **(850) 264-5857** /cell
ZirinG@leoncountyfl.gov

Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: John Ray <jray@johnrayconsulting.com>
Sent: Friday, September 18, 2020 2:34 PM
To: Kristin Dozier <DozierK@leoncountyfl.gov>
Cc: Gary Zirin <ZirinG@leoncountyfl.gov>
Subject: Important Southwood Issue - Rezoning on Golf Course

Commissioner Dozier –

Attached is a petition signed by 500 Southwood residents opposing a recently-filed PUD/DRI amendment that would rezone a section of our golf course and allow for the construction of a single-family home. Southwood's Master Plan never contemplated homes being built on our recreational land and this should never be allowed. This PUD/DRI amendment is scheduled for a vote before the Leon County Commission on October 13th, just a few short weeks away.

We respectfully request a Zoom meeting with you in the coming days to brief you on this issue and discuss our concerns. Thank you for your consideration of our request.

Sincerely,

John Ray

Supervisor, Capital Region Community Development District (Seat 4)

3639 Mossy Creek Ln, Tallahassee, FL 32311 - Southwood

850.445.5044

PETITION: SOUTHWOOD RESIDENTS OPPOSED TO DEVELOPING HOMESITES ON RECREATIONAL LAND



This picture captures one of Southwood’s many beautiful green spaces. This corner, which is actually part of the Southwood Golf Club, is a half-acre piece of recreational land near the #8 tee box. It is a gorgeous area with eight majestic live oaks.

Abundant open space is one of the primary reasons Southwood is so beautiful and why so many of us chose to live and raise our families here. Southwood is a thoughtfully designed, 3,322- acres community whose Master Plan requires that

40% of the development be dedicated to recreational land and open space. This is truly special and rare by any residential development standard.

Sadly, this beautiful slice of Southwood is in danger of becoming a new homesite, erasing its beautiful trees and breathtaking open space. Apparently, the current owners of the Southwood Golf Club want to make some money and have submitted an application to the City of Tallahassee to change its zoning from recreational to residential uses.

Southwood has rules and regulations. Lots of them. Our detailed zoning and community standards are sometimes inconvenient, but they are there to protect Southwood’s homeowners and to preserve the continued high quality of our development. Allowing the conversion of recreational land to residential lots -- without adding back recreational acreage elsewhere in the community -- violates the spirit and letter of our approved Master Plan. This should not be allowed.

This issue is not about just one new house or one small sliver of the golf course. And this is not about a disagreement between neighbors and developer on just one street in Southwood. This recreational land, per the permits that created our community, was never envisioned to be developed with houses. If this zoning amendment ultimately prevails, it will set a dangerous and enduring precedent for all of Southwood. Such approval will send a clear message that recreational land can be rezoned to residential uses with ease in Southwood. It won’t take long before additional homesites are pursued within the golf course property. In fact, it is our understanding that nearly 20 prospective homesites have already been identified.

This amendment should not be passed at the expense of our recreational assets, natural beauty, and Southwood’s promised Master Plan. **WE THE UNDERSIGNED residents of Southwood are communicating our disapproval and opposition to this proposal (Southwood DRI and PUD Amendment – LDR17) to our City and County elected officials.**

Abbey Stewart	Longfellow Road
Abigail F Dupree	Faulkner Lane

Ajay Konidala	3587 Strolling Way
Ajay Walia	Wentworth Way
Alan Suskey	Dunabr Lane
Alana Alameda	Twain Drive
Albert W. Hansen	3161 Duxbury Lane
Alex Foz	Four oaks blvd
Ali Varnum	Lantana Lane
Alice Pomidor	3250 Belle Meade Trail
Allyson Watson	Overlook Drive
Alpeshkumar Patel	Coneflower Drive
Alyssa Cohen	Colleton Court
Amel Antoon	3115 Dickinson Dr
Amer G. Rassam	3596 Mossy Creek Lane
Amruth Kodela	2123 Fielding Way
Amulya Konda	3682 Mossy Creek Lane
Amy Templeton	3252 Hemingway Blvd
Amy Zurndorfer	Four Oaks Blvd
Anand Vastrala	3251 Appleton Dr
Andree Grogan	Thoreau Avenue
Anel Brandl	4081 Faulkner Lane
Angela M Rignanese	Baringer Hill Dr
Ann Gordey	Climbing Way
Anneliese (Lisa) Finn	3264 Hemingway Blvd
April Johnston	Appleton Drive
April Mitchell	Longfellow Road
Ashlee Blake	Dickinson Dr
Ashley Bollig	Thoreau Ave
Ashley Ligas	Esplanade Way
Ashley P. Ross	Mossy Creek Ln.
Ashutosh Kumar	Mount Vernon Ln
Ashvini Chauhan	3114 Dunbar Ln

Audrey Heffron Casserleigh	Overlook Dr
Balaji	Twain Drive
Balakrishna Balireddy	Goldenrod Way
Barry Johnson	Summertree
Bella Papillion	Dunbar Ln
Bergen Juarez	Biltmore Ave
Bharat Talasu	Overlook Dr
Bhavik Patel	Longfellow Rd
Bhavna More	3060 Indian Grass Ln
Bibi Ramos	Bluff Oak
Bill Stephenson	3320 Calumet Drive
Blake Bauer	Appleton
Bob Ballard	Mulberry Park Blvd.
Mary Ballard	Mulberry Park Blvd.
Bobbie Smith	Mulberry Park Blvd.
Bobby Walker	3010 Cummings Ave
Brenda M Piche	3607 Spider Lily Way
Brenda Yoshikawa	3793 Chanticleer Ct
Brett F. Ewing	3635 Mossy Creek
Brian Kelley	Beckett Road
Brice Barnes	Mossy Creek
Carl T Ayres	Jasmine Hill
Carlisle Rainey	Orange Ave
Carol Cairo	Dickinson Dr
Carol Elizabeth Thielen	Dunbar Lane
Carrie Boyd	Summertree Drive
Carrie Mendrick Roane	3254 Belle Meade Trail
Casia Sinco	Salinger Way
Cate Stoltzfus	Verdura Point Dr
Catherine Jones	Dunbar Lane
Catherine Taylor	Mist Flower

Cayce Crooms	Nathaniel Trace
Chandrankantha Nadikat Dhananjaya	Jasmine Hill Rd
Charles Lockwood	3210 Dunbar Lane
Charles Urban	Mossy Creek Lane
Chitra Mony	Appleton Dr
Chris L. Holley II	Jasmine Hill Rd
Christian Smith	Mulberry Park Blvd
Christie Hand	Belle Meade Trail
Christina Lake	Yeats Avenue
Christine Crooms	Nathaniel Trace
Christopher Roane	3640 Mossy Creek Lane
Christy Weas	Duxbury Lane
Clementina M Rodriguez	Coneflower Dr.
Cohn Family	3050 Dickinson Drive
Colleen Ganley	Mulberry Park Blvd
Consuelo Ingledue	For Oaks Blvd
Cori Blomberg	Salinger Way
Cornelia Haegele	Faulkner Lane
Courtney Cox	Ivy Green Trail
Courtney Ewing	Four Oaks Blvd.
Craig Goodson	Dunbar Lane
Creed King	3657 Mossy Creek Lane
Cristian Gonzalez Mendez	Riverton Trail
Cristina Dusek	Four Oaks Blvd
Crystal Montgomery	Yeats Avenue
Dale Stanley	New Dawn Rd.
Dan Keefe	3256 Appleton Dr.
Daniel Beugnet	Four Oaks
Danielle B Kelley	Beckett Rd
Darrick Watson	Overlook
Datta Kadam	Mossy Creek Ln

Dave Curry	Dunbar Lane
David Adkins	Thoreau Avenue
David Alcorn	Mossy Creek Ln
David Coury	Cummings Avenue
David Curry	Dunbar Lane
David DuBois	Coneflower Dr.
David Meresee	Baringer Hill Dr
David Triplett	3041 Dickinson Dr
David Weas	3174 Duxbury Ln
Debbie Fantigrassi	Shady View
Deborah Coury	3018 CummingsAve
Deborah Eibeck	Avon Park Circle
Deborah Foote	3254 Newberry Blvd
Deborah L Curry	DunbarLane
Deepak Haldiya	Biltmore Ave
Denise Howard	Piney Grove Dr
Diana Cohn	Dickinson Street
Dimple Singla	Carollton Dr
Donald Crume	Salinger Way
Donna C Herring	3736 Ivy Green Trail
Donna H Fisher	Mulberry Park Blvd
Donna L Konuch	3767 Greyfield Dr.
Doris Doyle Corbett	Baringer Hill Drive
Dorothea Virginia Kalinosky	Longfellow Road
Dustin Hewett	Grove Landing Ct
Dusty Edwards	Orange Ave
Elias Tsonos	4130 Four Oaks Blvd.
Elizabeth Croney	3569 Esplanade Way
Elizabeth Murphy	Salinger Way
Elizabeth Ray	Lantana Lane
Elizabeth Strickland	Grove Park Drive

Ellen Navarro Anderson	Colleton Court
Emily McWey	Rain Lily Way
Eric Blomberg	Salinger Way
Eric Poole	Coneflower Drive
Erica Talbot	Spider Lily Way
Erik Hines	Shady View Ln
Erika Hango	Biltmore Ave
Estan J Rodriguez	Coneflower Dr.
Eve Cantral	3021 Dickinson Drive
Evelyn Pace	Mulberry Park Blvd
Evette O'Connor Ridenhour	Mossy Creek Lane
Faaiza Shaikh	Jasmine Hill Road
Frances Zurndorfer	Jasmine Hill Road
Franco Ripple	Esplanade Way
Fred Mills	Goldenrod Way
Gabrielle Sandvoss	Mossy Creek Lane
Gary Yordon	4568 Grove Park Dr.
Gaurav Kukreja	3598 Strolling Way
Gene Williams	4122 Faulkner Lane
George Itty	Biltmore Ave
Georgia Jordan	Mossy Creek Lane
Gina Tran	3622 Mossy Creek Ln
GopiKrishna Kakarla	Carollton
Grace A. Diaz	Blue Ridge Dr.
Grant Stoltzfus	Verdura Point Drive
Hari Vemireddy	3426 Jasmine Hill Rd
Hariharan Sivaji	3434 Jasmine Hill Road
Harper A Higgins	Four Oaks Blvd
Harsh Patel	Faulkner Lane
Hayden Dempsey	Mossy Creek Ln.
Hayyan Bayunus	Jasmine Hill

Heather Ross	Longfellow
Heidi King	3657 Mossy Creek Lane
Helei Gomariz	Colleton Ct.
Hollace Hawkes	Longfellow Rd
Huw O'Callaghan	Baringer Hill Dr
Ila Mohsn	2504 Lantana lane
Indira Pindi	Jasmine Hill Rd
Ingrid Olsen	Andalusia Avenue
Inhee Iris Chung	3152 Iberville Way
Isabelle Riley	Lantana lane
J J Olsen	Andalusia Avenue
J Leale	Dickinson Dr
Jack Reid	Four Oaks Blvd
Jackson Redfearn	Mossy Creek Lane
Jacob Ridenhour	Mossy Creek Lane
Jaehoon James Lee	3152 Iberville Way
Jaken Roane	Belle Meade Trail
Jalpa Patel	Mossy Creek Lane
James Cassidy	Grove Park Drive
James Francis Thielen	Dunbar Lane
James J Clark	3569 Esplanade Way
James Light	Wentworth Way
James Miller	Riverton Trail
James R. Kocha	Twain Dr.
James R. Piche	3607 Spider Lily Way
Jan Sangaree	Nathaniel Trace
Janice Steibly	3791 Wentworth Way
Jared Ross	Longfellow Road
Jayan Nair	Appleton
Jayne Parker	3590 Four Oaks Blvd
Jean-Paul Tran	3622 Mossy Creek Ln

Jeffrey Kirk	Dickinson
Jennefer Porter	Piney Grove Drive
Jennifer Bauer	Appleton Dr
Jennifer Cremin	Mossy Creek Lane
Jennifer Fields	3208 Coneflower Drive
Jennifer Green	Hugo Lane
Jennifer Holm	Cunard Dr
Jennifer J. Green, CAE, DPL	Hugo Ln
Jennifer L. Glantz	Chanticleer Court
Jennifer Solomon	Four Oaks Boulevard
Jennifer Tigerina	Salinger Way
Jennifer Ventura	Shady View Ln
Jessica Clayton	Salinger Way
Jessica Souva	Biltmore Avenue
JH Leale	Dickinson Drive
Jigisha A. Patel	Coneflower Drive
Jithendra Gudapati	Lantana Lane
Joan Herrera	Coneflower
Joel Wade Short	2562 Goldenrod Way
John A Kirk	Jasmine Hill RD
John Aukeman	3278 Salinger way
John Fleming	Dickinson Dr
John Ray	Mossy Creek
Jordan Jones	Dunbar Lane
Jose A Rosario	Raleigh Way
Joseph Dusek	Four Oaks Blvd
Joseph McVeigh	3724 Riverton Trail
Joseph Perdue	Lantana Lane
Joseph Ryan	Mulberry Park Blvd
Josh Jordan	Mossy Creek Lane
Joyce Weller	Strolling Way

Judy Nicholas Etemadi	Biltmore Ave
Julie Meadows-Keefe	3256 Appleton Drive
Justin Senior	Dickinson Drive
Kala Balan	Dickinson Drive
Karen Smith	Longfellow Road
Karla Kraft	Grove Landing Ct
Kathleen A. Conway	Belle Meade Trl
Kathleen Ryan	3124 Mulberry Park Blvd
Kathleen Urban	Mossy Creek Lane
Kathy Groshong	2504 Twain Drive
Kathy Sommerhoff	Drayton Drive
Kay Stephenson	3636 Mossy Creek Lane
Keith Alexander	Verdura Point Dr.
Keith Bell	2558 Twain Drive
Kelly Cooper	Grove Park Drive
Kelly Reichelderfer	Mossy Creek Lane
Ken Gardner	Jasmine Hill Rd.
Kenneth Higgins	4098 FOUR OAKS BLVD
Kenny Chen	Four Oaks Blvd
Kerensa Lockwood	3210 Dunbar Lane
Keri Chiodo	Salinger Way
Kerri Mohar	Jasmine Hill Rd
Khalid Ghali	3115 Dickinson Dr
Krishna Murthy Pottabatula	4104 Biltmore Ave
Krishna Namilikonda	2505 Lantana Lane
Krista Schoen	Salinger Way
Krista Sharin	Faulkner
Kristen Atchley	3013 Dickinson Drive
Kristen Butler	Salinger Way
Kristen Phillips	Whitman Way
Kristin Sawicki	Grove Park Dr.

Kristina Lynn Osborn	Merrifield Lane
Kumaran Poongavanam	Mount Vernon Ln
Kurt Zimmerman	2469 Lantana Lane
Kyndra Light	Wentworth Way
Laura Kirk	3095 Dickinson Drive
Lauren Aukeman	Salinger Way
Lauren Gonzalez	2500 Twain Drive
Lauren Ingledue	Four Oaks
Lawrence Jones	Dunbar Lane
Leah Beck O'Connor	Salinger Way
Leah Studd	Dunbar Lane
Leigh Anne Payne	Raleigh Way
Leisa Eastman	Mossy Creek Lane
Lenora Fleming	Belle Meade
Lesley Ballard	3942 SHUMARD OAK BLVD
Leslie Gallegos Williams	3014 Cummings Avenue
Leslie Hawkes	Wentworth Way
Leslie McIlroy	Four Oaks Blvd
Leslie Williams	Cummings Avenue
Lewis C. Milliken	Newberry Blvd.
Lexie Foz	Four Oaks Blvd
Li Pin Pon	Four Oaks Blvd
Lilly Lewis	3252 Whitman Way
Lily Sweet King	Mossy Creek Lane
Linda A Pavalko	4540 Grove Park Drive
Linda Lou Fleck	Goldenrod Way
Linda McVeigh	Riverton Teail
Linda Mills	Goldenrod Way
Linda Pavalko	Grove Park Dr.
Linda Powell	Piney Grove Drive
Lisa Alcorn	Mossy Creek Ln

Lisa Johnson	Summertree
Lisa Robertson	Strolling Way
Liz Miller	Lantana
Lori Jo Finn	Beckett Rd
Louisa Blenman	Twain
Luisa Martinez	Goldenrod
Madhu Doddi	3255 Belle Meade Trail
Madhuri Sankuratri	2451 Orange Ave E
Makoto Yoshikawa	3793 Chanticleer Ct
Mallikarjun Manchikanti	2513 Lantana Lane
Manas Shinde	Coneflower Dr
Mandy O'Callaghan	Baringer Hill Dr
Manish Makhija	Grove Park Drive
Manit Patel	2509 Lantana Ln
Manoharan Mariappan	3025 Four Oaks blvd
Manuel E Gonzalez	Mist Flower Rd
Marc Reichelderfer	Mossy Creek Lane
Margaret Zimmerman	Lantana
Marilyn Tillander	Dunbar Ln
Maritza Nickerson	Orange Ave
Mark Barr	3752 Biltmore Ave
Mary Anne Delacenserie	Fielding Way
Mary Bellamy	Mossy Creek Lane
Mary Hilton	Grove Park Drive
Matt Haegele	4093 Faulkner Lane
Matt Whall	Lantana Lane
Matthew Dupree	Faulkner Lane
Megan Higgins	4098 Four Oaks Blvd
Melanie L Wicinski	Twain Drive
Melville M Mascarenhas	3170 DUNBAR LN
Mia Hines	Shady View Ln

Mia Skye	Duxbury Ln
Michael Atchley	3013 Dickinson Drive
Michael Duffey	Carrollton Drive
Michael Glantz	3781 Chanticleer
Michael Talbot	Spider Lily Way
Michael Van Dyke	4010 Blairstone Road
Mike Conway	3267 Belle Meade Trail
Mike Donovan	2124 Sunlight Ter
Mike Sfiropoulos	Blue Ridge Dr.
Murthy Puvvada	3068 DICKINSON DR
Nadeem G. Ghali	2106 Merrifield Lane
Nagendranatha Reddy Yelugoti	Lantana Ln
Namrata Agarwal	Endicott Drive
Nanda Veerapureddy	Mount Vernon Lane
Nannette R Taylor	3634 Biltmore Ave
Narayanan Krishnamoorthy	Appleton Deive
Naren Turaka	Mist Flower Rd
Narendra Desai	Goldenrod Way
Narsing Yamsani	Verdura Point Dr.
Nathan Nickerson	Orange Ave
Naveen R Dubbaka	3586 Strolling way
Neal Studd	Dunbar Lane
Nick Nelson	Grove Park Dr
Nicole Costello	Four Oaks Blvd
Nischala Mareedu	Longfellow Rd
Nitinkumar Patel	Baringer Hill Dr
Olivia Borschel	Rain Lily
Olivia Mason	Strolling Way
Pamala Good	3640 Mossy Creek Lane
Paresh Patel	Mossy Creek Lane
Parvathi Vastrala	3251 Appleton Dr

Patricia Lee	Thoreau Ave.
Patrick Love	Goldenrod way
Paul Brandl	Faulkner Lane
Paul Hawkes	3785 Wentworth Way
Paula Jean Wilkins	3639 Longfellow Road
Paula Kiger	Raleigh Way
Pauline Foz	Four Oaks Blvd.
Peter Albert Joseph Foz	Four Oaks Blvd
Peter Foz	Four Oaks Blvd
Prakash Mulay	3118 Mulberry Park Blvd
Prathibha Rugmini Pillai	Appleton Drive
Preethi Balireddy	Goldenrod Way
Princess Poole	Coneflower Drive
Priya Mistry	Jasmine
Puja Jasrotia	Dunbar Lane
Rachel E Sparling	Avon Park Circle
Rachel Goodson	Dunbar Lane
Raechel Ingledue	Four Oaks
Raghuraman Indirajith	Jasmine Hill Road
Rahul Aggarwal	3271 Endicott Drive
Raj Natha	Coneflower Dr
Rama Rao Macherla	2118 Fielding Way
Ramchandra Goly	Surrat Lane
Ramesh Katam	Mist Flower Road
Ravi Gorijavolu	Salinger Way
Ravindra Gupta	4278 Raleigh Way
Rebecca Bosco	Grove Park Dr
Rhonda Ballew	Colleton Court
Richard Cairo	Dickinson Dr
Richard Groshong	Twain Drive
Ritu Misra	Whitman Way

Robert Dearden	Longfellow Rd
Robert Powis	Whitman Way
Robin Borschel	Rain Lily Way
Robin Krause	Park Crossing Trail
Russell Clayton	Salinger Way
Russell Sinco	Salinger Way
Ruth A Kirk	Jasmine Hill Road
Ryan Cohn	Dickinson Drive
Sachin Patil	Jasmine Hill Rd
Sachin Taywade	Mossy creek
Sahasra Ayyagari	Longfellow Rd
Sally Kay Ayres	Jasmine Hill
Santosh Dixit	Endicott
Sarah De Cock	Coneflower Drive
Sarah Nortelus	Dickinson Dr
Sarah Suskey	Dunbar Lane
Saritha Dubbaka	3586 Strolling way
Sashikanth Ayyagari	Longfellow Rd
Satheesh B Gillella	2573 Mount Vernon LN
Sathish Kumar Ramasamy	Jasmine Hill Rd
Satyam Patel	Dickinson Drive
Scott A Hilton	Grove Park Dr.
Scott L. Ross	Mossy Creek Ln.
Scott McCoy	3752 Biltmore Ave
Scott McWey	2408 Rain Lily Way
Seth Montgomery	Yeats Ave
Shankar Nalla	Orange Ave E
Shannon Rosier	Grove Park Dr
Sharath Tigulla	3410 JASMINE HILL RD
Shelly Duffey	Carrollton Drive
Sherry Toothman	Carollton Dr

Shishir More	Indian Grass Ln
Shoban Karuppasamy	Duxbury Ln
Sits Rama Sarma Marthi	4107 Kipling CT
Siva Injarapu	Mount Vernon Ln
Siva Kadiyala	Fielding way
Siva Puppala	3587 Strolling way
Smita Thakare	Mossy Creek Ln
Sneh Kukreja	Strolling Way
Sri Kiran	Orange Ave E
Sri Kiran Botta	Orange Avenue E
Sri Turaka	3113 Mist Flower Rd
Srihari Sankuratri	3615 Mossy Creek Lane
Srikanth Dropati	2553 Mount Vernon Ln Tallahassee FL 32311
Srilekha	Lantana Lane
Srinivas Dalvaigari	Strolling way
Srinivasarao Madala	3233 Appleton Drive
SRIRAM KOMMU	FIELDING WAY
Stacey Christian	Longfellow
Stacy Lynn Williams	4122 Faulkner Lane
Stam Stathis	Faulkner Lane
Stefanie Briscoe	Strolling Way
Stephanie G Finn	Stanhope Drive
Stephanie Senior	Dickinson Drive
Stephanie Van Dyke	4010 Blairstone Rd
Stephen Cremin	Mossy Creek Lane
Stephen Lance Mitchell	Longfellow Road
Steven Solomon	Four Oaks Blvd
Steven Zurndorfer	Jasmine Hill Road
Stijn Decock	Coneflower Drive
Sudeshna Aich	4278 Raleigh Way
Sumalata	3426 Jasmine Hill Rd

Summer Gilhousen	Riverton Trail
Suresh Gaddam	Indian Grass Lane
Susan Conlon	Four Oaks Blvd
Susan Love	Goldenrod Way
Swetha Rani Nomula	2513 Lantana Ln
Sydney Elise Ewing	3635 Mossy Creek Lane
Tamil D	Overlook Drive
Tammy Glaze	Biltmore Avenue
Tammy Lunger	Longfellow Road
Tate OConnor	Salinger way
Terence Thielen	Twain Drive
Thanasekar Palanivel	Esplanade Way
Theresa Zerkle	4236 Grove Park Dr.
Thomas A Weller	Strolling Way
Thomas Dale Fleck	Goldenrod Way
Thomas Ferguson	Ivy Green Trail
Tiffany Vause	Faulkner Ln
Timothy John Templeton	Hemingway Blvd
Timothy Vause	Faulkner Ln
Tirupal Kurapati	4101 Raleigh way
Todd Lara	Grove Landing Court
Tom Delacenserie	Fielding Way
Tom Longfellow	Cunard
Tom Sawicki	Grove Park
Tracey Aittama	4228 Grove Park Drive
Trey Tillander	Dunbar Ln
Trish Davies	Mist Flower Road
Valerie Reglat	Faulkner Ln
Varun Moota	Jasmine Hill Rd
Venkat Moparthy	3775 Longfellow Road
Venkateswara Rao Sankuratri	Mossy Creek Ln

Vijay Ganji	Mist Flower
Vijay Kumar Vaddiraj	Duxbury Ln
Vijayakumar Muniswami	Dickinson Dr
Vijayalakshmi Krishnamoorthy	Fernleigh Dr
Vikram Pancholy	Overlook Drive
Vincent D Wicinski	Twain Drive
Vinod Kumar Paidakula	Lantana Lane
Virginia Bell	Twain Drive
Visweswara Madhavarapu	Mist Flower Rd.
Vivek Natani	Overlook Dr
Waffa G. Rassam	3596 Mossy Creek Lane
Wendy J. Plant	Mulberry Park Blvd.
William Anderson	Grove Landing Court
William E Lake	Yeats Ave
William Finn	Dunbar Ln
William Fleming	3249 Belle Meade Trl
William Mark Powell	Endicott Dr
William Pomidor	3250 Belle Meade Trail
Yesenia Escribano	3010 Cummings Ave
Yvonne Cyphers	3584 JASMINE HILL RD
Zaida Escribano	Poe Place

From: [Emily Pepin](#)
To: [Jessica Gillespie](#)
Subject: FW: Ex-Parte communications re: Southwood DRI
Date: Monday, November 9, 2020 2:16:41 PM
Attachments: [SW PETITION - Nov 2020.pdf](#)
[Leon County Commission Ltr - 2020.11.04.pdf](#)
[image001.png](#)

Jess,

Please include this in the file for ex parte communications.

Thank you!



Emily R. Pepin
Assistant County Attorney
Leon County Attorney's Office
Leon County Courthouse
301 S. Monroe Street, Tallahassee, Florida 32301
(850) 606-2522 (work)
PepinE@leoncountyfl.gov

People Focused. Performance Driven.

From: Chasity OSteen <osteenc@leoncountyfl.gov>
Sent: Monday, November 9, 2020 1:48 PM
To: Gary Zirin <ZirinG@leoncountyfl.gov>; Emily Pepin <PepinE@leoncountyfl.gov>
Subject: FW: Ex-Parte communications re: Southwood DRI

Good afternoon Gary,

Thank you for providing the communications. They will be added to the record.

Best Regards,
Chas-

From: Gary Zirin <ZirinG@leoncountyfl.gov>
Sent: Monday, November 9, 2020 1:45 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: Ex-Parte communications re: Southwood DRI

Chasity- The attached were received from Southwood residents regarding the Southwood DRI issue that will come before the Commission on Nov. 17th.

Gary Zirin
Chief of Staff
County Commissioner Kristin Dozier



301 S. Monroe Street, Tallahassee, FL 32301
(850) 606-5375 /work | **(850) 264-5857** /cell
ZirinG@leoncountyfl.gov

People Focused. Performance Driven.

Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

AUSLEY McMULLEN

ATTORNEYS AND COUNSELORS AT LAW

123 SOUTH CALHOUN STREET
P.O. BOX 391 (ZIP 32302)
TALLAHASSEE, FLORIDA 32301
(850) 224-9115 FAX (850) 222-7560
dweiss@ausley.com

November 4, 2020

Via Electronic Mail

Honorable Chairman and Members of the
Leon County Board of County Commissioners
c/o Mr. Ryan Guffey
GuffeyR@leoncountyfl.gov

Re: Sixth Amendment to Southwood DRI Integrated Development Order

Dear Mr. Chairman and Members of the County Commission:

This firm represents the Capital Region Community Development District (the “District”) with respect to the application submitted by Francis C. Chaney, LLC (the “Applicant”) to amend the Southwood Development of Regional Impact (DRI) (the “Application”). If approved, the proposed amendment would convert 0.47+/- acres of the Southwood Golf Course from Parks and Recreation (PR) to Low Density Residential (LDR) for use as a single-family home site.

The District is a local unit of special-purpose government, whose purpose is to provide, operate and maintain infrastructure improvements, facilities and services for the Southwood development. The District has financed and built, and currently maintains, much of the public infrastructure within Southwood, including roadways, parks and greenspaces, and the stormwater management system. As development continues, the demands on the infrastructure and the District’s resources will continue to grow.

The District has a unique and special interest in land use changes within the District boundaries, as the changes will impact the District’s resources, operations, and infrastructure. In this case, the proposed amendment will add roadway trips and impact capacity of stormwater treatment facility FL040, which the District maintains. In addition, the District is comprised of Southwood residents, who fund the infrastructure maintenance and improvements; live, work, and play in the Southwood community; and are most directly impacted by the proposed amendment.

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We have reviewed the Application in connection with the existing PUD and DRI and the governing statutes, Comprehensive Plan Goals, Objectives, and Policies, and Land Development Regulations. For the following reasons, we do not believe that the Applicant has demonstrated consistency with the applicable laws, ordinances, codes, rules, regulations, and policies. In particular, the proposed amendment is not consistent with the DRI requirement to protect **all** of the out-of-bounds area of the golf course. We further believe that denying the Application is reasonable and serves a legitimate public purpose, and request that the County Commission deny the Application.

An overarching principle and primary focus of the PUD, DRI and Southeast Sector Plan (SESP) is the amenity value of natural features and the protection and conservation of natural resources. This principle and focus are demonstrated throughout the PUD, DRI and SESP, and are exemplified in the Sections of the PUD and DRI outlined below.

The Southwood PUD

Section 3.1 of the Southwood PUD is titled “Description of the PUD Conceptual Master Plan.” Section 3.1.1 sets forth the Land Use Design Approach for the PUD and provides, in part:

It is the intent of the developer to preserve much of the remaining vegetation on the property . . . and to retain much of the existing rural character of the land. . . Because the developer controls a vast inventory of land within the region, **the emphasis was not to pursue the highest development yield;** rather, emphasis was placed on using the land extensively, for the multiple purposes of human habitation and commerce, **natural habitats, and the amenity value of natural and historic features.** This effort will foster stewardship of the resources of the land and the sustainability of the community. The development plan is based on these principles.

(PUD, pg. 66).

Section 3.1.2 sets forth the Open Space Provision of the PUD and provides, in part:

The first commitment of the Southwood PUD land use design was to the preservation of significant areas of open space. Within the 3,186 acres of Southwood, **extensive open space and recreation facilities are proposed to protect unique existing features of the site and also to provide an amenity to the community.** Additional green space and open space areas, which are not classified as preservation and conservation features controlled by the comprehensive plan and environmental ordinances, will also be protected within the Southwood PUD Open Space district.

* * * * *

Additionally, other green space, including the proposed golf course and driving range, and neighborhood and community parks, add over 330 acres of open space (approximately 10% of the total site). These areas are designated within the Southwood PUD Parks and Recreation (PR) district which allows more active recreation uses than allowed within the OS district. Park related development within these areas is intended to allow sustainable human use of these natural resource components of the development, but will be controlled to limit impacts to the resources.

* * * * *

The significant protection and preservation of natural features, the provisions for additional open space and green space including connecting greenways, the protection of habitats, and the allowance for limited human use of these protected features for educational and recreational activities, demonstrate the commitment to making Southwood a sustainable community.

(PUD, pp. 66-67).

Consistency with the Comprehensive Plan

Section 3.5 provides an analysis of the PUD's Consistency with the Tallahassee-Leon County Comprehensive Plan, and includes a table that provides an overview of the objectives and policies of the SESP and Comprehensive Plan that have been incorporated into, or will be further or implemented by, the PUD and development program.

In demonstrating consistency with the general land use principles related to the Natural Environment stated in the Overview of the Land Use Element of the Comprehensive Plan,¹ the PUD provides, in part:

Protecting an extensive set of natural resources within the development was the first act of planning the Southwood development. Providing opportunities for human use of these natural areas was an important following step. By allowing sustainable use of the natural surroundings it is expected that the community will be educated about the importance of protecting natural resources and the improvements to quality of life and sustainability that accompany that protection.

(PUD, pg. 81).

In demonstrating consistency with Objective LU 10.1 of the SESP, the PUD provides, in part, that “[i]nnovation in the protection of conservation and preservation features within the

¹ Goal 1 of the Land Use Element requires “channeling inevitable growth into locations and activities that **protect the natural and aesthetic environments and residential neighborhoods.**”

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property, while allowing human use of the natural surroundings, is an essential element of the development plan for Southwood.” (PUD, pg. 83).

In demonstrating consistency with SESP Policy LU 10.1.4: Open Space/Greenways, the PUD provides:

1. The identification, mapping and protection of natural resource elements of the Southwood property was the initial priority in planning the Southwood Conceptual Development Plan.
2. All conservation and preservation features within the Southwood PUD have been mapped and placed in the Open Space (OS) zoning district which provides protective criteria and limitations on use within the district. . .
3. **Conservation and preservation features have been interconnected with an additional set of recreational greenways, open space, buffers, and parks to provide a unified set of protected open space features.**
4. **In accordance with the SESP, the open space and recreational facilities will be dedicated to public use** for the purposes of providing sustainable, low impact, human use and enjoyment of these areas and to educate the community about the value of resource protection.

(PUD, pg. 85).

In demonstrating consistency with Land Use Goal 2 of the Comprehensive Plan, the PUD provides that “[r]edevelopment of the previous agriculturally used lands into a developed community will use previously impacted land and convert it to a use with limited impacts on natural resources.” (PUD, pg. 87).

In demonstrating consistency with Objective LU 1.7.d of the Comprehensive Plan, which required mixed use development patterns to ensure that mapping of zoning districts is consistent with the long term protection of environmental features, the PUD provides that “[t]he Southwood PUD Conceptual Development Plan was developed by first mapping and setting aside important environmental features.” (PUD, pg. 89).

In demonstrating consistency with Transportation (Mobility) Policy 1.1.5 of the Comprehensive Plan, the PUD provides that “[t]he **provision of street trees is an integral element of the design of the internal street and roadway system in Southwood.**” (PUD, pg. 93).

In demonstrating consistency with Goal 1 of the Conservation Element, the PUD provides, in part:

1. The identification, mapping and protection of natural resource elements of the Southwood property was the initial priority in planning the Southwood Conceptual Development Plan.

2. Conservation and preservation features within the Southwood PUD have been mapped and placed in the Open Space zoning district which provides protective criteria and limitations on use within the district. . .
3. **Conservation and preservation features have been interconnected with an additional set of recreational greenways, open space, buffers, and parks to provide a unified set of protected open space features.**
4. **In accordance with the SESP, the open space and recreational facilities will be dedicated to public use** for the purposes of providing sustainable, low impact, human use and enjoyment of these areas and to educate the community about the value of resource protection.

(PUD, pg. 99).

In demonstrating consistency with Objective 3.3 and Policy 3.3.4 of the Conservation Element, related to tree protection and preservation, the PUD provides, in part:

1. The land use design for Southwood was developed with great sensitivity to the natural surroundings . . . , preserving greenways consisting of and connecting the natural water bodies and wetlands on the property, and setting aside approximately 36% of the entire site as open space or for recreational facilities.
2. Protecting an extensive set of natural resources within the development was the first act of planning the Southwood development. Providing opportunities for human use of these natural areas was an important following step. By allowing sustainable use of the natural surroundings, it is expected that citizens will be educated about the importance of protecting natural resources and the improvements to quality of life and sustainability that accompany that protection.

(PUD, pg. 103).

In demonstrating consistency with Goal 1 and Policies 1.1.1 and 1.3.2 of the Parks and Recreation Element, the PUD provides, in part, that an “extensive set of recreational facilities will be provided within the Southwood development: . . . a 215 acre public golf course, driving range, and clubhouse will be provided” (PUD, pg. 105).

Consistency with the PUD Zoning District

Section 3.6 provides an analysis of the PUD’s consistency with the purpose and intent of the PUD zoning district objectives in § 10-165(a) of the Land Development Code, and includes a table that indicates the ways in which the Southwood PUD Conceptual Development Plan fulfills or furthers the objectives of the PUD zoning district. (PUD, pg. 110-111).

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In demonstrating consistency with the PUD zoning district intent to promote more efficient and economic use of land, set forth in § 10-165(a) of the LDC, the PUD cites the protection of natural features on the site. (PUD, pg. 112).

In demonstrating consistency with the PUD zoning district intent to preserve to the greatest extent possible, and utilize in harmonious fashion, existing landscape features and amenities, set forth in § 10-165(a) of the LDC, the PUD provides, in part:

1. Southwood will protect nearly 26% of the site in area set aside for conservation. An additional 10% of the site will be used for additional recreational facilities and the golf course. Thus approximately 36% of the site will be dedicated to green space, open space, or recreational facilities and parks.
2. The conservation features to be protected will be only minimally impacted by development. Development within the conservation areas will be limited to essential roadway and utility crossings, stormwater management facilities and structures, bicycle and pedestrian trails, and passive recreational facilities.

(PUD, pg. 114).

PR Zoning District

Section 4.7 of the PUD is titled “Additional Guidelines for Development at Southwood.” Section 4.7 establishes the individual zoning districts within the PUD. The District Intent of the Parks and Recreation (PR) zoning district states that the PR district may be applied to “lands where public use of natural resources is desired.” It further provides that certain uses are permitted, “while providing protection of natural resources within the district.” (PUD, pg. 150). With respect to Urban Design Criteria, the PR zoning district provides that the “district shall define areas within which the primary goal is human access and enjoyment of the natural environment within the Southwood community.” (PUD, pg. 151).

PUD Relationship to DRI and SESP

Section 1.5.2 recognizes the relationship of the PUD to the DRI, and provides that the PUD and DRI are essentially identical except that the PUD designates the open space within the DRI as either OS or PR, and that the “OS and PR districts were developed to further define and limit the allowable uses and activities within the open space in the Southwood DRI required by the Southeast Sector Plan.” (PUD, pg. 36).

Section 4.7.1 also recognizes the relationship of the PUD to the DRI and SESP and provides that the property subject to the PUD is also subject to the DRI and SESP, and that all development orders issued for the property must be consistent with PUD, DRI and SESP.

PUD Treatment of OS and PR

The express language of the PUD shows that the OS and PR zoning districts are complementary and utilized in connection with each other in order to provide interconnected corridors of green space. Although some limited low-intensity development is permitted in PR, the PUD demonstrates an intent for the out-of-bounds areas of the golf course to remain in a natural state in order to preserve the green space and habitat corridors created through the combination of open space and recreational use. The amenity value of the golf course includes not only the preservation of natural resources, but also the golf course views from residences and roadways which enhance the aesthetics of the neighborhood and the property values in the area.

The Southwood DRI

Consistent with the PUD's recognition of the amenity value of natural features and the PUD requirements related to protection, preservation, and conservation of natural resources and dedication of open space and recreational facilities to public use, the DRI includes the following requirement as a specific condition of development approval:

Other Uplands. As described in the preliminary EIA . . . , **a minimum** of 45 acres located within the out-of-bounds area of the golf course shall be protected through appropriate use restrictions and managed for Southeastern American kestrel and Sherman's fox squirrel habitat. The Habitat Restoration and Management Plan, which shall be approved by the City prior to development, shall incorporate techniques for the protection and management of Sherman's fox squirrel habitat **in the out-of-bounds area of the golf course.**

(DRI DO, Section 3.A.4.a.(1)(c)).

The Applicant proposes to satisfy this condition by agreeing to a conservation easement over 45 acres of golf course property.² However, the condition does not require protection of only 45 acres. It requires protection of **the entire** out-of-bounds area.

The DRI was originally approved prior to commencement of development. At that time, the exact acreage and location of the playable area and out-of-bounds area of the golf course were unknown. Accordingly, the condition requires **a minimum** of 45 protected acres, but does not limit the protected area to 45 acres. When read in its entirety, the condition requires protection of the entire out-of-bounds area. This conclusion is supported by the PUD's focus on the amenity value of natural features and protection of natural resources through a combination of land designated as Open Space and land designated as Parks and Recreation within the golf course.

² The Applicant has stated that it is willing to agree to the easement, but is not willing to bear any costs associated with the easement.

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In addition, in an attempt to demonstrate that sufficient acreage exists to create the additional lot and still satisfy the condition, the Applicant submitted a map completed by ATKINS in August 2019. The map, completed more than a year ago by a different consultant for a different client, is not competent substantial evidence. Moreover, the map actually supports the required protection of the entire out-of-bounds area. ATKINS identified 46.36 acres of uplands. The condition requires protection of a minimum of 45 acres. The proximity of these numbers supports the conclusion that the term “minimum” was included because the exact number of out-of-bounds acres was not known prior to development, and that protection of all of the acreage was required in order to satisfy the condition.

Conclusion

The District recognizes that master plans for development may change over time and that amendments may be necessary in order to accommodate changes in preferences and market conditions. It recognizes that certain aspects of the Southwood master plan may be amended for those reasons. However, the proposed redesignation of a half-acre of the out-of-bounds area of the golf course from PR to LDR in order to add one single-family home site does not address changed conditions. The requested addition of one lot to a master planned development is similar to a spot zoning request and is not an appropriate basis for an amendment to the master plan.

Moreover, the PUD and DRI show that open space and golf course recreation areas are utilized in connection with each other in order to provide corridors of green space and habitat protection; and the DRI condition requires protection of the entire out-of-bounds area of the golf course in order to accomplish this purpose. In addition, the amenity value of the out-of-bounds area of the golf course is unique, as it includes not only the preservation of natural resources, but also golf course views from residences and roadways which enhance aesthetics and property values in the community.³

For all of the forgoing reasons, the District respectfully requests that the County Commission find that the Applicant has not demonstrated consistency with the governing laws, ordinances, codes, rules, regulations, and policies; that denying the Application is reasonable and serves a legitimate public purpose; and deny the Application.

³ In this instance, protection will also preserve street trees, which is “an integral element of the design of the internal street and roadway system in Southwood.” (PUD, pg. 93).

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Thank you for your time and consideration.

Sincerely,

AUSLEY McMULLEN



David J. Weiss

PETITION: SOUTHWOOD RESIDENTS OPPOSED TO DEVELOPING HOMESITES ON RECREATIONAL LAND



This picture captures one of Southwood’s many beautiful green spaces. This corner, which is actually part of the Southwood Golf Club, is a half-acre piece of recreational land near the #8 tee box. It is a gorgeous area with eight majestic live oaks.

Abundant open space is one of the primary reasons Southwood is so beautiful and why so many of us chose to live and raise our families here. Southwood is a thoughtfully designed, 3,322- acres community whose Master Plan requires that

40% of the development be dedicated to recreational land and open space. This is truly special and rare by any residential development standard.

Sadly, this beautiful slice of Southwood is in danger of becoming a new homesite, erasing its beautiful trees and breathtaking open space. Apparently, the current owners of the Southwood Golf Club want to make some money and have submitted an application to the City of Tallahassee to change its zoning from recreational to residential uses.

Southwood has rules and regulations. Lots of them. Our detailed zoning and community standards are sometimes inconvenient, but they are there to protect Southwood’s homeowners and to preserve the continued high quality of our development. Allowing the conversion of recreational land to residential lots -- without adding back recreational acreage elsewhere in the community -- violates the spirit and letter of our approved Master Plan. This should not be allowed.

This issue is not about just one new house or one small sliver of the golf course. And this is not about a disagreement between neighbors and developer on just one street in Southwood. This recreational land, per the permits that created our community, was never envisioned to be developed with houses. If this zoning amendment ultimately prevails, it will set a dangerous and enduring precedent for all of Southwood. Such approval will send a clear message that recreational land can be rezoned to residential uses with ease in Southwood. It won’t take long before additional homesites are pursued within the golf course property. In fact, it is our understanding that nearly 20 prospective homesites have already been identified.

This amendment should not be passed at the expense of our recreational assets, natural beauty, and Southwood’s promised Master Plan. **WE THE UNDERSIGNED residents of Southwood are communicating our disapproval and opposition to this proposal (Southwood DRI and PUD Amendment – LDR17) to our City and County elected officials.**

Abbey Stewart	Longfellow Road
Abigail Centers	Four Oaks Blvd.

Abigail F Dupree	Faulkner Lane
Ajay Konidala	3587 Strolling Way
Ajay Walia	Wentworth Way
Alan Suskey	Dunabr Lane
Alana Alameda	Twain Drive
Albert W. Hansen	3161 Duxbury Lane
Alex Foz	Four oaks blvd
Ali Varnum	Lantana Lane
Alice Pomidor	3250 Belle Meade Trail
Allyson Watson	Overlook Drive
Alpeshkumar Patel	Coneflower Drive
Alyssa Cohen	Colleton Court
Amel Antoon	3115 Dickinson Dr
Amer G. Rassam	3596 Mossy Creek Lane
Amruth Kodela	2123 Fielding Way
Amulya Konda	3682 Mossy Creek Lane
Amy Templeton	3252 Hemingway Blvd
Amy Zurndorfer	Four Oaks Blvd
Anand Vastrala	3251 Appleton Dr
Andree Grogan	Thoreau Avenue
Anel Brandl	4081 Faulkner Lane
Angela M Rignanese	Baringer Hill Dr
Ann Gordey	Climbing Way
Anna Peterson	Goldenrod Way
Anneliese (Lisa) Finn	3264 Hemingway Blvd
April Johnston	Appleton Drive
April Mitchell	Longfellow Road
Ashlee Blake	Dickinson Dr
Ashley Bollig	Thoreau Ave
Ashley Ligas	Esplanade Way
Ashley P. Ross	Mossy Creek Ln.

Ashutosh Kumar	Mount Vernon Ln
Ashvini Chauhan	3114 Dunbar Ln
Audrey Heffron Casserleigh	Overlook Dr
Balaji	Twain Drive
Balakrishna Balireddy	Goldenrod Way
Barry Johnson	Summertree
Bella Papillion	Dunbar Ln
Bergen Juarez	Biltmore Ave
Bharat Talasu	Overlook Dr
Bhavik Patel	Longfellow Rd
Bhavna More	3060 Indian Grass Ln
Bibi Ramos	Bluff Oak
Bill Stephenson	3320 Calumet Drive
Blake Bauer	Appleton
Bob Ballard	Mulberry Park Blvd.
Bobbie Smith	Mulberry Park Blvd.
Bobby Walker	3010 Cummings Ave
Brenda M Piche	3607 Spider Lily Way
Brenda Yoshikawa	3793 Chanticleer Ct
Brett F. Ewing	3635 Mossy Creek
Brian Kelley	Beckett Road
Brice Barnes	Mossy Creek
Carl T Ayres	Jasmine Hill
Carlisle Rainey	Orange Ave
Carol Cairo	Dickinson Dr
Carol Elizabeth Thielen	Dunbar Lane
Carrie Boyd	Summertree Drive
Carrie Mendrick Roane	3254 Belle Meade Trail
Casia Sinco	Salinger Way
Cate Stoltzfus	Verdura Point Dr
Catherine Jones	Dunbar Lane

Catherine Taylor	Mist Flower
Cayce Crooms	Nathaniel Trace
Chandrankantha Nadikat Dhananjaya	Jasmine Hill Rd
Charles Lockwood	3210 Dunbar Lane
Charles Urban	Mossy Creek Lane
Chitra Mony	Appleton Dr
Chris L. Holley II	Jasmine Hill Rd
Christian Smith	Mulberry Park Blvd
Christie Hand	Belle Meade Trail
Christina Lake	Yeats Avenue
Christine Crooms	Nathaniel Trace
Christopher L. Holley	3553-1 Esplanade Way
Christopher Roane	3640 Mossy Creek Lane
Christy Weas	Duxbury Lane
Clementina M Rodriguez	Coneflower Dr.
Cohn Family	3050 Dickinson Drive
Colleen Ganley	Mulberry Park Blvd
Consuelo Ingledue	For Oaks Blvd
Corey Peterson	Goldenrod Way
Cori Blomberg	Salinger Way
Cornelia Haegele	Faulkner Lane
Courtney Cox	Ivy Green Trail
Courtney Ewing	Four Oaks Blvd.
Craig Goodson	Dunbar Lane
Creed King	3657 Mossy Creek Lane
Cristian Gonzalez Mendez	Riverton Trail
Cristina Dusek	Four Oaks Blvd
Crystal Montgomery	Yeats Avenue
Dale Stanley	New Dawn Rd.
Dan Keefe	3256 Appleton Dr.
Daniel Beugnet	Four Oaks

Danielle B Kelley	Beckett Rd
Darrick Watson	Overlook
Datta Kadam	Mossy Creek Ln
Dave Curry	Dunbar Lane
David Adkins	Thoreau Avenue
David Alcorn	Mossy Creek Ln
David Coury	Cummings Avenue
David Curry	Dunbar Lane
David DuBois	Coneflower Dr.
David Meresee	Baringer Hill Dr
David Triplett	3041 Dickinson Dr
David Weas	3174 Duxbury Ln
Debbie Fantigrassi	Shady View
Deborah Coury	3018 CummingsAve
Deborah Eibeck	Avon Park Circle
Deborah Foote	3254 Newberry Blvd
Deborah L Curry	DunbarLane
Deepak Haldiya	Biltmore Ave
Denise Howard	Piney Grove Dr
Diana Cohn	Dickinson Street
Dimple Singla	Carollton Dr
Donald Crume	Salinger Way
Donna C Herring	3736 Ivy Green Trail
Donna H Fisher	Mulberry Park Blvd
Donna L Konuch	3767 Greyfield Dr.
Doris Doyle Corbett	Baringer Hill Drive
Dorothea Virginia Kalinosky	Longfellow Road
Dustin Hewett	Grove Landing Ct
Dusty Edwards	Orange Ave
Dwight R. Arnold	3441 Jasmine Hill Road
Elias Tsonos	4130 Four Oaks Blvd.

Elizabeth Croney	3569 Esplanade Way
Elizabeth Murphy	Salinger Way
Elizabeth Paige Centers	Four Oaks Blvd.
Elizabeth Ray	Lantana Lane
Elizabeth Strickland	Grove Park Drive
Ellen Navarro Anderson	Colleton Court
Emily McWey	Rain Lily Way
Eric Blomberg	Salinger Way
Eric Poole	Coneflower Drive
Erica Talbot	Spider Lily Way
Erik Hines	Shady View Ln
Erika Hango	Biltmore Ave
Estan J Rodriguez	Coneflower Dr.
Eve Cantral	3021 Dickinson Drive
Evelyn Pace	Mulberry Park Blvd
Evette O'Connor Ridenhour	Mossy Creek Lane
Faaiza Shaikh	Jasmine Hill Road
Frances Zurndorfer	Jasmine Hill Road
Franco Ripple	Esplanade Way
Fred Mills	Goldenrod Way
Gabrielle Sandvoss	Mossy Creek Lane
Gary Yordon	4568 Grove Park Dr.
Gaurav Kukreja	3598 Strolling Way
Gene Williams	4122 Faulkner Lane
George Itty	Biltmore Ave
Georgia Jordan	Mossy Creek Lane
Gina Tran	3622 Mossy Creek Ln
GopiKrishna Kakarla	Carollton
Grace A. Diaz	Blue Ridge Dr.
Grant Stoltzfus	Verdura Point Drive
Greg Centers	Four Oaks Blvd

Gregory Taylor Centers	Four Oaks Blvd.
Hari Vemireddy	3426 Jasmine Hill Rd
Hariharan Sivaji	3434 Jasmine Hill Road
Harper A Higgins	Four Oaks Blvd
Harsh Patel	Faulkner Lane
Hayden Dempsey	Mossy Creek Ln.
Hayyan Bayunus	Jasmine Hill
Heather Ross	Longfellow
Heidi King	3657 Mossy Creek Lane
Helei Gomariz	Colleton Ct.
Hollace Hawkes	Longfellow Rd
Huw O'Callaghan	Baringer Hill Dr
Ila Mohsn	2504 Lantana lane
Indira Pindi	Jasmine Hill Rd
Ingrid Olsen	Andalusia Avenue
Inhee Iris Chung	3152 Iberville Way
Isabelle Riley	Lantana lane
J J Olsen	Andalusia Avenue
J Leale	Dickinson Dr
Jack Reid	Four Oaks Blvd
Jackson Redfearn	Mossy Creek Lane
Jacob Ridenhour	Mossy Creek Lane
Jaehoon James Lee	3152 Iberville Way
Jaken Roane	Belle Meade Trail
Jalpa Patel	Mossy Creek Lane
James Cassady	Grove Park Drive
James Francis Thielen	Dunbar Lane
James J Clark	3569 Esplanade Way
James Light	Wentworth Way
James Miller	Riverton Trail
James R. Kocha	Twain Dr.

James R. Piche	3607 Spider Lily Way
Jan Sangaree	Nathaniel Trace
Janice Steibly	3791 Wentworth Way
Jared Ross	Longfellow Road
Jayan Nair	Appleton
Jayne Parker	3590 Four Oaks Blvd
Jean-Paul Tran	3622 Mossy Creek Ln
Jeff Stanford	2521 Goldenrod Way
Jeffrey Kirk	Dickinson
Jennefer Porter	Piney Grove Drive
Jennifer Bauer	Appleton Dr
Jennifer Cremin	Mossy Creek Lane
Jennifer Fields	3208 Coneflower Drive
Jennifer Green	Hugo Lane
Jennifer Holm	Cunard Dr
Jennifer J. Green, CAE, DPL	Hugo Ln
Jennifer L. Glantz	Chanticleer Court
Jennifer Solomon	Four Oaks Boulevard
Jennifer Stanford	Goldenrod Way
Jennifer Tigerina	Salinger Way
Jennifer Ventura	Shady View Ln
Jessica Clayton	Salinger Way
Jessica R. Holley	3553-1 Esplanade Way
Jessica Souva	Biltmore Avenue
JH Leale	Dickinson Drive
Jigisha A. Patel	Coneflower Drive
Jithendra Gudapati	Lantana Lane
Joan Herrera	Coneflower
Joel Wade Short	2562 Goldenrod Way
John A Kirk	Jasmine Hill RD
John Aukeman	3278 Salinger way

John Fleming	Dickinson Dr
John Ray	Mossy Creek
Jordan Jones	Dunbar Lane
Jose A Rosario	Raleigh Way
Joseph Dusek	Four Oaks Blvd
Joseph McVeigh	3724 Riverton Trail
Joseph Perdue	Lantana Lane
Joseph Ryan	Mulberry Park Blvd
Josh Jordan	Mossy Creek Lane
Joyce Weller	Strolling Way
Judy Nicholas Etemadi	Biltmore Ave
Julie Meadows-Keefe	3256 Appleton Drive
Justin Senior	Dickinson Drive
Kala Balan	Dickinson Drive
Karen Smith	Longfellow Road
Karla Kraft	Grove Landing Ct
Kathleen A. Conway	Belle Meade Trl
Kathleen Ryan	3124 Mulberry Park Blvd
Kathleen Urban	Mossy Creek Lane
Kathy Groshong	2504 Twain Drive
Kathy Sommerhoff	Drayton Drive
Kay Stephenson	3636 Mossy Creek Lane
Keith Alexander	Verdura Point Dr.
Keith Bell	2558 Twain Drive
Kelly Cooper	Grove Park Drive
Kelly Reichelderfer	Mossy Creek Lane
Ken Gardner	Jasmine Hill Rd.
Kenneth Higgins	4098 FOUR OAKS BLVD
Kenny Chen	Four Oaks Blvd
Kerensa Lockwood	3210 Dunbar Lane
Keri Chiodo	Salinger Way

Kerri Mohar	Jasmine Hill Rd
Khalid Ghali	3115 Dickinson Dr
Krishna Murthy Pottabatula	4104 Biltmore Ave
Krishna Namilikonda	2505 Lantana Lane
Krista Schoen	Salinger Way
Krista Sharin	Faulkner
Kristen Atchley	3013 Dickinson Drive
Kristen Butler	Salinger Way
Kristen Phillips	Whitman Way
Kristin Sawicki	Grove Park Dr.
Kristina Lynn Osborn	Merrifield Lane
Kumaran Poongavanam	Mount Vernon Ln
Kurt Zimmerman	2469 Lantana Lane
Kyndra Light	Wentworth Way
Laura Kirk	3095 Dickinson Drive
Lauren Aukeman	Salinger Way
Lauren Gonzalez	2500 Twain Drive
Lauren Ingledue	Four Oaks
Lawrence Jones	Dunbar Lane
Leah Beck O'Connor	Salinger Way
Leah Studd	Dunbar Lane
Leigh Anne Payne	Raleigh Way
Leisa Eastman	Mossy Creek Lane
Lenora Fleming	Belle Meade
Lesley Ballard	3942 SHUMARD OAK BLVD
Leslie Gallegos Williams	3014 Cummings Avenue
Leslie Hawkes	Wentworth Way
Leslie McIlroy	Four Oaks Blvd
Leslie Williams	Cummings Avenue
Lewis C. Milliken	Newberry Blvd.
Lexie Foz	Four Oaks Blvd

Li Pin Pon	Four Oaks Blvd
Lilly Lewis	3252 Whitman Way
Lily Sweet King	Mossy Creek Lane
Linda A Pavalko	4540 Grove Park Drive
Linda Lou Fleck	Goldenrod Way
Linda McVeigh	Riverton Teail
Linda Mills	Goldenrod Way
Linda Pavalko	Grove Park Dr.
Linda Powell	Piney Grove Drive
Lisa Alcorn	Mossy Creek Ln
Lisa Johnson	Summertree
Lisa Robertson	Strolling Way
Liz Miller	Lantana
Lori Jo Finn	Beckett Rd
Louisa Blenman	Twain
Luisa Martinez	Goldenrod
Madhu Doddi	3255 Belle Meade Trail
Madhuri Sankuratri	2451 Orange Ave E
Makoto Yoshikawa	3793 Chanticleer Ct
Mallikarjun Manchikanti	2513 Lantana Lane
Manas Shinde	Coneflower Dr
Mandy O'Callaghan	Baringer Hill Dr
Manish Makhija	Grove Park Drive
Manit Patel	2509 Lantana Ln
Manoharan Mariappan	3025 Four Oaks blvd
Manuel E Gonzalez	Mist Flower Rd
Marc Reichelderfer	Mossy Creek Lane
Margaret Zimmerman	Lantana
Marilyn Tillander	Dunbar Ln
Maritza Nickerson	Orange Ave
Mark Barr	3752 Biltmore Ave

Mary Anne Delacenserie	Fielding Way
Mary Ballard	Mulberry Park Blvd.
Mary Bellamy	Mossy Creek Lane
Mary Hilton	Grove Park Drive
Matt Haegele	4093 Faulkner Lane
Matt Whall	Lantana Lane
Matthew Dupree	Faulkner Lane
Megan Higgins	4098 Four Oaks Blvd
Melanie L Wicinski	Twain Drive
Melville M Mascarenhas	3170 DUNBAR LN
Mia Hines	Shady View Ln
Mia Skye	Duxbury Ln
Michael Atchley	3013 Dickinson Drive
Michael Duffey	Carrollton Drive
Michael Glantz	3781 Chanticleer
Michael Talbot	Spider Lily Way
Michael Van Dyke	4010 Blairstone Road
Mike Conway	3267 Belle Meade Trail
Mike Donovan	2124 Sunlight Ter
Mike Sfiropoulos	Blue Ridge Dr.
Murthy Puvvada	3068 DICKINSON DR
Nadeem G. Ghali	2106 Merrifield Lane
Nagendranatha Reddy Yelugoti	Lantana Ln
Namrata Agarwal	Endicott Drive
Nanda Veerapureddy	Mount Vernon Lane
Nannette R Taylor	3634 Biltmore Ave
Narayanan Krishnamoorthy	Appleton Deive
Naren Turaka	Mist Flower Rd
Narendra Desai	Goldenrod Way
Narsing Yamsani	Verdura Point Dr.
Nathan Nickerson	Orange Ave

Naveen R Dubbaka	3586 Strolling way
Neal Studd	Dunbar Lane
Nick Nelson	Grove Park Dr
Nicole Costello	Four Oaks Blvd
Nischala Mareedu	Longfellow Rd
Nitinkumar Patel	Baringer Hill Dr
Olivia Borschel	Rain Lily
Olivia Mason	Strolling Way
Pamala Good	3640 Mossy Creek Lane
Paresh Patel	Mossy Creek Lane
Parvathi Vastrala	3251 Appleton Dr
Patricia Lee	Thoreau Ave.
Patrick Love	Goldenrod way
Paul Brandl	Faulkner Lane
Paul Hawkes	3785 Wentworth Way
Paula Jean Wilkins	3639 Longfellow Road
Paula Kiger	Raleigh Way
Pauline Foz	Four Oaks Blvd.
Peter Albert Joseph Foz	Four Oaks Blvd
Peter Foz	Four Oaks Blvd
Prakash Mulay	3118 Mulberry Park Blvd
Prathibha Rugmini Pillai	Appleton Drive
Preethi Balireddy	Goldenrod Way
Princess Poole	Coneflower Drive
Priya Mistry	Jasmine
Puja Jasrotia	Dunbar Lane
Rachel E Sparling	Avon Park Circle
Rachel Goodson	Dunbar Lane
Raechel Ingledue	Four Oaks
Raghuraman Indirajith	Jasmine Hill Road
Rahul Aggarwal	3271 Endicott Drive

Raj Natha	Coneflower Dr
Rama Rao Macherla	2118 Fielding Way
Ramchandra Goly	Surrat Lane
Ramesh Katam	Mist Flower Road
Ravi Gorijavolu	Salinger Way
Ravindra Gupta	4278 Raleigh Way
Rebecca Bosco	Grove Park Dr
Rhonda Ballew	Colleton Court
Richard Cairo	Dickinson Dr
Richard Groshong	Twain Drive
Ritu Misra	Whitman Way
Robert Dearden	Longfellow Rd
Robert Powis	Whitman Way
Robin Borschel	Rain Lily Way
Robin Krause	Park Crossing Trail
Russell Clayton	Salinger Way
Russell Sinco	Salinger Way
Ruth A Kirk	Jasmine Hill Road
Ryan Cohn	Dickinson Drive
Sachin Patil	Jasmine Hill Rd
Sachin Taywade	Mossy creek
Sahasra Ayyagari	Longfellow Rd
Sally Kay Ayres	Jasmine Hill
Santosh Dixit	Endicott
Sarah De Cock	Coneflower Drive
Sarah Nortelus	Dickinson Dr
Sarah Suskey	Dunbar Lane
Saritha Dubbaka	3586 Strolling way
Sashikanth Ayyagari	Longfellow Rd
Satheesh B Gillella	2573 Mount Vernon LN
Sathish Kumar Ramasamy	Jasmine Hill Rd

Satyam Patel	Dickinson Drive
Scott A Hilton	Grove Park Dr.
Scott L. Ross	Mossy Creek Ln.
Scott McCoy	3752 Biltmore Ave
Scott McWey	2408 Rain Lily Way
Seth Montgomery	Yeats Ave
Shankar Nalla	Orange Ave E
Shannon Rosier	Grove Park Dr
Sharath Tigulla	3410 JASMINE HILL RD
Shelly Duffey	Carrollton Drive
Sherry Toothman	Carollton Dr
Shishir More	Indian Grass Ln
Shoban Karuppasamy	Duxbury Ln
Sits Rama Sarma Marthi	4107 Kipling CT
Siva Injarapu	Mount Vernon Ln
Siva Kadiyala	Fielding way
Siva Puppala	3587 Strolling way
Smita Thakare	Mossy Creek Ln
Sneh Kukreja	Strolling Way
Sri Kiran	Orange Ave E
Sri Kiran Botta	Orange Avenue E
Sri Turaka	3113 Mist Flower Rd
Srihari Sankuratri	3615 Mossy Creek Lane
Srikanth Dropati	2553 Mount Vernon Ln Tallahassee FL 32311
Srilekha	Lantana Lane
Srinivas Dalvaigari	Strolling way
Srinivasarao Madala	3233 Appleton Drive
SRIRAM KOMMU	FIELDING WAY
Stacey Christian	Longfellow
Stacy Lynn Williams	4122 Faulkner Lane
Stam Stathis	Faulkner Lane

Stefanie Briscoe	Strolling Way
Stephanie G Finn	Stanhope Drive
Stephanie Senior	Dickinson Drive
Stephanie Van Dyke	4010 Blairstone Rd
Stephen Cremin	Mossy Creek Lane
Stephen Lance Mitchell	Longfellow Road
Steven Solomon	Four Oaks Blvd
Steven Zurndorfer	Jasmine Hill Road
Stijn Decock	Coneflower Drive
Sudeshna Aich	4278 Raleigh Way
Sumalata	3426 Jasmine Hill Rd
Summer Gilhousen	Riverton Trail
Suresh Gaddam	Indian Grass Lane
Susan Conlon	Four Oaks Blvd
Susan Love	Goldenrod Way
Swetha Rani Nomula	2513 Lantana Ln
Sydney Elise Ewing	3635 Mossy Creek Lane
Tamil D	Overlook Drive
Tammy Glaze	Biltmore Avenue
Tammy Lunger	Longfellow Road
Tate OConnor	Salinger way
Terence Thielen	Twain Drive
Thanasekar Palanivel	Esplanade Way
Theresa Zerkle	4236 Grove Park Dr.
Thomas A Weller	Strolling Way
Thomas Dale Fleck	Goldenrod Way
Thomas Ferguson	Ivy Green Trail
Tiffany Vause	4110 Faulkner Lane, Tallahassee, FL 32311
Timothy John Templeton	Hemingway Blvd
Timothy Vause	Faulkner Ln
Tirupal Kurapati	4101 Raleigh way

Todd Lara	Grove Landing Court
Tom Delacenserie	Fielding Way
Tom Longfellow	Cunard
Tom Sawicki	Grove Park
Tracey Aittama	4228 Grove Park Drive
Trey Tillander	Dunbar Ln
Trish Davies	Mist Flower Road
Valerie Reglat	Faulkner Ln
Varun Moota	Jasmine Hill Rd
Venkat Moparthi	3775 Longfellow Road
Venkateswara Rao Sankuratri	Mossy Creek Ln
Vicky C Centers	Four Oaks Blvd
Vijay Ganji	Mist Flower
Vijay Kumar Voddiraj	Duxbury Ln
Vijayakumar Muniswami	Dickinson Dr
Vijayalakshmi Krishnamoorthy	Fernleigh Dr
Vikram Pancholy	Overlook Drive
Vincent D Wicinski	Twain Drive
Vinod Kumar Paidakula	Lantana Lane
Virginia Bell	Twain Drive
Visweswara Madhavarapu	Mist Flower Rd.
Vivek Natani	Overlook Dr
Waffa G. Rassam	3596 Mossy Creek Lane
Wendy J. Plant	Mulberry Park Blvd.
William Anderson	Grove Landing Court
William E Lake	Yeats Ave
William Finn	Dunbar Ln
William Fleming	3249 Belle Meade Trl
William Mark Powell	Endicott Dr
William Pomidor	3250 Belle Meade Trail
Yesenia Escribano	3010 Cummings Ave

Yvonne Cyphers	3584 JASMINE HILL RD
Zaida Escibano	Poe Place
Antonio Montoya	Raleigh Way
Andrew Wiggins	Rain Lily Way
Houston Barnes	Mossy Creek
Amanda Roberts	Four Oaks BLVD
Jeff Roberts	Four Oaks BLVD
Catherine Kelly	Stanhope Drive
Jillian Roberts	Four Oaks BLVD
Shane Roane	4014 Blairstone Rd

From: [Emily Pepin](#)
To: [Jessica Gillespie](#)
Subject: FW: Ex-Parte communications re: Southwood DRI
Date: Thursday, November 12, 2020 2:57:11 PM
Attachments: [Southwood Zoom Meeting_11-5-20.docx](#)
[Southwood slides.pdf](#)
[image001.png](#)

Jess,

Please include in the back-up.



Emily R. Pepin
Assistant County Attorney
Leon County Attorney's Office
Leon County Courthouse
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(850) 606-2522 (work)
PepinE@leoncountyfl.gov

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From: Gary Zirin <ZirinG@leoncountyfl.gov>
Sent: Thursday, November 12, 2020 2:56 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>; Emily Pepin <PepinE@leoncountyfl.gov>
Subject: Re: Ex-Parte communications re: Southwood DRI

Chasity- Attached is the transcript from Commissioner Dozier's Zoom meeting with some residents of Southwood about the upcoming DRI issue on Nov. 17th. Also attached are a set of slides that a Southwood resident (John Ray) shared with the participants on the Zoom meeting.



Gary Zirin

Chief of Staff
County Commissioner Kristin
Dozier
301 S. Monroe Street, Tallahassee,
FL 32301
**(850) 606-5375 /work | (850) 264-
5857 /cell**
ZirinG@leoncountyfl.gov

Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Chasity OSteen <osteenc@leoncountyfl.gov>
Sent: Monday, November 9, 2020 1:47 PM
To: Gary Zirin <ZirinG@leoncountyfl.gov>; Emily Pepin <PepinE@leoncountyfl.gov>
Subject: FW: Ex-Parte communications re: Southwood DRI

Good afternoon Gary,

Thank you for providing the communications. They will be added to the record.

Best Regards,
Chas-

From: Gary Zirin <ZirinG@leoncountyfl.gov>
Sent: Monday, November 9, 2020 1:45 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: Ex-Parte communications re: Southwood DRI

Chasity- The attached were received from Southwood residents regarding the Southwood DRI issue that will come before the Commission on Nov. 17th.



Gary Zirin
Chief of Staff
County Commissioner Kristin Dozier
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Southwood Zoom Meeting – November 5, 2020 @ 6PM

Southwood residents on Zoom: John Ray, Tate O'Connor, Houston Barnes, Brett Ewing, Cathy Jones, Corey Peterson, Todd Bullock, David Alcorn, Michael Glazer, Marc Reichelderfer, Sallie Bond, Chuck Urban

Also on Zoom: Commissioner Kristin Dozier, Gary Zirin.

Commissioner Kristin Dozier – It's good to see you all. I'm Kristin Dozier and there is a reason why I waited until the recording started because this will be a quasi-judicial hearing and this is pretty unusual for me, for all of us and we have to do it in a real formal way. I am going to frame what we are doing today and then Gary is going to give you a couple of things that he is having to do to document our conversation and then we will get into the discussion. First, I just want to thank all of you for your time and work on this, and for your patience quite frankly. I know this has been teed up for a while and you've met with a lot of others. I also want to say we are in a really interesting time right now, I can reflect on Welaunee, we have a lot of citizen volunteers who are doing a tremendous amount of work on your own and whatever issue it is I just wanted to thank you for that. I would welcome any conversation after the hearing if you want to go into more depth about that, and quite frankly, I think there are issues with quasi-judicial proceedings in general and I welcome conversations about that after we get through the hearing. So, I just wanted to put that out there. For now, this is going to be pretty different for all of us, certainly different for me. I just wanted to tell you that our current County Attorney, Chasity O'Steen and our former County Attorney, Herb Thiele have provided consistent advice on quasi-judicial for all of my ten years. I have never set up a meeting for a quasi-judicial hearing. So, I just wanted you to know how different this is and how important it is for me to give you this opportunity, but why this is going to be structured a little different. For the County Attorney's, their perspectives are that we are allowed to document communications before a quasi-judicial when it comes in unsolicited. They strongly discourage any solicited or scheduled meeting like this. So that has been the consistent rules for 10 years that I have followed. On the other hand, for this unique situation the City has a very different approach. And I was left in a position where I couldn't hear from all of you in District 5 on a major issue, even though you had an opportunity to talk to all the City folks. So, after several conversations with the County Attorney, I decided to move forward – and she knows we are doing this today. I want to hear what you are thinking. But this is going to be unusual for me where I will not be asking any questions. Any of you who knows me, you know I like to ask questions and I like discussion. So, this is going to be challenging for me to just listen. Thank you again.

Gary Zirin – Thank you Commissioner. I just wanted to cover a few ground rules. When you speak, please state your name and then make your comments, and please try to avoid interrupting others when they are speaking. All comments will be transcribed and given to the County Attorney's Office so that they can be included in the official record.

John Ray – I'm John Ray a resident of Southwood and also an elected Supervisor of the Capital Region Community Development District (CDD), now on the Board for 8 years. I am the liaison to the community on land use and zoning issues. Commissioner, we greatly appreciate this unique opportunity. And Gary, I want to personally thank you for your accessibility and professionalism on this. It really stands out in my history with interactions with elected officials and their staffs and we do appreciate that very much. We also believe that what we are encountering right now in Southwood is a very unique opportunity that deserves this unique threat or challenge that we have. I'm going to tee up the issue and give you the basic background and our

basic stance and then I'm going to turn it over to any members of our leadership team who would like to speak. Not all of them are going to speak but we try to meet together so that everyone is on the same page. As you speak unmute yourself and announce your name and address so that he can document your comments appropriately. At this time, I'm going to share my screen and present a few slides to familiarize both of you with the situation (slides attached to this document) at hand. Commissioner, Southwood is a 3,200-acre master planned community and we are a development of regional impact. We are a planned unit development and we also have a set of very detailed covenants, conditions and restrictions, our CCR. We have architectural standards and unit of local government, which is our CDD and the homeowner's association, which sort of adjudicates and take care of all the homeowner covenants we have out here. Not surprising to everyone on the call, but Commissioner Dozier represents Southwood through her district on the Leon County Commission. We have a lot of rules out here and we are proud of our rules that frustrate the hell out of us sometimes, but they're rules. We bought out here because we have some very defined, certain rules out here. This is the subject property. It is a ½ acre, beautiful piece of land that is actually part of the golf course and it is zoned Parks & Rec. What we have encountered is that we have an applicant, one of the owners of the golf course who seeks to convert this Parks & Recreational land into residential zoning – City Residential is the actual land use category he seeks. It is property within the outer bound's property of the golf course. It is within the confines of the golf course but it's not in the playable area of the golf course. This applicant seeks to create one new residential unit, then put a homesite on that unit. So essentially, this will be a subdivision with one house, LDR 17. The applicant is Southern Sandbaggers, LLC which is the Limited Liability Corporation of the golf course that bought the golf course from St. Joe in 2018. Chip Chaney is the lead owner and is financing the application and he is the one who tells us that he would like to build his house here. Not surprisingly as you know, we are significantly opposed to this really, really bad idea. Once we kind of got our arms around of what was going on, and it took us a little while because we all have day jobs and it's not an everyday thing that this happens out here. But we organized a petition and we put it on *Southwood Watch*, which is our main communications vehicle to 2,100 folks in Southwood. We put it up there twice and we have 500 signatures already and if took some effort we could probably double that. Southwood CDD, just a couple of months ago, passed a Resolution unanimously opposing this rezoning application. So, our residents and our unit of local government, by the way our CDD is a governing board made up of 5 residents of Southwood. Our HOA is not made up of residents totally, it's still developer controlled. Our Southwood CDD is our most representative body out here – we all have to get on a ballot and represent our electors. So, let me cut to the chase. We are opposed to this for a lot of different reasons – there are really two main reasons: #1 - this property was never intended to be developed, never. It's Parks & Rec. and in our Master Plan it is specifically called out as open space and greenspace for all to enjoy. It is not zoned properly, and it was never, ever supposed to be developed. #2 – we don't believe the applicant is only interested in one lot. Why don't we believe that...because since buying the golf course, this ownership group and this applicant has spent a lot of time and energy in investigating whether or not they could get 8 new homes on golf course property or 13 new homes. And in fact, at a Planning Commission meeting last month, a Commissioner asked the consultants, "are you aware of any past efforts to develop more than one lot, because you are representing to us tonight that you only want one lot." They said they were unaware of any past effort to do so, and City staff said the same thing. Two days later I find this email which is only the tip of the iceberg, and this is an email between the consultant and City staff that says "we're looking into the possibility of creating a few residential lots by cutting some of the land out of the golf course. Probably only 6 to 8." I am aware of meetings that occurred over a year and a half ago in advance of this inquiry where there was a map produced by the applicant where we think there are as many as 13 lots were identified. So, let me just say this, it really stretches our credibility

when someone says we're not interested in more than one lot, when they're entire history as an owner of this property is to investigate how to monetize and maximize a residential development of this property. It scares the heck out of us, and we have seen too many examples around this city and around this country where golf courses become the playground of people trying to maximize their dollar. Southwood golf course sits at the heart of our community. It is surrounded by beautiful entitled units and homes and God bless the people who bought their homes, built their homes and are raising their families out here. But this should not be an effort to see what we can squeeze into this community and carve up our golf course. It's simply wrong. Commissioner, the Mayor said something very salient the other day. He called this spot-zoning. That's what it is. This is somebody who is going through a DRI and PUD process to spot-zone our golf course, and we fear this. We are not crazy when we think this. We believe that if he can successfully do one home, he can basically do this over and over again, replicating the same road map to develop additional lots all over this golf course. So, fast forward to how this impacts you. The County Commission is charged with adjudicating and deciding whether or not to approve or deny this amendment to the Southwood Development of Regional Impact, our development order. That is the only question that is going to be before the County Commission. The City has to deal with the PUD part of this. You have to decide is this consistent with the DRI of our community, and laws, regulations and ordinances of the City and the County primarily. In our DRI there is this requirement, it basically says the golf course shall protect 45-acres of land in the out of bounds area of the golf course for nature habitat. Our PUD and our development order is replete with all kinds of mandates and directions about how we are to observe open space, habitat corridors. It all fits together nicely. It's the reason why we love this place. But this is a requirement in the DRI that they do this. And this requirement was written in 1999, before active development occurred in Southwood. And it is clear, in a holistic reading of the DRI and PUD, that this was the intent. The intent was, this was to never be developed and the out of bounds area of the golf course is to be protected. For all kinds of different reasons, primarily for habitat. But here is what they have convinced others that really what it does mean. This is my last slide. The CCD did a study of all the upland areas in the out of bounds areas of the golf course, and they are noted there in green. You will not be surprised that the total acreage identified in the upland area is 46.36-acres. For somebody who sort of made an educated guess that the area of the uplands to be protected in 1999 was to be 45-acres, that's really darn close to that number. And as you can see from the mandate, it doesn't say up to 45-acres, it says you shall protect a minimum of 45-acres. It is absolutely certain that this was to be protected. That little red circle, that's where they want the new home and new subdivision. And as you can see, it is predominantly occupied by pristine uplands that is identified in our development order to be protected. That's exactly what you, the County Commission and City Commission, passed in 1999 as an ordinance. It says you all should do this, and you should protect that. But somehow, they've decided that, well, we can find 45-acres in the other stuff, so we've got a few acres to work with. And by the way, we're going to put a house right where it's perhaps, the most contiguous and most beautiful area of the upland, out of bounds area of our golf course. So, we believe not only is this bad news, this is spot zoning at its worst. We believe, Commissioner, that this is absolutely, directly, internally inconsistent with our DRI and it should be denied; unequivocally denied and we need your help to deny this thing. Because it's really bad news for our community. I would like the opportunity for some of our other members to tell their stories and talk about some of the implications and their perspective on this. Because we're kind of green on this, because we all have day jobs and we have a consultant class who is out there actively trying to figure out a way to find a loophole in our development order and PUD to start putting houses on our golf course. And their rationale is, its just one little house, we need the money, please don't oppose us. And we're saying, I'm sorry for your problems, but that is not a very meritorious reason to start carving up our golf course.

Brett Ewing – First I would like to thank Commissioner Dozier for really going out of your way to give our small, little area out here an opportunity to speak with you directly. It does mean a lot to us. And Gary, thank you for working with John to facilitate this for us. I think John did a great job covering all this. You're going to hear arguments from the other side, like it's just not a big deal. And you're probably going to hear arguments that something like this doesn't set precedent and you're probably going to hear that it would the golf club house out. Those are statements that are going to be said from the applicant but here's the reality of the situation. We know for a fact that it does set precedent. Everything sets a precedent. In fact, the applicant's own argument from their engineers, both cite other times throughout the history of this development, there have been changes made with zoning. They use precedent in their argument to say this. The City Attorney will say, every time they apply it's a new issue and this will not set precedent. That is completely not true, and we know that. This is one of the most beautiful parts of our golf course. If you drive down Mossy Creek there's probably 7-8 beautiful, historical oak trees on that piece of land. That's what makes this development different. I bought into this development 18 years ago and the reason I bought into it and the other 6,000 residents bought into this area is because of our infrastructure number 1, and we have one of the finest master plan communities in the area with incredible infrastructure. Number 2, all of our green areas and green space which is exactly in line with all the marketing and messaging that comes out of Leon County and the City, with our recreational green spaces. It makes a difference. And I really believe this is not consistent at all with the intent of our zoning and master plan, and what was supposed to be around this golf course. The real issue though, if this does go through, this is going to put Southwood residents in a real bad position at some point down the road. A bigger entity, and outside entity could come in here, perhaps a large homebuilder, developer. Someone who has very deep pockets. As citizens we have the ability to volunteer our time to fight something like this and we really have to rely on our Commissioner's to stand up and do the real hard fight for us. But if a bigger company were to come in, we have grave concerns about that affecting this community because how we would be able to fight that once this has been set. And it will set precedent, I know it will and they will use it in every opportunity going forward to develop additional property. I appreciate you giving us this opportunity. It means the world to all the resident out here and it will not be forgotten. But we ask that you help us, the Southwood residents, and kill this. It should be dead. If the applicant really wants to build a house on Mossy Creek, there are two adjacent lots right next to this beautiful recreational land that are available, and he can easily acquire those and build his house on. They are already zoned properly. One of them sits almost across the street and the other is right next to it. So, it's not about lots, there are plenty of them out here eh can choose from. This is a long-term issue and if this goes through it's going to create massive, big problems out here for our community that we are nervous about. Thank you very much.

Cathy Jones – My name is Cathy Jones and we live at 3206 Dunbar Lane, which is about two lots from the proposed lot. I completely agree with everything everyone has spoken about. There are numerous golf course lots available within a ¼-mile of that specific area. Like Brett mentioned, there are numerous live oaks on that lot which would have to be cleared in order to put a house comparable to the other houses in this area. We've lived in Southwood for 17 years and we took a lot of time trying to find a lot that we felt was in a great location, safe for our kids, etc. We take huge offense that we're being told that in order for the golf course to be successful that they need to have this one lot. And again, it's not going to be one lot. It's crazy for them to think that we're that stupid. For them to say that they need this influx of cash to make the golf course successful is quite frankly a bad business plan. The golf course, since the pandemic started, has seen huge amount of traffic on the golf course. For them to say that they need this influx of cash to be able to keep this going. And the flat-out have pretty much threatened to people that if the residents don't allow this, they'll just

got ahead and shutdown the golf course and let it become whatever. We don't want that obviously, but we also don't want a precedent to take place that allows for our beautiful green space to be cut up and piecemealed because they don't have a business plan. We certainly appreciate your time and consideration. We hope we'll continue to have your support on this very important matter. Thank you.

Chuck Urban – We appreciate your time today. I'm at 3670 Mossy Creek Lane. We've had these discussions with many people and amongst ourselves. The big thing is, this goes against our master plan for Southwood. The golf course really accentuates the green space. The master plan is there for a reason. We have it, it's in place and all we want to do is live by that master plan. If you can help us do that and really get behind this for us and work for us with this. I appreciate your time very much. Thank you.

John Ray – Commissioner, I want you to know that this is perhaps our 12th Zoom call. We've logged a lot of miles. Not only with City Commissioners but with staff. We have been to two Planning Commission meetings, the last one being just Tuesday night, election eve. Where people on this call have arranged for babysitters to go and stick up for ourselves. We have some deep frustrations about the process in the sense that this rezoning application has been through about four, staff level stops. And it has received full-throated support and authorization from staff. They love this idea. I will go as far as to say, they have gone out of their way to support the applicant. And actually, have gone out of their way to minimize our opposition and to undercut and undermine some of our arguments. That's OK, we're big boys and girls and we can handle this. It's been a real eye-opening experience for me, and I know my way around government pretty well. The arguments that we are getting is that it is technically just fine. There is nothing technically wrong with it. Their inability and unwillingness to look holistically and look at the intent on voluminous PUD and development order that we have sends a very big, red flag to me. Because, in my mind, if we can't say no to this, there ain't much we can say no to. This is a spot-zoning of a master planned community that is wildly opposed by the citizens. But they are completely undeterred. I'm trying to stay optimistic and hopeful it will be over soon. We are tired. We have been at this since June or July and we are tired. Thank you for your time and thank you for representing us. Even before this issue you've always done a great job, your reputation precedes you and my interactions with you and your staff is a breath of fresh air. We have hired an attorney, the CDD has, who is writing a much more articulate letter to the County Commissioners outlining our legal objections to this application. You will receive a newly minted version of our petition with close to 650 signatures by the time this arrives in the County Commission Chambers. We're going to do our best to make sure that everyone gets babysitters on November 17th so that we can let everyone know that we are still paying attention.

Commissioner Kristin Dozier – Thank you. I truly appreciate all of you. I just want to reiterate how strange it is for me to not ask any questions. All I can say at this moment is thank you for the information. I'm quite confident it will match what we hear at our Public Hearing and I will sign-off with this. We are at the 6th amendment, I believe, and approaching the 7th. I have been looking at this closely. I hear from individual residents from Southwood often and I would welcome the opportunity to have a broader discussion anytime. Whether it's the CDD, the HOA, whoever. I think there are just a lot of things we can dig in to beyond just this one question. I wanted to let you know that firsthand right now. I'm here if you ever need it, individually of course, but if you all want to come back at some point after the Public Hearing and talk about some of the general issues, that would be helpful, and I would really enjoy that. Again, thank you, I know you all are doing a tremendous amount. We'll be back in Chambers on the 17th and this will be after our Reorganization

ceremonies so it will be quite the night to do a heavy business agenda. I look forward to seeing you all that night. Please take care and thank you for all your hard work.

Southwood is a 3,222-acre Master Planned Community

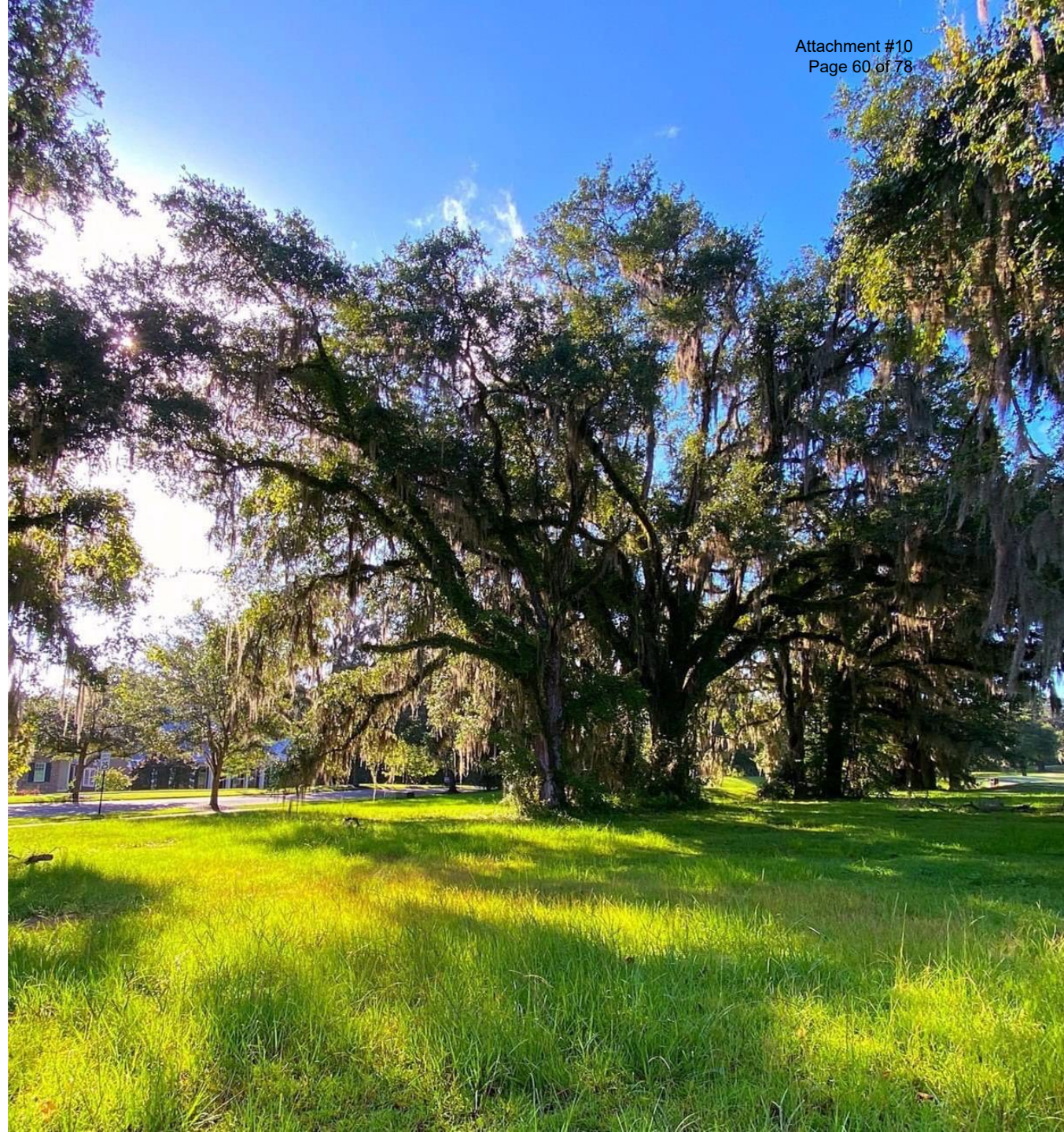
- Development of Regional Impact (DRI) Development Order
- Planned Unit Development (PUD) Concept Plan
- Covenants, Conditions and Restrictions (CCRs)
- Architectural Standards – “Pattern Book”
- Capital Region Community Development District – “Southwood CDD”
- Southwood Homeowners Association (HOA)





DRI/PUD Amendment: LDR17

- Converts .5 acres of Parks & Rec (PR) to Low Density Residential (LDR)
- Property within the Golf Course
- Creates a new residential unit (LDR 17) for one new homesite
- Applicant is Southern Sandbaggers LLC, new ownership group of golf club (2018)
- Chip Chaney is the lead owner and financing application



Strong Opposition

- Southwood residents are overwhelmingly opposed to conversion of Parks & Rec/Open Space land for new homesites – especially within golf course property.
- Over 500 residents have signed a petition voicing strong and unconditional opposition to this DRI/PUD Amendment.
- Southwood CDD unanimously voted to recommend denial of this application.



SOUTHWOOD PETITION

RESIDENTS OF SOUTHWOOD OPPOSED TO DEVELOPING HOMESITES ON RECREATIONAL LAND

This picture (above) captures one of Southwood's many beautiful green spaces. This corner, which is actually part of the Southwood Golf Club, is a half-acre piece of recreational land near the #8 tee box. It is a gorgeous area with eight majestic live oaks.

Abundant open space is one of the primary reasons Southwood is so beautiful and why so many of us chose to live and raise our families here. Southwood is a thoughtfully designed, 3,322-acres community whose Master Plan requires that 40% of the development be dedicated to recreational land and open space. This is truly special and rare by any residential development standard.

Sadly, this beautiful slice of Southwood is in danger of becoming a new homesite, erasing its beautiful trees and breathtaking open space. Apparently, the current owners of the



August 28, 2020

Via Electronic Mail

Development Review Committee
Attn: Mary Jean Yarbrough
435 North Macomb Street
Tallahassee, Florida 32301
Mary.Yarbrough@talgov.com

**Re: Southwood Planned Unit Development Amendment
LDR-17 (TRZ200012) (the "Application")**

Dear Ms. Yarbrough:

It has come to our attention that on September 14, 2020, the City's Development Review Committee will discuss the above-referenced Application submitted by Francis C. Chaney, LLC ("Applicant") to amend the Southwood Development of Regional Impact ("DRI") and Planned Unit Development ("PUD"). If approved, the Application would convert 0.47+/- acres of the Southwood Golf Course ("Golf Course") from parks and recreation to low density residential for use as a single-family home site. On behalf of the Capital Region Community Development District (the "District") Board of Supervisors and concerned residents within the District, I am writing to respectfully request that you recommend denial of this Application.

From: Hutcheson, David W. <dhutcheson@Halff.com>
Sent: Wednesday, October 30, 2019 10:45 AM
To: Reddick, John <John.Reddick@talgov.com>; Daniel, Kate <Kate.Daniel@talgov.com>
Cc: chipchaney53@gmail.com
Subject: Creating a few lots out of the golf course at Southwood

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

John and Kate

We are looking into the possibility of creating a few residential lots by cutting some of the land out of the golf course. Probably only 6 to 8 max. What would be a good time on this Friday or next Friday to come in and meet with you to discuss the possibilities and what steps will need to be taken?

Thanks

David W. Hutcheson, PE, PSM
Senior Vice President
Tallahassee Operations Manager

O: (850) 848-9414
C: (850) 545-6071

Genesis Halff, Inc.
2507 Callaway Road, Suite 100
Tallahassee, FL 32303

DRI Development Order Condition

- Other Uplands. As described in the preliminary EIA . . . , a **minimum of 45 acres** located within the out-of-bounds area of the golf course shall be protected through appropriate use restrictions and managed for Southeastern American kestrel and Sherman's fox squirrel habitat. The Habitat Restoration and Management Plan, which shall be approved by the City prior to development, shall incorporate techniques for the protection and management of Sherman's fox squirrel habitat **in the out-of-bounds area of the golf course.** (DRI DO, Section 3.A.4.a.(1)(c)).



Golf Course Uplands



OPEN SPACE (OS) ZONE ON GOLF COURSE PROPERTY =	70 ACRES
PARKS AND RECREATION (PR) ZONE ON GOLF COURSE PROPERTY =	207 ACRES
GOLF COURSE PROPERTY OWNERSHIP PER DEED =	277 ACRES
OPEN SPACE ON GOLF COURSE PROPERTY =	25.3%
UPLAND HABITAT ON GOLF COURSE PROPERTY (ATKINS) =	46.36 ACRES
REQUIRED UPLAND HABITAT ON GOLF COURSE PROPERTY PER SOUTHWOOD INTEGRATED DEVELOPMENT ORDER 1999-2017 =	45 ACRES
UPLAND HABITAT DEBIT TO CREATE LDR-17 =	0.3 ACRE
MIN. DESIGNATED UPLAND HABITAT TO REMAIN AFTER AMENDMENT =	46.06(46) ACRES

From: [Emily Pepin](#)
To: [Jessica Gillespie](#)
Subject: FW: Item 21 - November 17, 2020 Public Hearing
Date: Monday, November 16, 2020 5:10:30 PM
Attachments: [LDR-17 Southwood_with links.pdf](#)

Jess,

Please add this one.



Emily R. Pepin
Assistant County Attorney
Leon County Attorney's Office
Leon County Courthouse
301 S. Monroe Street, Tallahassee, Florida 32301
(850) 606-2522 (work)
PepinE@leoncountyfl.gov

People Focused. Performance Driven.

From: Chasity OSteen <osteenc@leoncountyfl.gov>
Sent: Monday, November 16, 2020 5:08 PM
To: Emily Pepin <PepinE@leoncountyfl.gov>
Subject: Fwd: Item 21 - November 17, 2020 Public Hearing

Get [Outlook for iOS](#)

From: Nick Maddox <MaddoxN@leoncountyfl.gov>
Sent: Monday, November 16, 2020 5:03:26 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: Fwd: Item 21 - November 17, 2020 Public Hearing

Nick Maddox
Commissioner, At-Large
Leon County Board of County Commissioners
301 South Monroe Street | Tallahassee, FL 32301
(850) 606-5367 /work | (850) 606-5301 /fax
maddoxn@leoncountyfl.gov

People Focused. Performance Driven.

Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Bibler, Carolyn S. <cbibler@Halff.com>
Sent: Monday, November 16, 2020 4:35:51 PM
To: Ccattach <Ccattach@leoncountyfl.gov>
Subject: Item 21 - November 17, 2020 Public Hearing

Good Afternoon Commissioners and welcome to the those of you that will be installed tomorrow – and congratulations!

Halff Associates, Inc. is representing is Dr. Chip Chaney in his amendment to the Southwood DRI to create one 0.47-acre lot to build a custom home at the corner of Dunbar and Mossy Creek Lane. This is Item 21 on your Public Hearing Agenda tomorrow night. Unfortunately, I will not be able to attend the Public Hearing in person. My 93-year-old mom lives with me and we are taking every precaution to keep her safe from the virus. The Planning Commission meeting I attended on Nov. 3 was the first time I had been in an enclosed space with a big group and lo and behold I got the call that someone there had tested positive. Consequently, I have gone back into seclusion.

Please find **attached** a brief land use history of the Southwood Golf Course, along with details about Dr. Chaney’s proposal. I had presented this information to the Planning Commission in person, and I wanted you to have benefit of it. I will attend the commission meeting via Zoom, but you never know what technical difficulties may be encountered with that. **The pdf is best viewed with your screen maximized in adobe.**

A few points to remember

Under the current Parks and Recreation zoning, the 0.47-acre lot could be developed with an equipment shed, a racquetball court, a restroom, or any other recreation-related use including parking. It is not a part of the many acres of protected Open Space within the golf course property and elsewhere in the community.

This Amendment only became controversial after the Southwood Watch post claiming that “nearly 20 prospective homesites have already been identified”. I am a Southwood resident, and had I not been intimately familiar with the facts, I would have been very concerned myself. To my knowledge, the map that was purported to exist showing the 20 lots has never been produced - though the promise of its production was responsible at least in part for the Planning Commission’s continuance to a second meeting.

The golf course ownership has agreed to provide the minimum 45-acre conservation easement as originally requested by the Capital Region Community Development District (CDD). Now the CDD has hired an attorney to claim that the 45 acres is not enough!

You are voting on the ability of this Applicant to create one lot. One half-acre of a 277-acre ownership with a willing buyer to help the Golf Club continue to provide the amenities Southwood residents count on.

Thank you for your consideration.

With respect and appreciation for your service,

Carolyn Bibler

Senior Project Engineer, Halff Associates, Inc. Tallahassee

Carolyn S. Bibler, EI
Senior Project Engineer

O: (850) 848-9428
C: (850) 567-3751

Halff Associates, Inc.
2507 Callaway Road, Suite 100

Tallahassee, FL 32303



[Half.com](#) | [LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

A brief history of the Southwood Golf Course

1998 St. Joe submits the DRI Application for Southwood, showing a golf course. The DRI specifies that there will be an 18-hole daily-fee golf course. [Map H-2](#) shows the substantial difference in size and location of the course as envisioned in the DRI vs. the Final Plat of the “golf course property”.

1999 Southwood DRI and PUD approved.

2000 St. Joe submits an [Application for Environmental Management Permit](#) for the Golf Course. The Golf Course area is listed on the Application as 290.8 acres.

2002 The [Final Plat](#) of the golf course is approved. The area of the golf course is shown on the plat as 277.63 acres, 13.7 acres less than originally shown on the EMP. **Where did those 13.7 acres go? We don't know! Although the DRI required the dedication of a minimum of 45 acres for conservation of kestrel and fox squirrel habitat, the plat did not include this dedication, and the easement was never given.**

2004 The [Plat for Unit 19](#) is approved, creating 4 residential lots on what was Golf Course Property. Since St. Joe owned the Course and the land around it, they simply moved the boundary as they saw fit. No PUD Amendment, no DRI amendment.

2006 The [Plat for Unit 21](#) is approved, creating 5 more lots on golf course property without DRI or PUD amendments.

July 2018- The golf course property is purchased by the current ownership group, Southern Sandbaggers LLC.

Fall 2019 - Dr. Chaney, a Tallahassee dentist that is also one of the golf course owners, is treated to a tour of the outskirts of the golf course property by St. Joe's local representative, who waves his arm across an area where he suggests “6-8 lots” could be carved out for residential use.

October 2019 – Dr. Chaney speaks with David Hutcheson, PE, PLS regarding his meeting with St. Joe, repeating what he'd been told about the possibility of “6-8 lots”. David Hutcheson requests a meeting with City Land Use staff to determine process required, in light of what had been done in the past. In his emailed meeting request, he again repeats that they may be looking at the possibility of “6-8 lots”. Later, when David actually looks into availability of access and utilities, he lets Dr. Chaney know that realistically, no more than three lots made sense from an engineering perspective, with all three being in the vicinity of Dunbar and Mossy Creek.

April 2020 – Due to the many large trees and close neighbors on two of the three possible lot areas, it was decided that a single lot, at the intersection, would be the least disruptive to the neighborhood and would have the best chance of approval. The Golf Club is suffering the effects of virus-related business drop-off and could really use the proceeds from the sale of a lot to Dr. Chaney.

Dr. Chaney hires Halff to pursue the creation of one lot at the corner of an existing intersection, and on the outskirts of the golf course. Although it is just the one lot, it has been determined that amendments to both the DRI and PUD will be required, regardless of how it had been done in the past. This is the point at which I (Carolyn Bibler) was assigned the project and came into the picture.

April 2020 – City of Tallahassee Growth Management staff provides the [current DRI Master Plan Exhibit C](#), along with DRI Exhibits B-1 and B-2 and PUD Table 3.1. Due to the fact that so many land use changes were done over time without the required changes to the DRI and PUD, the Golf course was left with several areas that are still zoned for residential development. In fact, approximately 7.4 acres of the Golf Course property

are currently zoned Large Lot Residential, LSF – and approximately 1.2 acres are currently zoned Low Density Residential, LDR.

June 2020 – Applications to amend the DRI and PUD are submitted to the City and County. The amendment seeks to “correct” the land use breakdown to consolidate the roughly 8.6 acres of residential zoning on the Golf Course property down to just the one residential lot, approximately one-half acre in size. The remaining residential areas are to be rezoned to Open Space and Parks and Recreation. The proposed [Land Use Map](#) shows the zoning as it would be if the amendment is approved.

Today 2020 Due to misinformation disseminated in the Southwood community via a Facebook Post linked to a petition, many residents are fearful that as many as 20 lots are planned and this is just the first step. This is simply not true. In fact, the Amendment trades away several acres of residential zoning to provide those acres in Open Space.

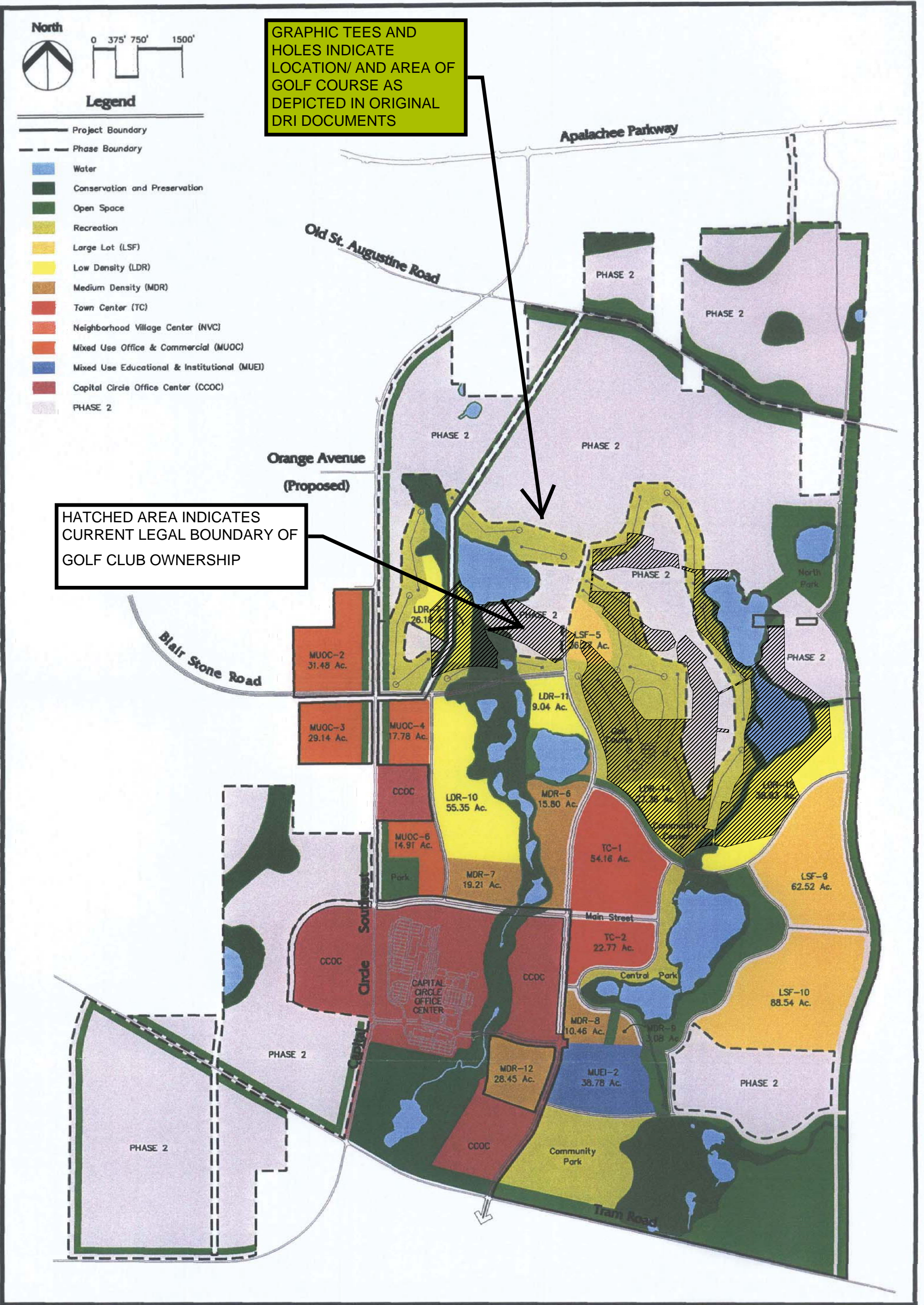
In response to the Petition, Dr. Chaney has written a letter to the neighborhood, stating that he will only pursue this one lot. [Dr. Chaney’s letter](#) was not included in the Agenda Package, but it was posted to the Southwood Watch Facebook page and submitted to the Tallahassee-Leon County Planning Department for entry into the Public Record.

The Golf Course ownership has also written a letter submitted into the Public Record (attached to Commission Agenda Package), stating that they will not support the development of any residential lots other than this one – [Amendment Concept Plan](#).

If the Amendment is approved:

- Dr. Chaney gets the opportunity to purchase this one lot.
- The Golf Club will put the proceeds from the lot sale back into an amenity that benefits all of Southwood.
- A minimum 45 acres of upland habitat for kestrel and fox squirrel on the golf course property will be placed in conservation easement, as it should have been since 2002.
- There will be 70 acres of Open Space within the golf club ownership, comprising more than 25% of the property.
- Land uses within the ownership boundary will be properly identified and clearly codified within the Southwood DRI and PUD documents. Correcting the acreages and percentages based on actual development and approved plats is becoming more and more important as large tracts of the Southwood DRI are sold off by the original developer, leaving the City staff to ascertain what development rights are really still available.
- There will be an additional lot to be taxed in support of the Southwood CDD and an additional homeowner to support the HOA.

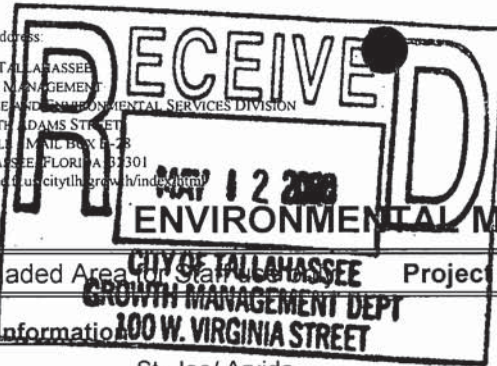
This Applicant has followed all the rules, paid all the dues and agreed to every condition. He is asking for one lot to build one custom home. If the Amendment is approved, it will not be the beginning of chopping up the golf course, it will be the end of it.



GRAPHIC TEES AND HOLES INDICATE LOCATION/ AND AREA OF GOLF COURSE AS DEPICTED IN ORIGINAL DRI DOCUMENTS

HATCHED AREA INDICATES CURRENT LEGAL BOUNDARY OF GOLF CLUB OWNERSHIP

Mailing address:
CITY OF TALLAHASSEE
GROWTH MANAGEMENT
LAND USE AND ENVIRONMENTAL SERVICES DIVISION
300 SOUTH ADAMS STREET
CITY HALL MAIL BOX 1-28
TALLAHASSEE, FLORIDA 32301
www.state.fl.us/cityth/growth/index.html



ENVIRONMENTAL MANAGEMENT PERMIT APPLICATION

Shaded Area for Staff Use: **CITY OF TALLAHASSEE** Project #: TPE: 000060 Activity #: TEM: 000079

Owner Information:

Name: St. Joe/ Arvida
Mail Address: 215 S. Monroe
Tallahassee Fl. 32301
City State Zip
Telephone #: (850) 513-0131 Fax #: (850) 513-0203
Contact Person: Keith Dantin Phone: 513-0131

Consultant Information:

Name: PBS&J
Mail Address: 1901 Commonwealth Ln.
Tallahassee Fl. 32303
City State Zip
Telephone #: (850) 575-1800 Fax #: (850) 575-0105
Contact Person: Mike Scibelli Phone: 575-1800

Applicant (Optionee) Information:

Name: _____
Mail Address: _____
City State Zip
Telephone #: () Fax #: ()

Other Contact Person (if applicable):

Name: _____
Mail Address: _____
City State Zip
Telephone #: () Fax #: ()

Project Information:

Project Name: Southwood Golf Course Total Acreage of Project Site: 290.80 ac.

Parcel Tax ID # (s): 31-20-20-002-0000

Development Site Address (or location): S.E. Capital Circle Site Zip Code: 32301

Application Type: 1 (1=Standard Form; 2=Short Form B High; 3=Short Form B Low)

Development Type: 1 (1=Site Development; 2=Major Redevelopment; 3=Type I Redevelopment; 4=Type II Redevelopment)

Project Type: 10 (1=Single Family Sub. 3=Multi-Family 5=Industrial 7=Institutional 9=Minor Prop. Imprvmts.
2=Multi-Family Sub. 4=Commercial 6=Governmental 8=Silviculture 10=Other)

Tree Removal: Yes No If Yes, # of Trees Removed: _____ Type: _____ (1=Patriarch; 2=Canopy Road; 3=Wetland; 4=Other)

Landscaping: Yes No

Is this an application to amend a prior permit? Yes No If Yes, Permit #: _____

This application is submitted due to enforcement action? Yes No

Has this development received Site Plan Approval? Yes No If Yes, provide copy of Approval Letter.

Drainage Basin? Lake Jackson Lake Lafayette Lake Munson Other: Wild Dog, Five Lakes

Is any of the site located within a Closed Basin? Yes No If Yes, Name: _____

Watershed, if any? Woodville Recharge

Is the building area located in a Flood Zone? Yes No

Is the site located within any Special Development Zones? Y or N Name: _____

	Square feet	% of Site	Square Feet	% of Site
Disturbed Area on Project Site:	<u>222.92</u>	<u>76.6 %</u>	Impervious Area Impacted: <u>0</u>	<u>0 %</u>
Impervious Area, Predevelopment:	<u>0</u>	<u>0 %</u>	Landscape Area: <u>7,843,849</u>	<u>62 %</u>
Impervious (+)Added or (-) Removed: <u>(+)484,892</u>	<u>3.8 %</u>	Urban Forest Area: <u>N/A</u>		<u>%</u>
Impervious Area, Post Development: <u>484,892</u>	<u>3.8 %</u>			

NOTE: PROPERTY OWNER, CONSULTANT, APPLICANT (OPTIONEE), AND OTHER CONTACT PERSON WILL BE COPIED ON ALL CORRESPONDENCE FROM THE GROWTH MANAGEMENT DEPARTMENT.

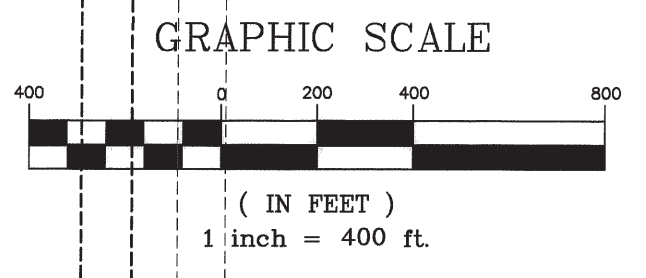
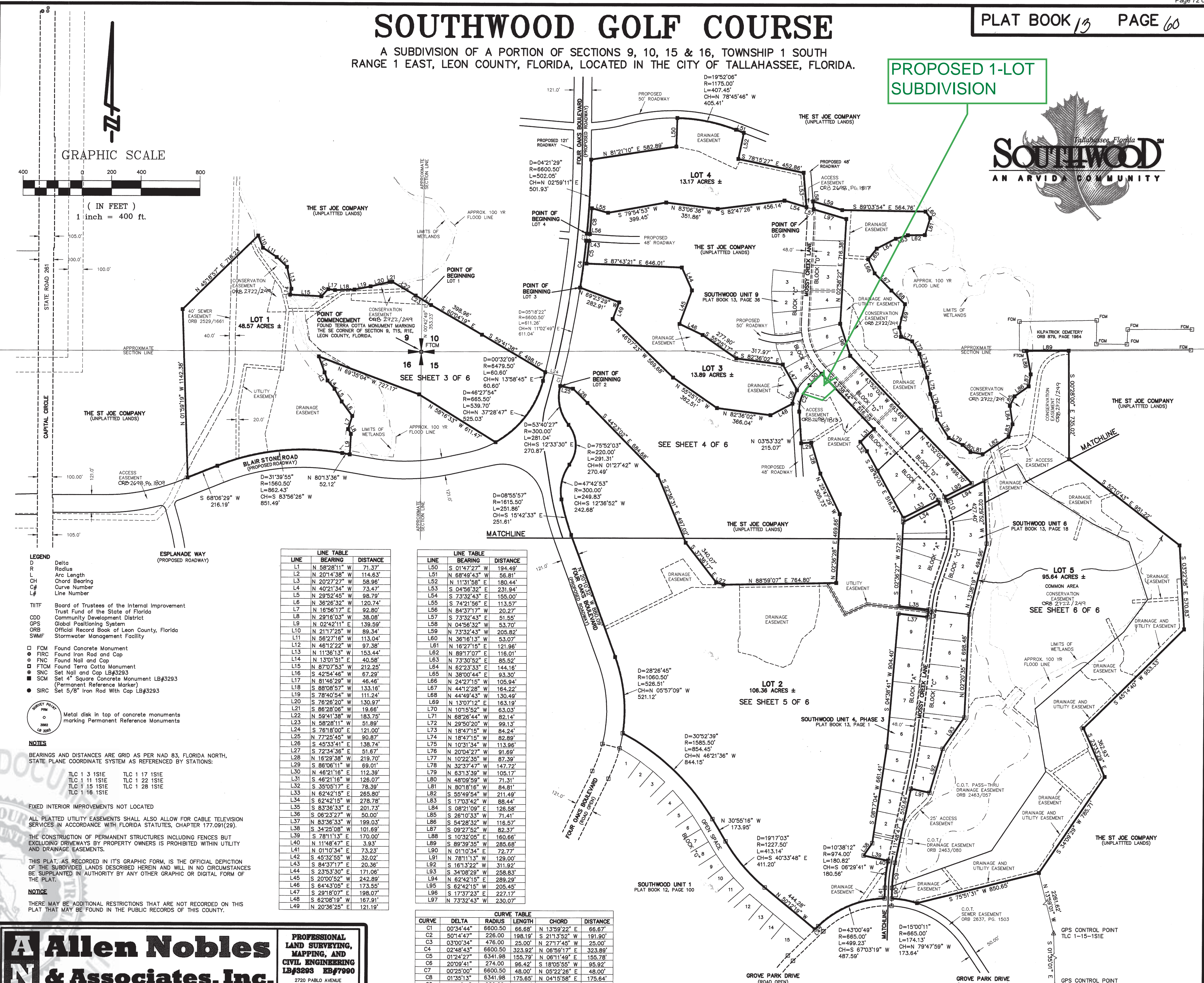
SOUTHWOOD GOLF COURSE

A SUBDIVISION OF A PORTION OF SECTIONS 9, 10, 15 & 16, TOWNSHIP 1 SOUTH
RANGE 1 EAST, LEON COUNTY, FLORIDA, LOCATED IN THE CITY OF TALLAHASSEE, FLORIDA.

PROPOSED 1-LOT
SUBDIVISION



R20020083076
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BK: P0013 PG: 00060
SEP 18 2002 10:51 AM
BOB INZER, CLERK OF COURTS



- LEGEND**
- Delta
 - Radius
 - Arc Length
 - Chord Bearing
 - Curve Number
 - Line Number
- TIITF**
Board of Trustees of the Internal Improvement Trust Fund of the State of Florida
- CDD**
Community Development District
- GPS**
Global Positioning System
- ORB**
Official Record Book of Leon County, Florida
- SWMF**
Stormwater Management Facility
- FCM Found Concrete Monument
 - FIRC Found Iron Rod and Cap
 - FNC Found Nail and Cap
 - FTCM Found Terra Cotta Monument
 - SNC Set Nail and Cap LB#3293
 - SCM Set 4" Square Concrete Monument LB#3293 (Permanent Reference Marker)
 - SIRC Set 5/8" Iron Rod With Cap LB#3293
- NOTES**
- BEARINGS AND DISTANCES ARE GRID AS PER NAD 83, FLORIDA NORTH, STATE PLANE COORDINATE SYSTEM AS REFERENCED BY STATIONS:
- TLC 1 3 ISIE
 - TLC 1 11 ISIE
 - TLC 1 15 ISIE
 - TLC 1 16 ISIE
 - TLC 1 17 ISIE
 - TLC 1 22 ISIE
 - TLC 1 28 ISIE
- FIXED INTERIOR IMPROVEMENTS NOT LOCATED
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO ALLOW FOR CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(29).
- THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING FENCES BUT EXCLUDING DRIVEWAYS BY PROPERTY OWNERS IS PROHIBITED WITHIN UTILITY AND DRAINAGE EASEMENTS.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- NOTICE**
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 58°28'11" W	71.37'
L2	N 20°14'38" W	114.63'
L3	N 20°27'27" W	58.96'
L4	N 40°21'34" W	73.47'
L5	N 29°52'45" W	98.79'
L6	N 36°26'32" W	120.74'
L7	N 16°56'17" E	92.80'
L8	N 29°16'03" W	38.08'
L9	N 02°42'11" E	139.59'
L10	N 21°17'25" W	89.34'
L11	N 56°27'16" W	113.04'
L12	N 46°12'22" W	97.38'
L13	N 11°36'13" W	153.44'
L14	N 13°01'51" E	40.58'
L15	N 87°07'53" W	212.25'
L16	N 42°54'46" W	67.29'
L17	N 81°48'29" W	46.46'
L18	N 88°05'57" W	133.16'
L19	N 78°40'54" W	111.24'
L20	N 76°28'20" W	130.97'
L21	N 86°28'08" W	19.66'
L22	N 59°41'38" W	183.75'
L23	N 58°28'11" W	51.89'
L24	N 76°18'00" E	121.00'
L25	N 77°25'45" W	90.87'
L26	N 45°33'41" E	138.74'
L27	N 72°34'36" E	51.67'
L28	N 16°29'38" W	219.70'
L29	N 86°08'11" W	89.01'
L30	N 46°21'16" E	112.39'
L31	N 46°21'16" W	126.07'
L32	N 35°05'17" E	78.39'
L33	N 62°42'15" E	265.80'
L34	N 62°42'15" W	278.78'
L35	N 83°36'33" E	201.73'
L36	N 06°23'21" W	50.00'
L37	N 83°36'33" W	199.03'
L38	N 34°25'08" W	101.69'
L39	N 78°11'13" E	170.00'
L40	N 11°48'47" E	3.93'
L41	N 01°10'34" E	73.23'
L42	N 45°32'55" W	32.02'
L43	N 84°37'17" E	20.36'
L44	N 23°53'30" E	171.06'
L45	N 20°00'52" W	242.89'
L46	N 64°43'05" E	173.55'
L47	N 29°18'07" E	198.07'
L48	N 62°08'19" W	167.91'
L49	N 20°38'25" E	121.19'

LINE TABLE

LINE	BEARING	DISTANCE
L50	S 01°47'27" W	194.49'
L51	N 68°49'43" W	56.81'
L52	N 11°31'58" E	180.44'
L53	S 04°56'32" E	231.94'
L54	S 73°32'43" E	155.00'
L55	N 74°21'56" E	113.57'
L56	N 84°37'17" W	20.27'
L57	S 73°32'43" E	51.55'
L58	N 04°56'32" W	53.70'
L59	N 73°32'43" W	205.82'
L60	N 36°16'13" W	53.07'
L61	N 16°27'15" E	121.96'
L62	N 89°17'07" E	116.01'
L63	N 73°30'52" E	85.52'
L64	N 62°23'33" E	144.16'
L65	N 38°00'44" E	93.30'
L66	N 24°27'15" W	105.94'
L67	N 44°12'28" W	164.22'
L68	N 44°49'43" W	130.49'
L69	N 13°07'12" E	163.19'
L70	N 10°15'52" W	63.03'
L71	N 68°26'44" W	82.14'
L72	N 29°50'20" W	99.13'
L73	N 18°47'15" W	84.24'
L74	N 18°47'15" W	82.89'
L75	N 10°31'34" W	113.96'
L76	N 20°04'27" W	91.69'
L77	N 10°22'35" W	87.39'
L78	N 32°37'47" W	147.72'
L79	N 63°13'39" W	105.17'
L80	N 48°09'59" W	71.31'
L81	N 80°18'16" W	84.81'
L82	N 55°49'54" W	211.49'
L83	N 17°03'42" W	88.44'
L84	N 08°21'09" E	126.58'
L85	N 28°10'33" W	71.41'
L86	N 54°28'52" W	116.67'
L87	N 02°27'52" W	82.37'
L88	N 10°32'05" E	160.66'
L89	N 89°39'35" W	285.68'
L90	N 01°10'34" E	72.77'
L91	N 78°11'13" W	129.00'
L92	N 16°13'22" W	311.92'
L93	N 34°08'29" W	258.83'
L94	N 62°42'15" E	289.29'
L95	N 62°42'15" W	205.45'
L96	N 17°37'23" E	227.17'
L97	N 73°32'43" W	230.07'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	DISTANCE
C1	00°34'44"	6600.50	66.68'	N 13°59'22" E	66.67'
C2	50°14'47"	226.00	198.19'	S 21°13'52" W	191.90'
C3	03°00'34"	476.00	25.00'	N 27°17'45" W	25.00'
C4	02°48'43"	6600.50	323.92'	N 06°59'17" E	323.89'
C5	01°24'27"	6341.98	155.79'	N 06°11'49" E	155.78'
C6	20°09'41"	274.00	96.42'	S 18°05'58" E	95.92'
C7	00°25'00"	6600.50	48.00'	N 05°22'28" E	48.00'
C8	01°35'13"	6341.98	175.65'	N 04°15'58" E	175.64'
C9	10°38'12"	926.00	171.91'	N 06°29'41" W	171.66'
C10	02°44'02"	524.00	25.00'	N 27°17'45" W	25.00'

Allen Nobles & Associates, Inc.
TALLAHASSEE • CHIPLEY • DESTIN • PENSACOLA

PROFESSIONAL LAND SURVEYING, MAPPING, AND CIVIL ENGINEERING
LB#3293 EP#7900

2720 PABLO AVENUE
TALLAHASSEE, FLORIDA 32308
PH: 850-365-1179
FAX: 850-365-1404

SOUTHWOOD UNIT 19

A SUBDIVISION OF A PORTION OF SECTIONS 10, AND 15, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, LOCATED IN THE CITY OF TALLAHASSEE, FLORIDA; AND A REPLAT OF A PORTION OF THE SOUTHWOOD GOLF COURSE, LOT 3 AS RECORDED IN PLAT BOOK 13, PAGES 59-64, LEON COUNTY, FLORIDA.

20040106541
THIS DOCUMENT HAS BEEN RECORDED
IN THE PUBLIC RECORDS OF
LEON COUNTY FL
PLAT BK: 15 PG: 82, Page 1 of 2
11/15/2004 at 03:16 PM,
BOB INZER, CLERK OF COURTS

NOTES
BEARINGS AND DISTANCES ARE GRID AS PER NAD 83(90), FLORIDA NORTH, STATE PLANE COORDINATE SYSTEM AS REFERENCED BY STATIONS:
TLC 1 3 181E TLC 1 17 181E
TLC 1 11 181E TLC 1 22 181E
TLC 1 15 181E TLC 1 28 181E
TLC 1 16 181E
FIXED INTERIOR IMPROVEMENTS NOT LOCATED
ALL PLATTED UTILITY EASEMENTS SHALL ALSO ALLOW FOR CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.001(29).
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING FENCES BUT EXCLUDING DRIVEWAYS BY PROPERTY OWNERS IS PROHIBITED WITHIN UTILITY AND DRAINAGE EASEMENTS.
ALL FOUND CONCRETE MONUMENTS ARE 4" x 4" WITH CAP, LB#3293, UNLESS OTHERWISE STATED.
THE PROPERTY SURVEYED AND SHOWN HEREON IS IN FLOOD ZONE "X" AS INDICATED BY THE FLOOD INSURANCE RATE MAPS FOR LEON COUNTY, FLORIDA, AND INCORPORATED AREAS, DATED NOVEMBER 16, 1997, PANEL 315 OF 500, COMMUNITY PANEL NUMBER 1207300316 D.

NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT REVIEW
Plat reviewed for compliance with Chapter 177, Florida Statutes.
Erwin F. Arnold
Erwin F. Arnold
City Land Surveyor
Florida Registered Land Surveyor Certificate No. 4999
4277

DEVELOPMENT REVIEW COMMITTEE
This plat conforms to the preliminary plat approval conditions made by the City of Tallahassee Development Review Committee, this 10th day of November, A.D., 2004.

CITY COMMISSION
Approved by the City Commission of Tallahassee, Florida, this 10th day of November, A.D., 2004.

BOB INZER
CLERK OF THE CIRCUIT COURT
Accepted for the file and recorded, this 15th day of November, A.D., 2004, in Plat Book 15, Pages 82-83.

ACKNOWLEDGMENT STATE OF FLORIDA
The foregoing instrument was acknowledged before me this 3rd day of November, A.D., 2004, by Pat Greeniger, who is personally known to me. He has produced a driver's license as identification and acknowledged that he executed the foregoing dedication as Vice President of St. Joe/Arvida, Company Inc., general partner of St. Joe/Arvida Company LP, and authorized agent of The St. Joe Company.

ACKNOWLEDGMENT STATE OF FLORIDA
The foregoing instrument was acknowledged before me this 3rd day of November, A.D., 2004, by Tammy G. Creel, who is personally known to me. She has produced a driver's license as identification and acknowledged that she executed the foregoing dedication as an authorized agent of The Capital Region Community Development District.

ACKNOWLEDGMENT STATE OF FLORIDA
The foregoing instrument was acknowledged before me this 3rd day of November, A.D., 2004, by Tammy G. Creel, who is personally known to me. She has produced a driver's license as identification and acknowledged that she executed the foregoing dedication as an authorized agent of The Capital Region Community Development District.

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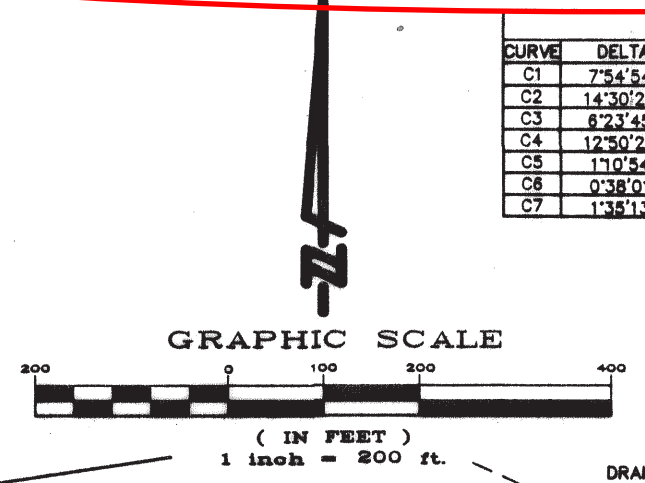
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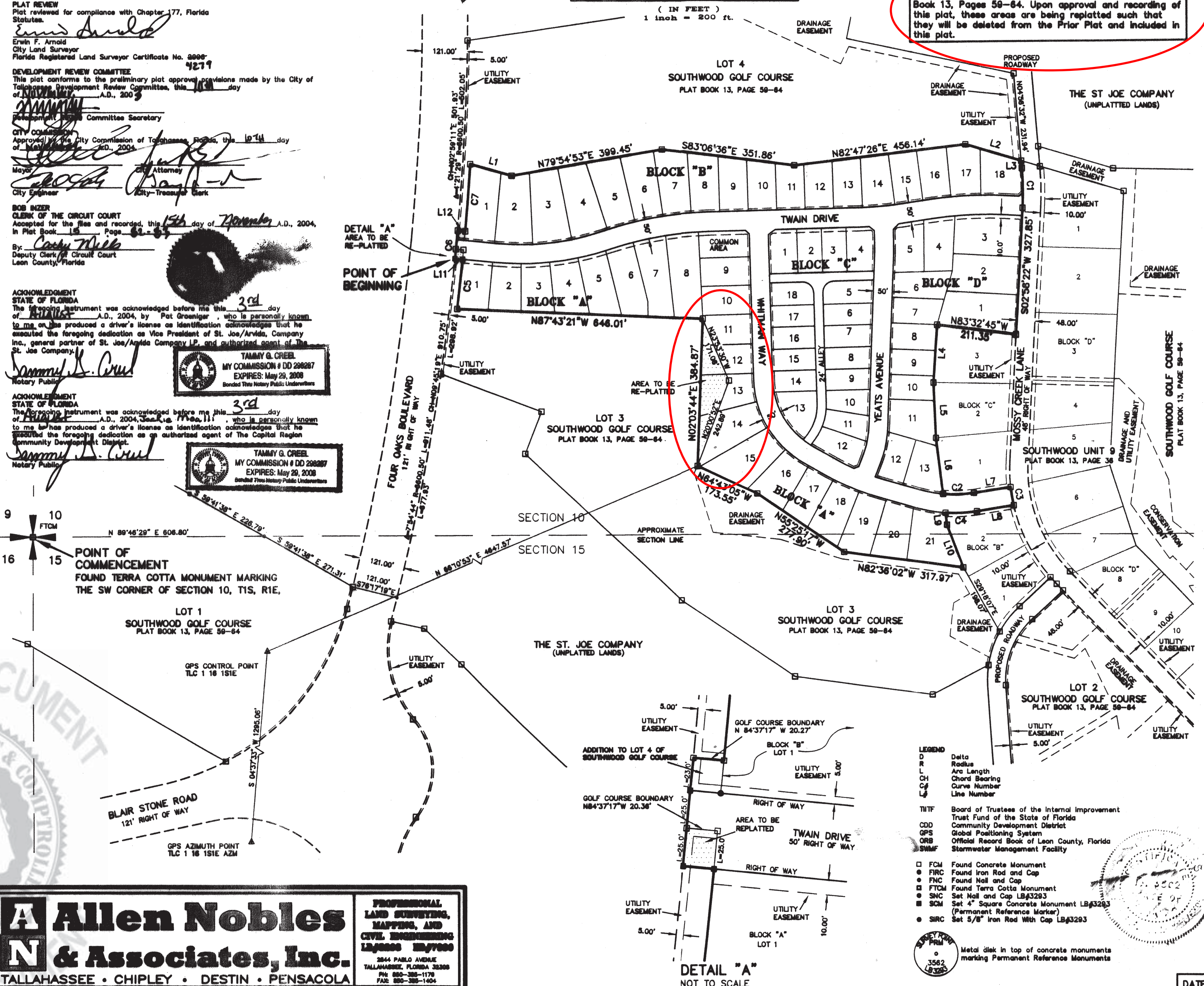
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CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	75°4'54"	763.75	105.51	S02°39'05"E	105.42
C2	14°30'28"	325.00	82.29	N87°33'23"E	82.07
C3	8°23'45"	448.15	50.03	S09°21'51"E	50.00
C4	12°50'27"	375.00	84.04	S87°03'23"W	83.87
C5	11°0'54"	6341.98	130.80	N08°18'38"E	130.79
C6	0°38'01"	6600.50	73.00	N05°28'57"E	73.00
C7	1°38'13"	6341.98	173.65	N04°15'58"E	173.64

LINE	BEARING	LENGTH
L1	S74°15'58"E	113.57
L2	S23°32'43"E	155.00
L3	S04°58'32"E	18.81
L4	S03°48'15"W	148.91
L5	S02°18'41"E	148.24
L6	S07°12'06"E	151.68
L7	N80°38'09"E	98.88
L8	S80°38'09"W	98.88
L9	S07°12'06"E	39.89
L10	S02°25'22"E	123.75
L11	N84°37'17"W	20.38
L12	S84°37'17"E	20.27

Areas noted as "AREA TO BE RE-PLATTED" have been included in a prior plat, SOUTHWOOD GOLF COURSE, Plat Book 13, Pages 59-64. Upon approval and recording of this plat, these areas are being replatted such that they will be deleted from the Prior Plat and included in this plat.



Allen Nobles & Associates, Inc.
TALLAHASSEE • CHIPLEY • DESTIN • PENSACOLA
PROFESSIONAL LAND SURVEYING, MAPPING, AND CIVIL ENGINEERING
LEON COUNTY REGISTRATION #17000
3844 PABLO AVENUE
TALLAHASSEE, FLORIDA 32308
PH: 904-385-1179
FAX: 904-385-1404

DEDICATION STATE OF FLORIDA COUNTY OF LEON
Know all by these presents that The St. Joe Company (a Florida Corporation organized and existing under the laws of the State of Florida), the owners' fee simple of the land shown hereon platted as Southwood Unit 19, Phase 2 and being more particularly described as follows:
Commence at a found terra-cotta monument marking the Southwest corner of Section 10, Township 1 South, Range 1 East, Leon County, Florida; thence along the southerly boundary of said Section 10 run North 88 degrees 48 minutes 29 seconds East, a distance of 606.80 feet to a point on the northerly boundary of Lot 1 of Southwood Golf Course, a subdivision as per map or plat recorded in Plat Book 13, Pages 59 through 64 of the Public Records of Leon County, Florida; thence along said northerly boundary run South 59 degrees 41 minutes 38 seconds East, a distance of 271.31 feet to a found concrete monument, LB#3293 and the westerly right of way boundary of Four Oaks Boulevard (a proposed 121 foot roadway); thence leaving said westerly right of way boundary run South 78 degrees 17 minutes 19 seconds East, a distance of 121.00 feet to a point on a curve concave northwesterly and the easterly right of way boundary of said Four Oaks Boulevard; thence run northeasterly along said right of way curve with a radius of 6600.50 feet through a central angle of 05 degrees 18 minutes 02 seconds for an arc distance of 612.58 feet (chord of 612.34 feet bears North 11 degrees 03 minutes 10 seconds East) to a found concrete monument, LB#3293 on the westerly boundary Lot 3 of said Southwood Golf Course; thence run northeasterly along said westerly boundary and easterly right of way curve with a radius of 6600.50 feet through a central angle of 02 degrees 38 minutes 41 seconds for an arc distance of 298.82 feet (chord of 298.90 feet bears North 07 degrees 08 minutes 48 seconds East) to the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue northeasterly along said easterly right of way curve with a radius of 6600.50 feet through a central angle of 00 degrees 36 minutes 01 seconds, a distance of 73.00 feet (chord of 73.00 feet bears North 05 degrees 28 minutes 07 seconds East), thence leaving said southerly right of way boundary run South 84 degrees 37 minutes 17 seconds East, a distance of 20.27 feet to a point on a curve concave west; thence run northerly along said curve with a radius of 6341.98 feet through a central angle of 01 degree 35 minutes 17 seconds for an arc distance of 173.65 feet (chord of 173.65 feet bears North 04 degrees 28 minutes 37 seconds East) to a found concrete monument, LB#3293; thence run North 79 degrees 53 minutes 53 seconds East, a distance of 399.45 feet to a found concrete monument, LB#3293; thence run South 83 degrees 08 minutes 36 seconds East, a distance of 351.86 feet to found concrete monument, LB#3293; thence run North 82 degrees 47 minutes 28 seconds East, a distance of 458.14 feet to a found concrete monument, LB#3293; thence run South 73 degrees 32 minutes 43 seconds East, a distance of 155.00 feet to a found concrete monument, LB#3293, and the westerly right of way boundary of Mosey Creek Lane (a 48 foot right of way) as per Southwood Unit 9, a subdivision as per map or plat recorded in Plat Book 13, Page 38 of the Public Records of Leon County, Florida; thence along said westerly right of way boundary of said Mosey Creek Lane and the westerly boundary of said Southwood Unit 9 run South 04 degrees 56 minutes 32 seconds East, a distance of 18.81 feet to a found concrete monument, LB#3293 and a point of curve to the right; thence run southerly along said curve having a radius of 763.75 feet through a central angle of 07 degrees 54 minutes 54 seconds for an arc distance of 105.51 feet (chord of 105.42 feet bears South 00 degrees 59 minutes 05 seconds East) to a found concrete monument, LB#3293; thence run South 02 degrees 58 minutes 22 seconds West, a distance of 327.85 feet to a found concrete monument, LB#3293; thence leaving said westerly right of way boundary run North 83 degrees 32 minutes 45 seconds West, a distance of 211.35 feet to a found concrete monument, LB#3293; thence run South 03 degrees 48 minutes 15 seconds East, a distance of 148.91 feet to a found concrete monument, LB#3293; thence run South 02 degrees 18 minutes 41 seconds East, a distance of 148.24 feet to a found concrete monument, LB#3293; thence run South 07 degrees 12 minutes 06 seconds East, a distance of 151.68 feet to a found concrete monument, LB#3293 and a point on a curve concave north; thence run easterly along said curve with a radius of 325.00 feet through a central angle of 14 degrees 30 minutes for an arc distance of 82.29 feet (chord of 82.07 feet bears North 87 degrees 53 minutes 23 seconds East) to a found concrete monument, LB#3293; thence run North 80 degrees 38 minutes 08 seconds East, a distance of 98.88 feet to a found concrete monument, LB#3293 and the westerly right of way boundary of said Mosey Creek Lane; thence run southerly along a curve concave east with a radius of 448.15 feet through a central angle of 08 degrees 23 minutes 45 seconds for an arc distance of 211.35 feet (chord of 211.35 feet bears South 08 degrees 21 minutes 52 seconds East) to a found concrete monument, LB#3293; thence leaving said westerly right of way boundary run South 80 degrees 38 minutes 08 seconds West, a distance of 98.88 feet to a found concrete monument, LB#3293 and a point of curve to the right; thence run westerly along said curve having a radius of 375.00 feet through a central angle of 12 degrees 50 minutes 27 seconds for an arc distance of 84.04 feet (chord of 83.87 feet bears South 87 degrees 03 minutes 23 seconds West) to a found concrete monument, LB#3293; thence run South 07 degrees 12 minutes 06 seconds East, a distance of 327.85 feet to a found concrete monument, LB#3293; thence run South 03 degrees 48 minutes 15 seconds West, a distance of 148.91 feet to a found concrete monument, LB#3293; thence run North 83 degrees 32 minutes 45 seconds for an arc distance of 105.51 feet (chord of 105.42 feet bears North 80 degrees 38 minutes 08 seconds East) to a found concrete monument, LB#3293; thence run North 82 degrees 47 minutes 28 seconds East, a distance of 458.14 feet to a found concrete monument, LB#3293; thence run North 87 degrees 43 minutes 21 seconds West, a distance of 646.01 feet to a found concrete monument, LB#3293 and a point on a curve concave west; thence run northerly along said curve with a radius of 6341.98 feet through a central angle of 01 degree 10 minutes 54 seconds for an arc distance of 130.79 feet (chord of 130.79 feet bears North 08 degrees 18 minutes 35 seconds East); thence run North 84 degrees 37 minutes 34 seconds West, a distance of 20.38 feet to the POINT OF BEGINNING. Containing 971,221.38 square feet or 22,286 acres, more or less.

Have caused said lands to be divided and subdivided as shown hereon and does hereby dedicate the following:
To the perpetual use of the Public all easements utilities and other purposes and all purposes incident thereof specifically including but not limited to the right to use easements for ingress and egress to other lands. Reserving, however, the reversion or reversions thereof should the same be renounced, disclaimed, abandoned or the use thereof discontinued as prescribed by law by appropriate official action of the proper officials having charge or jurisdiction thereof.
To The Capital Region Community Development District all roads, streets, alleys and other right-of-ways as shown and depicted hereon. Reserving, however, the reversion or reversions thereof should the same be renounced, disclaimed, abandoned or the use thereof discontinued as prescribed by law by appropriate official action of the proper officials having charge or jurisdiction thereof.

This the 3rd day of AUGUST, A.D., 2004.
The St. Joe Company
By: St. Joe/Arvida Company, LP, its authorized agent
By: Pat Greeniger - Vice President
Witness: *[Signature]*

This the 3rd day of AUGUST, A.D., 2004.
The Capital Region Community Development District
By: Tammy G. Creel
Witness: *[Signature]*

This the 3rd day of AUGUST, A.D., 2004.
The Capital Region Community Development District
By: Tammy G. Creel
Witness: *[Signature]*

This the 3rd day of AUGUST, A.D., 2004.
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Witness: *[Signature]*

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The Capital Region Community Development District
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Witness: *[Signature]*

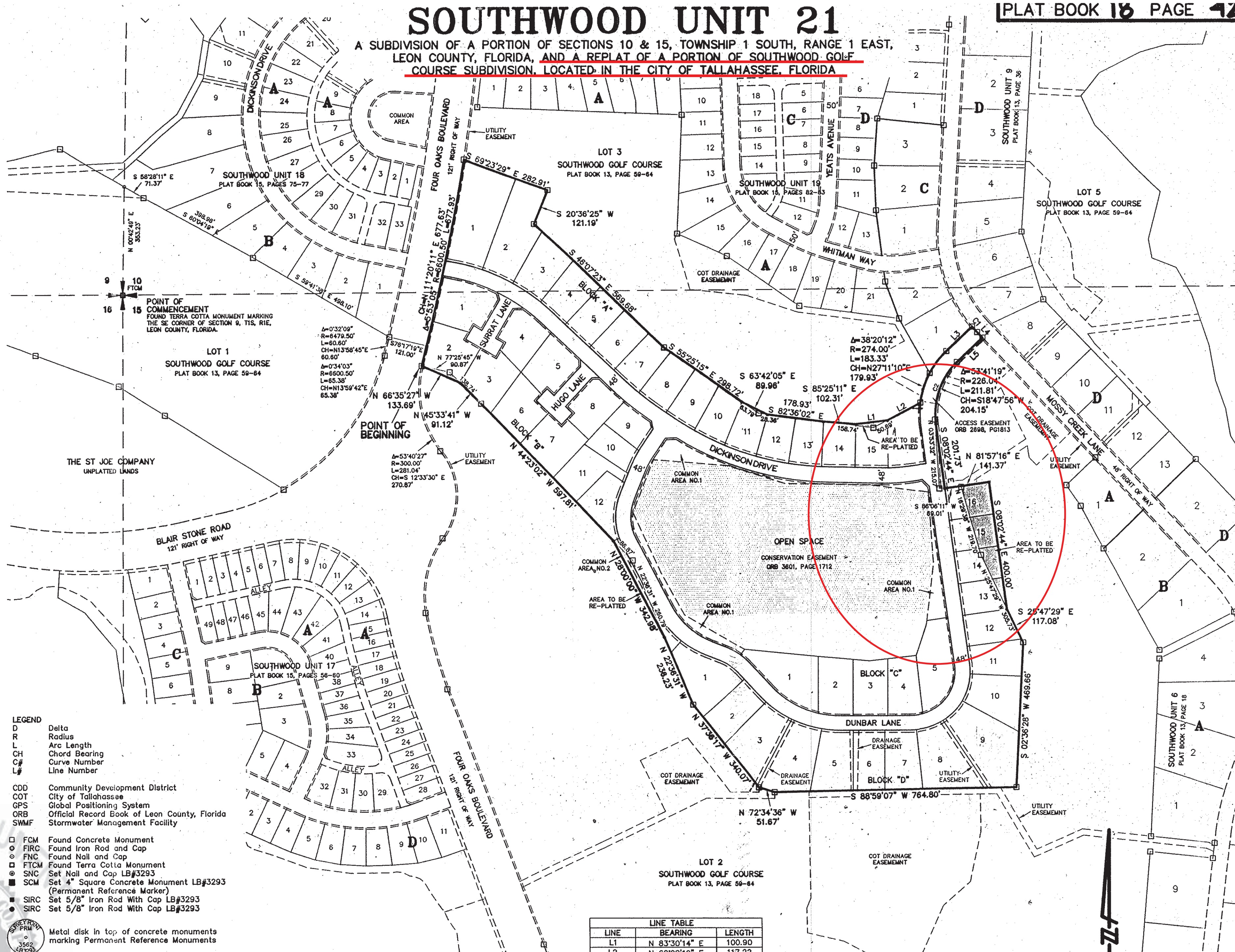
This the 3rd day of AUGUST, A.D., 2004.
The Capital Region Community Development District
By: Tammy G. Creel
Witness: *[Signature]*

This the 3rd day of AUGUST, A.D., 2004.
The Capital Region Community Development District
By: Tammy G. Creel
Witness: *[Signature]*

CERTIFICATION
I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the permanent reference monuments and permanent control points have been set and that the survey data are monumented in accordance with Chapter 177 of the Florida Statutes and with Chapter 61G17-8, of the Florida Administrative Code.
[Signature]
Allen K. Nobles
Florida Registered Land Surveyor Certificate No. 3562
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SOUTHWOOD UNIT 21

A SUBDIVISION OF A PORTION OF SECTIONS 10 & 15, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF SOUTHWOOD GOLF COURSE SUBDIVISION, LOCATED IN THE CITY OF TALLAHASSEE, FLORIDA



- LEGEND**
- D Delta
 - R Radius
 - L Arc Length
 - CH Chord Bearing
 - C# Curve Number
 - L# Line Number
 - CDD Community Development District
 - COT City of Tallahassee
 - GPS Global Positioning System
 - ORB Official Record Book of Leon County, Florida
 - SWMF Stormwater Management Facility

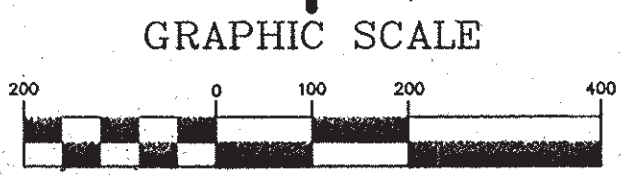
- FCM Found Concrete Monument
 - FIR Found Iron Rod and Cap
 - FNC Found Nail and Cap
 - FTC Found Terra Cotta Monument
 - SNC Set Nail and Cap LB#3293
 - SCM Set 4" Square Concrete Monument LB#3293 (Permanent Reference Marker)
 - SIRC Set 5/8" Iron Rod With Cap LB#3293
 - SIRC Set 5/8" Iron Rod With Cap LB#3293
- Metal disk in top of concrete monuments marking Permanent Reference Monuments

LINE TABLE

LINE	BEARING	LENGTH
L1	N 83°30'14" E	100.90
L2	N 62°08'19" E	117.22
L3	N 46°21'16" E	113.03
L4	S 43°38'44" E	24.02
L5	S 46°21'16" W	112.39

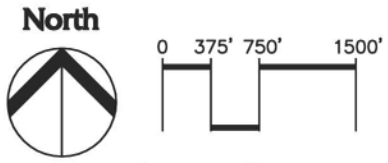
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD DIST
C1	3°04'04"	448.15'	24.00'	S 42°06'35" E	23.99'
C2	50°14'47"	226.00'	198.19'	S 21°13'52" W	191.90'



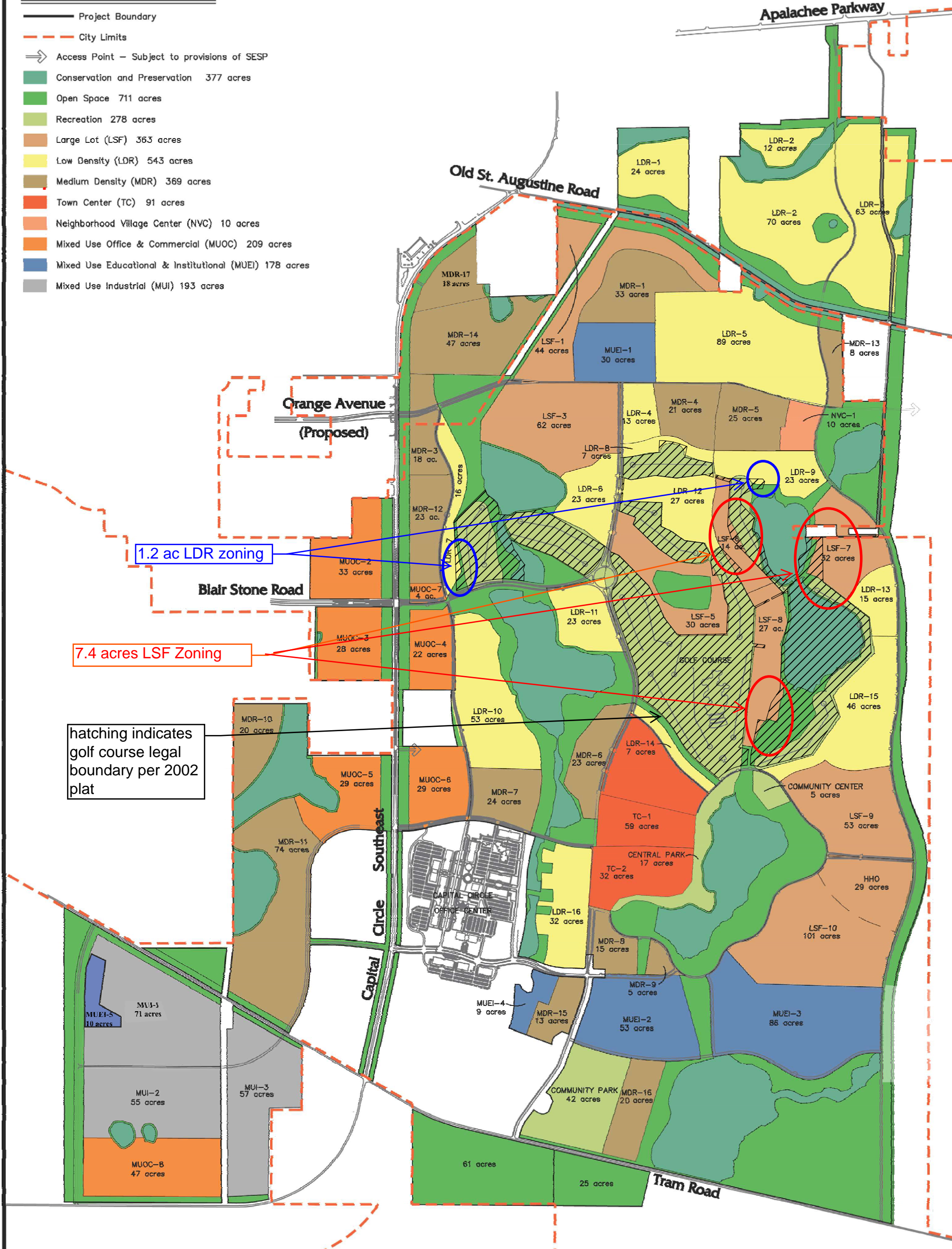
Allen Nobles & Associates, Inc.
 TALLAHASSEE • CHIPLEY • DESTIN • PENSACOLA

PROFESSIONAL LAND SURVEYING, MAPPING, AND CIVIL ENGINEERING
 LB#2293 EB#7000
 2720 PARKWAY
 TALLAHASSEE, FLORIDA 32308
 PH: 850-385-1179
 FAX: 850-385-1404



Legend

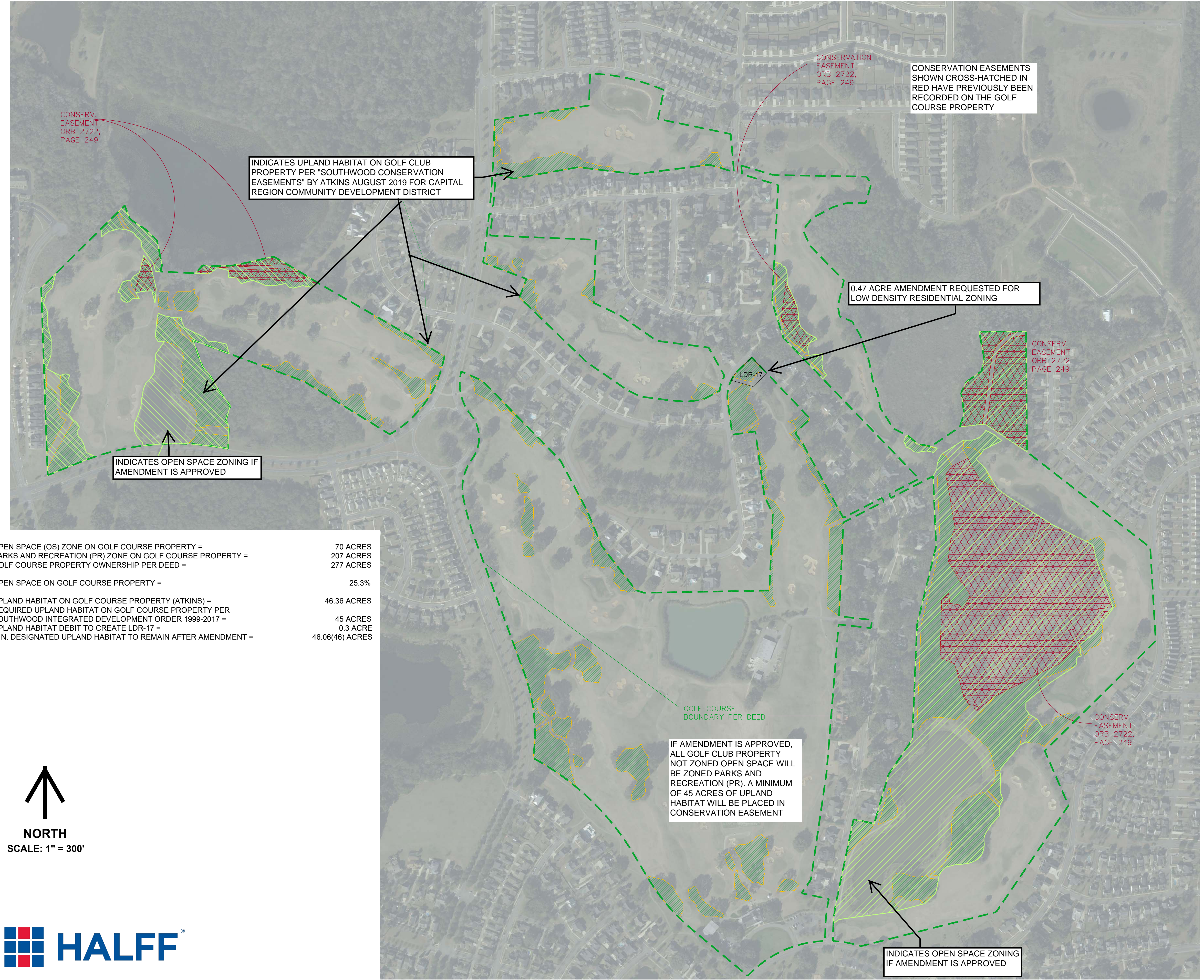
- Project Boundary
- City Limits
- Access Point – Subject to provisions of SESP
- Conservation and Preservation 377 acres
- Open Space 711 acres
- Recreation 278 acres
- Large Lot (LSF) 363 acres
- Low Density (LDR) 543 acres
- Medium Density (MDR) 369 acres
- Town Center (TC) 91 acres
- Neighborhood Village Center (NVC) 10 acres
- Mixed Use Office & Commercial (MUOC) 209 acres
- Mixed Use Educational & Institutional (MUEI) 178 acres
- Mixed Use Industrial (MUI) 193 acres



hatching indicates
golf course legal
boundary per 2002
plat

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SOUTHWOOD GOLF COURSE LAND USE MAP



CONSERV. EASEMENT ORB 2722, PAGE 249

CONSERV. EASEMENT ORB 2722, PAGE 249

CONSERVATION EASEMENTS SHOWN CROSS-HATCHED IN RED HAVE PREVIOUSLY BEEN RECORDED ON THE GOLF COURSE PROPERTY

INDICATES UPLAND HABITAT ON GOLF CLUB PROPERTY PER "SOUTHWOOD CONSERVATION EASEMENTS" BY ATKINS AUGUST 2019 FOR CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

0.47 ACRE AMENDMENT REQUESTED FOR LOW DENSITY RESIDENTIAL ZONING

CONSERV. EASEMENT ORB 2722, PAGE 249

INDICATES OPEN SPACE ZONING IF AMENDMENT IS APPROVED

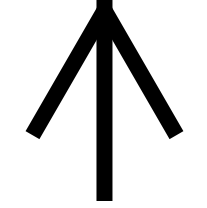
LDR-17

OPEN SPACE (OS) ZONE ON GOLF COURSE PROPERTY =	70 ACRES
PARKS AND RECREATION (PR) ZONE ON GOLF COURSE PROPERTY =	207 ACRES
GOLF COURSE PROPERTY OWNERSHIP PER DEED =	277 ACRES
OPEN SPACE ON GOLF COURSE PROPERTY =	25.3%
UPLAND HABITAT ON GOLF COURSE PROPERTY (ATKINS) =	46.36 ACRES
REQUIRED UPLAND HABITAT ON GOLF COURSE PROPERTY PER SOUTHWOOD INTEGRATED DEVELOPMENT ORDER 1999-2017 =	45 ACRES
UPLAND HABITAT DEBIT TO CREATE LDR-17 =	0.3 ACRE
MIN. DESIGNATED UPLAND HABITAT TO REMAIN AFTER AMENDMENT =	46.06(46) ACRES

GOLF COURSE BOUNDARY PER DEED

IF AMENDMENT IS APPROVED, ALL GOLF CLUB PROPERTY NOT ZONED OPEN SPACE WILL BE ZONED PARKS AND RECREATION (PR). A MINIMUM OF 45 ACRES OF UPLAND HABITAT WILL BE PLACED IN CONSERVATION EASEMENT

CONSERV. EASEMENT ORB 2722, PAGE 249


NORTH
SCALE: 1" = 300'



INDICATES OPEN SPACE ZONING IF AMENDMENT IS APPROVED

Dear Southwood Residents:

I am the person seeking to build one home on one 0.47-acre lot at the corner of Dunbar Lane and Mossy Creek Lane.

A false claim has been made to you as residents, and to the Board of your CDD, that I am really trying to develop 20 or 30 lots on the golf course and this is just the first, designed to set a precedent. This is utterly untrue. At a cost of over \$5,200 in government application fees just to submit forms to start the six- to eight-month process, it would be ludicrous to submit amendments one at a time.

I am not a developer – I am a dentist. I also happen to be one of several local Tallahassee owners of the Southwood Golf Club. As such, I know that the Club has never attempted to develop the golf course as anything other than as a better golf course. And that it has invested hundreds of thousands of dollars in improvements since the course and its surrounding land was purchased from St. Joe in 2018.

At the corner of Dunbar and Mossy Creek, where all utilities and stormwater management are in place, and where there are no neighbors immediately adjacent, I saw the opportunity to create one residential lot. This lot would be of similar size and shape as all the other lots in the vicinity, in an out-of-bounds area that has nothing to do with the operation of the course.

I knew the sale of this lot would benefit the Club and I knew how badly the pandemic and resultant shutdown had hurt the Club financially. So - to me, it seemed a win-win. Accordingly, I hired Halff Associates, Inc. to submit applications for PUD and DRI amendments on my behalf. I have since paid all expenses for preparation of applications, representation and government fees.

Other than this one lot, the Club has no desire or plan to sell off portions of the golf course. Chuck McMurry, its president, sent a letter on behalf of Club membership to John Ray on October 20, 2020 reflecting this.

Based on the false claim, your CDD Supervisors have not only sent a letter to City and County officials condemning the amendment - at John Ray's insistence, they have also earmarked up to \$12,000 of YOUR tax dollars to launch some sort of "investigation" into my motives.

Based on the false claim, hundreds of people have signed a petition opposing my project.

Unfortunately, due to COVID-19, we were not able to hold community meetings about the project to better inform the neighborhood about its very limited scope. The 0.47 acres I am asking to rezone represents less than one sixth of one percent of the golf course ownership.

As a result of my application, it was discovered that St. Joe should have provided a 45-acre conservation easement over upland portions of the out-of-bounds when the golf course was platted. As a condition of approval of the amendments, the Golf Club ownership has agreed to provide this long-overdue easement. Also, as a result of trueing up the zoning map with the actual golf course ownership boundary, 7 acres have changed from Active Recreation to Passive Recreation (Open Space). Thus, more than 25% of the Golf course property will be zoned Open Space when the amendments are approved.

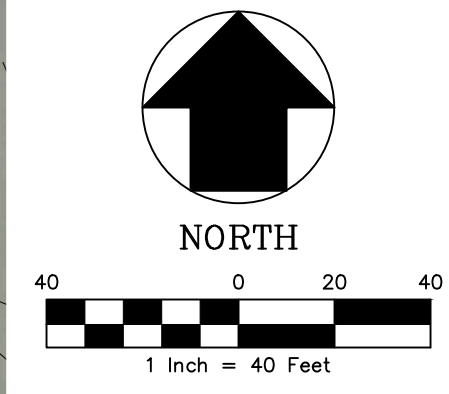
To minimize mailing cost, the notice sent out by the City to the neighborhood did not include the full application. Here is a link to two maps showing the proposed lot in relation to the entire golf course property and the proposed lot in relation to the existing lots around it: <https://halff-my.sharepoint.com/:b:/p/ah5072/EY5vD5PQJZhAltgER5L4v48Bga7Qv6ybonQpKTReUd3Agg?e=RrYLWY>

If you have questions after reviewing the maps, please contact Carolyn Bibler at Halff Associates Inc – cbibler@halff.com.

Sincerely,

Chip Chaney

RETURN TO TEXT



$\Delta = 19^{\circ}31'08''$
 $R = 226.04'$
 $L = 77.01'$
 $CH = N 36^{\circ}24'15'' E$

**PROPOSED
0.47 ACRE LOT**

DRAINAGE EASEMENT

N 46°21'16" E
142.35'

S 43°38'44" E
134.03'

S 74°00'55" E
147.08'

S 45°26'46" W
116.90'

N 74°00'55" W
140.38'

Remington, Melissa, 6/7/2020, 4:00:57 PM
 C:\38830\38830\001\CAD\38830\001\Layout_LDR1 Exhibit.dwg

NO.	DATE	DESCRIPTION	REVISIONS

DESIGNED BY: **S.R.W.**
 DRAWN BY: **S.R.W.**
 CHECKED BY: **C.S.B.**
 SCALE: **1" = 40'**



HALFF ASSOCIATES, INC.
 2507 CALLAWAY ROAD, SUITE 100
 TALLAHASSEE, FLORIDA 32303
 WWW.HALFF.COM (850) 224-4400

PREPARED FOR
FRANCIS C. CHANEY, LLC

PROJECT NAME
**1 LOT SUBDIVISION
 SOUTHWOOD @ HOLE 8**

SHEET TITLE
**PUD AMENDMENT
 CONCEPT PLAN**

SEAL
 David W. Hutcheson, P.E.
 License Number 38670

PROJECT NUMBER
38830.001
 DATE
05/28/2020
 SHEET NUMBER
1