

Additional Attachment #31 for the Joint Public Hearing - Agenda Item #1 Meeting of Tuesday, June 14, 2022

PUBLIC HEARING:

1. Joint Adoption Public Hearing on 2022 Cycle Comprehensive Plan Amendments
(*County Administrator/ PLACE/ Planning*)

Attachment #31 provides disclosed ex parte communications received by the Board.



Leon County Government

INTEROFFICE MEMO

TO: Honorable Chairman and Members of the Board

FROM: Chasity H. O'Steen, County Attorney *CHO*
Emily P. Bouza, Assistant County Attorney *EPB*

DATE: June 14, 2022

SUBJECT: Joint Adoption Public Hearing on 2022 Cycle Comprehensive Plan
Amendments and Concurrent Rezonings (Agenda Item #1)
Additional Attachment #31 - Ex Parte Communications

This memorandum provides additional Attachment #31 to Board Agenda #1 for the Joint Adoption Public Hearing on the 2022 Cycle Comprehensive Plan Amendments and Concurrent Rezonings, scheduled for June 14, 2022 ("Agenda Item #1").

Ex Parte Communications. The attached documents disclose supplemental written ex parte communications received concerning Agenda Item #1. The documents are included as Attachment #31 to Agenda Item #1, so that the communications can be made part of the record of the quasi-judicial proceeding for the rezonings considered in Options 8, 11, and 13 by the Board, and for review by all interested parties.

Any additional communications received or engaged in regarding Agenda Item #1, not included herein, shall be disclosed on the record at the Board meeting **before** the item is heard and voted on by the Board. If you have any questions or need more information, please do not hesitate to contact the County Attorney's Office at your earliest convenience.

CHO/EPB/plp
Encl.

cc: Vincent S. Long, County Administrator
Alan Rosenzweig, Deputy County Administrator
Ken Morris, Assistant County Administrator
Barry Wilcox, Director of Development Services and Environmental Management
Ben Pingree, Director of PLACE
Beryl H. Wood, Board Secretary
Mary Smach, Agenda Coordinator
Commission Aides

**Proposed Ordinance Amending the Official Zoning Map
Change Zoning Classification from Rural (R) Zoning District to Single
Detached, Attached, and Two Family Residential (R-3) Zoning District
Concurrent with Large-Scale Map Amendment LMA202202
(Woodville Highway)**

From: [Kyle Frost](#)
To: [Emily Bouza](#)
Subject: Ex Parte
Date: Monday, June 13, 2022 1:27:42 PM
Attachments: [ATN Comments on Comp Plan Amendments for June 14th meeting.eml](#)
[DR Horton Amendments.eml](#)
[image001.png](#)

Hi Emily,

Thank you for the call regarding the upcoming quasi-judicial items. I've attached 2 ex parte emails that I don't believe we've sent in yet. If we had, apologies for any duplicates. Please let me know if there's anything more we can provide.

Best,



Kyle Frost
Commissioner Aide
Leon County Commissioner Brian Welch, District 4
301 South Monroe Street | Tallahassee, FL 32301
(850) 606-5374 /work | (850) 841-0679 /cell
FrostK@leoncountyfl.gov | [Follow us online](#)

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: [Kathy McGuire](#)
To: [Mayor John Dailey](#); [Jeremy Matlow](#); [Porter, Jack](#); [Richardson, Curtis](#); [Dianne Williams-Cox](#); [Rick Minor](#); [Nick Maddox](#); welchb@leoncountyfl.gov; DozierK@leoncountyfl.gov; ProctorB@leoncountyfl.gov; cummingsC@leoncountyfl.gov; [White, Artie](#); [Mohrman, Melinda](#)
Subject: ATN Comments on Comp Plan Amendments for June 14th meeting
Date: Friday, June 10, 2022 1:57:56 PM
Attachments: [ATN Horton Comp Plan Amendment Remarks 6-10-22.pdf](#)

The portal to submit public comments for the June 14th meeting is not available on the website, so the Alliance of Tallahassee Neighborhoods is hereby submitting these comments, for the record, to you individually.

Kathy McGuire, Chair
Alliance of Tallahassee Neighborhoods



June 10, 2022

The Alliance of Tallahassee Neighborhoods (ATN) is requesting denial for Text Amendment LTA 2022-01, and Large-Scale Map Amendments LMA 2022-01, 2022-02, and 2022-03.

Action on these amendments should be denied or delayed until these analyses are completed.
The information staff has supplied in support of Approval is inadequate.

Staff does not provide vital analyses and data in support of their recommendation for approval of these amendments, including:

- A. Population growth/available developable land inside the USA,
- B. Roadway capacity, and
- C. Costs to the public to provide infrastructure and services

[LTA 2022-01](#) Text Amendment – Urban Services Area (USA) Expansion

Current Owner – St. Joe

Applicant – D. R. Horton

3 parcels:

- 134.9 acres Northeast quadrant: Old St. Augustine Road and April Road
- 62.0 acres Intersection Capital Circle Southwest and Woodville Highway
- 107.8 acres Between Apalachee Parkway and Old St. Augustine Road

ATN requests Denial.

These amendments are inconsistent with several comprehensive plan Land Use policies. Adoption of them violates the fundamental Land Use Plan criterion of not approving expansion of the USA until there is inadequate developable land to accommodate 90 % of the projected population in the Plan timeframe (20 years). Prior to the Welaunee USA expansion, Dr. Pam Hall's analysis showed there was still more than sufficient land available. Post Welaunee there is likely enough developable land already inside the USA for the next 45 years. Staff cites the governing formula, but provides no data to support the need for expansion.

Other Land Use plan policies about containing urban sprawl, maintaining the rural character of land outside the USA, and provision of adequate infrastructure are not met on these parcels.

[LMA 2022-01](#) 2022-02 2022-03 Large- Scale Map Amendments

Current Owner – St. Joe

Applicant – D. R. Horton

3 parcels:

01 - April Road Old St. Augustine Road	174 acres	Rural & Suburban to R3
02 - Woodville Highway	154 acres	PUD & Rural to Suburban
03 - Southwood Plantation	129.85 acres	Rural to Suburban

ATN requests Denial.

This is a mixed group of parcels-- some inside the city and inside the USA, some partially inside the USA, some in the City's Water & Sewer territory, others without water and sewer. Some of these parcels are covered in the Text Amendment (USA Expansion). They should not have been grouped as if the same Plan policies apply equally to all. This grouping causes confusion and gives the impression that all of them satisfy relevant Plan policies.

The Amendments which require expansion of the USA Boundary should be removed from consideration in the Map Amendment, as discussed above.

The remaining ones when evaluated on availability of essential infrastructure fail the test. Staff references available roadway access while ignoring other considerations, such as ack of water and sewer to some parcels.

There are existing Plan policies about containing urban sprawl and maintaining Rural properties for agriculture, silviculture, and associated uses with very low density residential allowed - 1 du/10 acres. These amendments prematurely open large acreage for development with higher density sprawled residential and commercial uses.

From: web_team@leoncountyfl.gov
To: proctorb@leoncountyfl.gov; holmesr@leoncountyfl.gov; DozierK@leoncountyfl.gov; ziring@leoncountyfl.gov; maddoxn@leoncountyfl.gov; YoshikawaS@leoncountyfl.gov; jacksonj@leoncountyfl.gov; sirmonske@leoncountyfl.gov; minorrr@leoncountyfl.gov; wilkofj@leoncountyfl.gov; cummingsc@leoncountyfl.gov; haynesc@leoncountyfl.gov; welchb@leoncountyfl.gov; frostk@leoncountyfl.gov
Cc: simpsonbi@leoncountyfl.gov; holloways@leoncountyfl.gov
Subject: DR Horton Amendments
Date: Saturday, June 11, 2022 4:44:17 PM

FROM:"Ann Dunan <anndunan@gmail.com>

<https://www.drhorton.com/>

I have NO confidence that any builder as large as this really gives a shit about the land, where it is, what environment is nearby or within the property, the real quality of construction. They would hire a local company or two, and buy some local resources... after they negotiate very cheap prices.... which usually denote poorer quality.Â But can local contractors, people who live here, compete with them?Â Or must they accept the cheap deals to stay alive.Â I wonder who takes home the bigger paychecks?

Keep North Florida construction with mostly North Florida construction businesses.Â Give nearby businesses and people the real work! Not this kiss ass kind of dance.Â And be sure to ck them out before you hire!Â Make sure that they DO understand the land, locations, what is beneath the land (like fresh water sources that become springs, rivers, lakes etc.Â NOT drains for sewage, gas stations, crud from roads ... grass lawns, and their assortedÂ chemicals for green carpets, hedges, landscaping... at the expense of local plants, trees and wildlife.Â Â

Do you really want to live in a cookie cutter, middle class neighborhood that is little more than the 1950's- 60's subdivisions?

I sure dont!
Ann Dunan

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

From: [Chauncy Haynes](#)
To: [Emily Bouza](#)
Subject: DR Horton Amendments
Date: Monday, June 13, 2022 1:52:16 PM

Sent via the Samsung Galaxy Note20 Ultra 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: web_team@leoncountyfl.gov <web_team@leoncountyfl.gov>
Sent: Saturday, June 11, 2022, 3:44 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>
Cc: Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>
Subject: DR Horton Amendments

FROM:"Ann Dunan <anndunan@gmail.com>

<https://www.drhorton.com/>

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

From: [Gary Zirin](#)
To: [Chasity OSteen](#)
Cc: [Patti Poppell](#); [Emily Bouza](#)
Subject: Fw: DR Horton Amendments
Date: Monday, June 13, 2022 11:36:11 AM

This email was received as an Ex-Parte communication by Commissioner Dozier and should be included in the public 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

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From: web_team@leoncountyfl.gov <web_team@leoncountyfl.gov>
Sent: Saturday, June 11, 2022 4:44 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings

<CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>

Cc: Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>

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Ann Dunan

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

From: [Rayshell Holmes](#)
To: [Patti Poppell](#)
Subject: FW: DR Horton Amendments
Date: Monday, June 13, 2022 3:03:27 PM

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

From: web_team@leoncountyfl.gov <web_team@leoncountyfl.gov>
Sent: Saturday, June 11, 2022 4:44 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>
Cc: Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>
Subject: DR Horton Amendments

FROM:"Ann Dunan <anndunan@gmail.com>

<https://www.drhorton.com/>

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

From: [Chasity OSteen](#)
To: [Nick Maddox](#)
Cc: [Emily Bouza](#); [Patti Poppell](#); [Sinclair Yoshikawa](#)
Subject: FW: DR Horton Amendments
Date: Monday, June 13, 2022 10:34:34 AM

Good morning Commissioner Maddox,

Based upon the information below, with the subject line "Horton Amendments," we will presume that Ms. Dunan is referring to Options 8, 11, and 13 to be considered at the Joint Comp Plan Hearing tomorrow. Accordingly, we will include the communication in the record as an ex parte communication. Thank you for your assistance and diligence!

Best Regards,
Chas-

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

From: Nick Maddox <MaddoxN@leoncountyfl.gov>
Sent: Monday, June 13, 2022 10:32 AM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: FW: DR Horton Amendments

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

From: web_team@leoncountyfl.gov <web_team@leoncountyfl.gov>
Sent: Saturday, June 11, 2022 4:44 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>
Cc: Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>
Subject: DR Horton Amendments

FROM:"Ann Dunan <anndunan@gmail.com>

<https://www.drhorton.com/>

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I sure dont!
Ann Dunan

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

**Proposed Ordinance Amending the Official Zoning Map
Changing Zoning Classification from Rural (R) and Office Residential (OR-2)
Zoning District to Single Family Detached Residential (R-1) Zoning District
Concurrent with Large-Scale Map Amendment LMA202201
(April Road)**

From: [Gary Zirin](#)
To: [Chasity OSteen](#)
Cc: [Emily Bouza](#); [Patti Poppel](#)
Subject: Fw: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes
Date: Tuesday, May 17, 2022 9:25:47 AM

This email was received as an Ex-Parte communication by Commissioner Dozier in reference to the Southwood Plantation Road and April Rezoning and should be included in the public 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

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From: Kristin Dozier <DozierK@leoncountyfl.gov>
Sent: Monday, May 2, 2022 9:33 PM
To: Gary Zirin <ZirinG@leoncountyfl.gov>
Subject: Fwd: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes

Begin forwarded message:

From: Anthony Gaudio <agaudio49@gmail.com>
Date: February 25, 2022 at 5:01:17 PM EST
To: "Akinrinde, Oluwaseyi" <Oluwaseyi.Akinrinde@talgov.com>
Cc: Ken Goldberg <kgoldberg7@aol.com>, "Hodges, Stephen M" <Stephen.Hodges@talgov.com>, Kristin Dozier <DozierK@leoncountyfl.gov>, Rick Minor <MinorR@leoncountyfl.gov>, Brian Welch <WelchB@leoncountyfl.gov>, "Dailey, John" <John.Dailey@talgov.com>
Subject: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes

Mr. Oluwaseyi , Mr. Hodges, and Commissioners

I am sending this email on behalf of the Grassroots Community with regard to two land use change amendments, LMA 202201 (129.8 acres) and LMA 202203 (173.24 acres), which will be considered by the City's Local Planning Agency on March 1, 2022. The applicant for both projects is D.R. Horton; the landowner is St. Joe Company. The land use amendments also seek concurrent rezonings for the designated properties.

Grassroots community is located between Southwood Plantation and April Roads, along Old St. Augustine Road. We have a number of concerns with both of these projects, which I've briefly outlined below:

1. The projects contain approximately 303 acres. The applications for concurrent rezonings on these parcels seek urban and suburban densities that will allow more than 2,500 residences to be developed in an area of the County that is characterized by rural, low density residential development. With the exception of the April Road parcel abutting Apalachee Parkway, the parcels being considered for rezoning are located outside the City's and County's existing Urban Services Area. The proposed rezonings seek to expand the existing Urban Services Area, notwithstanding the fact that hundreds of undeveloped acres abutting Old St. Augustine Road were already rezoned and approved for development for St. Joe's Southwood DRI. The existence of this significant residential capacity within the USA, in the same general area as the D.R. Horton parcels, undermines the need or rationale for expanding the existing USA boundary to justify these amendments, which are located outside the USA, particularly at the densities and intensities sought.
2. The densities and intensities sought in these rezonings will have significant adverse impacts on Old St. Augustine Road, one of the only designated canopy roads in the County that remains largely intact. As such, Old St. Augustine Road requires special protection when considering any development that will impact the road. The proposed rezoning provides no substantive detail to ensure that the road can, in fact, handle the additional impacts from these rezonings, while ensuring it retains its protected status.
3. Old St. Augustine Road is a single lane, narrow, hilly, winding rural road. It cannot safely and reasonably handle the additional traffic that will result from the proposed rezonings at their proposed densities and intensities. As noted above, the development approvals for the Southwood DRI along Old St. Augustine Road, once developed, will have a significant impact on the capacity of Old St. Augustine Road to handle the additional traffic impacts that will result from the proposed by the D.R. Horton rezonings. If, for safety, capacity, or concurrency requirements, St. Augustine Road will have to be significantly widened or modified because the density or intensity of proposed development necessitates such modifications, it will effectively kill the trees, understory, and habitat that constitutes the canopy protection area, and violate the policies in the comprehensive plan mandating the protection of designated canopy roads.

4. The requirement for the protection of Old St. Augustine Road has been in place for approximately 30 years. Any development proposed along Old St. Augustine Road should be limited to densities and intensities of use that ensures the preservation and protection of the canopy and its protection area. The rezonings that are sought at this time on Southwood Plantation and April Roads do not provide the specific detail for a legitimate assessment of whether the canopy protection requirement can, or will, be met.

For these reasons, it is our suggestion that the concurrent rezoning applications be recommended for denial, or tabled, until such time as the applicant provides the necessary data and detail to fully assess the actual impacts the proposed projects will have on Old St. Augustine Road at the time development is sought. This cannot be done with a rezoning that piggybacks on a land use change. The rezoning should be tied to the application for development order approval. To achieve this end, we suggest that the applicant resubmit its rezoning applications concurrent with its applications for final development order approval so that any issues can be fully fleshed out in advance of, and in coordination with, the project moving forward on the ground.

We would welcome the opportunity to meet with representatives of D.R. Horton, St. Joe, or the City/County to discuss their proposals to see if we can help facilitate the resolution of these issues. I would be happy to answer any questions you may have.

Thank you for your consideration and time.

Ken Goldberg
kgoldberg7@gmail.com
(850) 567-6225

Anthony Gaudio
Agaudio49@gmail.com
850-528-6350



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: [Gary Zirin](#)
To: [Chasity OSteen](#)
Cc: [Emily Bouza](#); [Patti Poppell](#)
Subject: Fw: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes
Date: Tuesday, May 17, 2022 9:25:47 AM

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Chief of Staff
County Commissioner Kristin Dozier
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(850) 606-5375 /work | **(850) 264-5857** /cell
ZirinG@leoncountyfl.gov

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From: Kristin Dozier <DozierK@leoncountyfl.gov>
Sent: Monday, May 2, 2022 9:33 PM
To: Gary Zirin <ZirinG@leoncountyfl.gov>
Subject: Fwd: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes

Begin forwarded message:

From: Anthony Gaudio <agaudio49@gmail.com>
Date: February 25, 2022 at 5:01:17 PM EST
To: "Akinrinde, Oluwaseyi" <Oluwaseyi.Akinrinde@talgov.com>
Cc: Ken Goldberg <kgoldberg7@aol.com>, "Hodges, Stephen M" <Stephen.Hodges@talgov.com>, Kristin Dozier <DozierK@leoncountyfl.gov>, Rick Minor <MinorR@leoncountyfl.gov>, Brian Welch <WelchB@leoncountyfl.gov>, "Dailey, John" <John.Dailey@talgov.com>
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1. The projects contain approximately 303 acres. The applications for concurrent rezonings on these parcels seek urban and suburban densities that will allow more than 2,500 residences to be developed in an area of the County that is characterized by rural, low density residential development. With the exception of the April Road parcel abutting Apalachee Parkway, the parcels being considered for rezoning are located outside the City's and County's existing Urban Services Area. The proposed rezonings seek to expand the existing Urban Services Area, notwithstanding the fact that hundreds of undeveloped acres abutting Old St. Augustine Road were already rezoned and approved for development for St. Joe's Southwood DRI. The existence of this significant residential capacity within the USA, in the same general area as the D.R. Horton parcels, undermines the need or rationale for expanding the existing USA boundary to justify these amendments, which are located outside the USA, particularly at the densities and intensities sought.
2. The densities and intensities sought in these rezonings will have significant adverse impacts on Old St. Augustine Road, one of the only designated canopy roads in the County that remains largely intact. As such, Old St. Augustine Road requires special protection when considering any development that will impact the road. The proposed rezoning provides no substantive detail to ensure that the road can, in fact, handle the additional impacts from these rezonings, while ensuring it retains its protected status.
3. Old St. Augustine Road is a single lane, narrow, hilly, winding rural road. It cannot safely and reasonably handle the additional traffic that will result from the proposed rezonings at their proposed densities and intensities. As noted above, the development approvals for the Southwood DRI along Old St. Augustine Road, once developed, will have a significant impact on the capacity of Old St. Augustine Road to handle the additional traffic impacts that will result from the proposed by the D.R. Horton rezonings. If, for safety, capacity, or concurrency requirements, St. Augustine Road will have to be significantly widened or modified because the density or intensity of proposed development necessitates such modifications, it will effectively kill the trees, understory, and habitat that constitutes the canopy protection area, and violate the policies in the comprehensive plan mandating the protection of designated canopy roads.

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We would welcome the opportunity to meet with representatives of D.R. Horton, St. Joe, or the City/County to discuss their proposals to see if we can help facilitate the resolution of these issues. I would be happy to answer any questions you may have.

Thank you for your consideration and time.

Ken Goldberg
kgoldberg7@gmail.com
(850) 567-6225

Anthony Gaudio
Agaudio49@gmail.com
850-528-6350



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From: [Chasity OSteen](#)
To: [Jodi Wilkof](#)
Cc: [Rick Minor](#); [Patti Poppell](#); [Emily Bouza](#)
Subject: Re: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes
Date: Saturday, February 26, 2022 7:48:02 AM

Good morning Jodi,

Thank you! We will add them into the record.

Best Regards,
Chas-

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From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Friday, February 25, 2022 5:57:08 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Fw: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes

Chasity -

I am forwarding you this email Rick received consistent with your directions regarding ex parte communications on a pending quasi-judicial matter.

Please advise if anything further we need to do.

Thank you,
Jodi

Jodi Wilkof
Chief of Staff, Leon County Chairman Rick Minor
850/606-5373 - Office
850/491-0192 - Cell
WilkofJ@LeonCountyFL.gov

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From: Anthony Gaudio <agaudio49@gmail.com>
Sent: Friday, February 25, 2022 5:01 PM
To: Akinrinde, Oluwaseyi <Oluwaseyi.Akinrinde@talgov.com>
Cc: 'Ken Goldberg' <kgoldberg7@aol.com>; Hodges, Stephen M <Stephen.Hodges@talgov.com>;

Kristin Dozier <DozierK@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Dailey, John <John.Dailey@talgov.com>

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From: [Chasity OSteen](#)
To: [Jodi Wilkof](#)
Cc: [Rick Minor](#); [Patti Poppell](#); [Emily Bouza](#)
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Anthony Gaudio
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850-528-6350



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From: [Chauncy Haynes](#)
To: [Emily Bouza](#)
Subject: DR Horton Amendments
Date: Monday, June 13, 2022 1:52:16 PM

Sent via the Samsung Galaxy Note20 Ultra 5G, an AT&T 5G smartphone
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From: web_team@leoncountyfl.gov <web_team@leoncountyfl.gov>
Sent: Saturday, June 11, 2022, 3:44 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>
Cc: Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>
Subject: DR Horton Amendments

FROM:"Ann Dunan <anndunan@gmail.com>

<https://www.drhorton.com/>

I have NO confidence that any builder as large as this really gives a shit about the land, where it is, what environment is nearby or within the property, the real quality of construction. They would hire a local company or two, and buy some local resources... after they negotiate very cheap prices.... which usually denote poorer quality.Â

But can local contractors, people who live here, compete with them?Â Or must they accept the cheap deals to stay alive.Â I wonder who takes home the bigger paychecks?

Keep North Florida construction with mostly North Florida construction businesses.Â Give nearby businesses and people the real work! Not this kiss ass kind of dance.Â

And be sure to ck them out before you hire!Â Make sure that they DO understand the land, locations, what is beneath the land (like fresh water sources that become springs, rivers, lakes etc.Â NOT drains for sewage, gas stations, crud from roads ... grass lawns, and their assortedÂ chemicals for green carpets, hedges, landscaping... at the expense of local plants, trees and wildlife.Â Â

Do you really want to live in a cookie cutter, middle class neighborhood that is little more than the 1950's- 60's subdivisions?

I sure dont!
Ann Dunan

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

From: [Gary Zirin](#)
To: [Chasity OSteen](#)
Cc: [Patti Poppell](#); [Emily Bouza](#)
Subject: Fw: DR Horton Amendments
Date: Monday, June 13, 2022 11:36:11 AM

This email was received as an Ex-Parte communication by Commissioner Dozier and should be included in the public 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

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From: web_team@leoncountyfl.gov <web_team@leoncountyfl.gov>
Sent: Saturday, June 11, 2022 4:44 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings

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

From: [Rayshell Holmes](#)
To: [Patti Poppell](#)
Subject: FW: DR Horton Amendments
Date: Monday, June 13, 2022 3:03:27 PM

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

From: web_team@leoncountyfl.gov <web_team@leoncountyfl.gov>
Sent: Saturday, June 11, 2022 4:44 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>
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This message sent from the Leon County Website: www.leoncountyfl.gov

From: [Kyle Frost](#)
To: [Emily Bouza](#)
Subject: Ex Parte
Date: Monday, June 13, 2022 1:27:42 PM
Attachments: [ATN Comments on Comp Plan Amendments for June 14th meeting.eml](#)
[DR Horton Amendments.eml](#)
[image001.png](#)

Hi Emily,

Thank you for the call regarding the upcoming quasi-judicial items. I've attached 2 ex parte emails that I don't believe we've sent in yet. If we had, apologies for any duplicates. Please let me know if there's anything more we can provide.

Best,



Kyle Frost
Commissioner Aide
Leon County Commissioner Brian Welch, District 4
301 South Monroe Street | Tallahassee, FL 32301
(850) 606-5374 /work | (850) 841-0679 /cell
FrostK@leoncountyfl.gov | [Follow us online](#)

People Focused. Performance Driven.

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From: [Kathy McGuire](#)
To: [Mayor John Dailey](#); [Jeremy Matlow](#); [Porter, Jack](#); [Richardson, Curtis](#); [Dianne Williams-Cox](#); [Rick Minor](#); [Nick Maddox](#); welchb@leoncountyfl.gov; DozierK@leoncountyfl.gov; ProctorB@leoncountyfl.gov; cummingsC@leoncountyfl.gov; [White, Artie](#); [Mohrman, Melinda](#)
Subject: ATN Comments on Comp Plan Amendments for June 14th meeting
Date: Friday, June 10, 2022 1:57:56 PM
Attachments: [ATN Horton Comp Plan Amendment Remarks 6-10-22.pdf](#)

The portal to submit public comments for the June 14th meeting is not available on the website, so the Alliance of Tallahassee Neighborhoods is hereby submitting these comments, for the record, to you individually.

Kathy McGuire, Chair
Alliance of Tallahassee Neighborhoods



June 10, 2022

The Alliance of Tallahassee Neighborhoods (ATN) is requesting denial for Text Amendment LTA 2022-01, and Large-Scale Map Amendments LMA 2022-01, 2022-02, and 2022-03.

Action on these amendments should be denied or delayed until these analyses are completed.
The information staff has supplied in support of Approval is inadequate.

Staff does not provide vital analyses and data in support of their recommendation for approval of these amendments, including:

- A. Population growth/available developable land inside the USA,
- B. Roadway capacity, and
- C. Costs to the public to provide infrastructure and services

[LTA 2022-01](#) Text Amendment – Urban Services Area (USA) Expansion

Current Owner – St. Joe

Applicant – D. R. Horton

3 parcels:

- 134.9 acres Northeast quadrant: Old St. Augustine Road and April Road
- 62.0 acres Intersection Capital Circle Southwest and Woodville Highway
- 107.8 acres Between Apalachee Parkway and Old St. Augustine Road

ATN requests Denial.

These amendments are inconsistent with several comprehensive plan Land Use policies. Adoption of them violates the fundamental Land Use Plan criterion of not approving expansion of the USA until there is inadequate developable land to accommodate 90 % of the projected population in the Plan timeframe (20 years). Prior to the Welaunee USA expansion, Dr. Pam Hall's analysis showed there was still more than sufficient land available. Post Welaunee there is likely enough developable land already inside the USA for the next 45 years. Staff cites the governing formula, but provides no data to support the need for expansion.

Other Land Use plan policies about containing urban sprawl, maintaining the rural character of land outside the USA, and provision of adequate infrastructure are not met on these parcels.

[LMA 2022-01](#) 2022-02 2022-03 Large- Scale Map Amendments

Current Owner – St. Joe

Applicant – D. R. Horton

3 parcels:

01 - April Road Old St. Augustine Road	174 acres	Rural & Suburban to R3
02 - Woodville Highway	154 acres	PUD & Rural to Suburban
03 - Southwood Plantation	129.85 acres	Rural to Suburban

ATN requests Denial.

This is a mixed group of parcels-- some inside the city and inside the USA, some partially inside the USA, some in the City's Water & Sewer territory, others without water and sewer. Some of these parcels are covered in the Text Amendment (USA Expansion). They should not have been grouped as if the same Plan policies apply equally to all. This grouping causes confusion and gives the impression that all of them satisfy relevant Plan policies.

The Amendments which require expansion of the USA Boundary should be removed from consideration in the Map Amendment, as discussed above.

The remaining ones when evaluated on availability of essential infrastructure fail the test. Staff references available roadway access while ignoring other considerations, such as ack of water and sewer to some parcels.

There are existing Plan policies about containing urban sprawl and maintaining Rural properties for agriculture, silviculture, and associated uses with very low density residential allowed - 1 du/10 acres. These amendments prematurely open large acreage for development with higher density sprawled residential and commercial uses.

From: web_team@leoncountyfl.gov
To: proctorb@leoncountyfl.gov; holmesr@leoncountyfl.gov; DozierK@leoncountyfl.gov; ziring@leoncountyfl.gov; maddoxn@leoncountyfl.gov; YoshikawaS@leoncountyfl.gov; jacksonj@leoncountyfl.gov; sirmonske@leoncountyfl.gov; minorrr@leoncountyfl.gov; wilkofj@leoncountyfl.gov; cummingsc@leoncountyfl.gov; haynesc@leoncountyfl.gov; welchb@leoncountyfl.gov; frostk@leoncountyfl.gov
Cc: simpsonbi@leoncountyfl.gov; holloways@leoncountyfl.gov
Subject: DR Horton Amendments
Date: Saturday, June 11, 2022 4:44:17 PM

FROM:"Ann Dunan <anndunan@gmail.com>

<https://www.drhorton.com/>

I have NO confidence that any builder as large as this really gives a shit about the land, where it is, what environment is nearby or within the property, the real quality of construction. They would hire a local company or two, and buy some local resources... after they negotiate very cheap prices.... which usually denote poorer quality.Â But can local contractors, people who live here, compete with them?Â Or must they accept the cheap deals to stay alive.Â I wonder who takes home the bigger paychecks?

Keep North Florida construction with mostly North Florida construction businesses.Â Give nearby businesses and people the real work! Not this kiss ass kind of dance.Â And be sure to ck them out before you hire!Â Make sure that they DO understand the land, locations, what is beneath the land (like fresh water sources that become springs, rivers, lakes etc.Â NOT drains for sewage, gas stations, crud from roads ... grass lawns, and their assortedÂ chemicals for green carpets, hedges, landscaping... at the expense of local plants, trees and wildlife.Â Â

Do you really want to live in a cookie cutter, middle class neighborhood that is little more than the 1950's- 60's subdivisions?

I sure dont!
Ann Dunan

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

From: [Chasity OSteen](#)
To: [Nick Maddox](#)
Cc: [Emily Bouza](#); [Patti Poppell](#); [Sinclair Yoshikawa](#)
Subject: FW: DR Horton Amendments
Date: Monday, June 13, 2022 10:34:34 AM

Good morning Commissioner Maddox,

Based upon the information below, with the subject line "Horton Amendments," we will presume that Ms. Dunan is referring to Options 8, 11, and 13 to be considered at the Joint Comp Plan Hearing tomorrow. Accordingly, we will include the communication in the record as an ex parte communication. Thank you for your assistance and diligence!

Best Regards,
Chas-

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

From: Nick Maddox <MaddoxN@leoncountyfl.gov>
Sent: Monday, June 13, 2022 10:32 AM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: FW: DR Horton Amendments

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

From: web_team@leoncountyfl.gov <web_team@leoncountyfl.gov>
Sent: Saturday, June 11, 2022 4:44 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>
Cc: Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>
Subject: DR Horton Amendments

FROM:"Ann Dunan <anndunan@gmail.com>

<https://www.drhorton.com/>

I have NO confidence that any builder as large as this really gives a shit about the land, where it is, what environment is nearby or within the property, the real quality of construction. They would hire a local company or two, and buy some local resources... after they negotiate very cheap prices.... which usually denote poorer quality.Â But can local contractors, people who live here, compete with them?Â Or must they accept the cheap deals to stay alive.Â I wonder who takes home the bigger paychecks?

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Ann Dunan

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

**Proposed Ordinance Amending the Official Zoning Map
Changing Zoning Classification from Rural (R) and Critical Planning Area
(CPA) Zoning District to Single Detached, Attached, and Two Family
Residential (R-3) Zoning District
Concurrent with Large-Scale Map Amendment LMA202202
(Southwood Plantation Road)**

From: [Gary Zirin](#)
To: [Chasity OSteen](#)
Cc: [Emily Bouza](#); [Patti Poppell](#)
Subject: Fw: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201
Date: Tuesday, May 17, 2022 9:23:50 AM

This email was received as an Ex-Parte communication by Commissioner Dozier in reference to the Southwood Plantation Road Rezoning and should be included in the public 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: Kristin Dozier <DozierK@leoncountyfl.gov>
Sent: Monday, May 2, 2022 9:15 PM
To: Gary Zirin <ZirinG@leoncountyfl.gov>
Subject: Fwd: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

Begin forwarded message:

From: Anne Meisenzahl <annabelle58@embarqmail.com>
Date: April 12, 2022 at 5:40:56 PM EDT
To: rosanne wood <rosannewood@gmail.com>, grassroots-community <grassroots-community@googlegroups.com>
Cc: Rick Minor <MinorR@leoncountyfl.gov>, Kristin Dozier <DozierK@leoncountyfl.gov>, Brian Welch <WelchB@leoncountyfl.gov>, Nick Maddox <MaddoxN@leoncountyfl.gov>, Bill Proctor <PROCTORB@leoncountyfl.gov>, Carolyn Cummings <CummingsC@leoncountyfl.gov>, Jimbo Jackson <JacksonJ@leoncountyfl.gov>
Subject: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

ear Commissioners,

I am a resident of Grassroots neighborhood, and I join my neighbors in opposing the proposed rezoning for high density development on Southwood Plantation Road. The road does NOT support more traffic for this type of development. This is a rural area and the roads are already too narrow for walkers or bikers and are unsafe for normal speeds. Our canopy roads are a treasure that need to be protected.

High density housing should be built in high-need neighborhoods that have access to bus lines and other existing infrastructure.

Also, the proposed land use change is incompatible with the designation of rural and will have a negative impact on the existing natural environment.

Thank you for considering these concerns.

Anne Meisenzahl

850-322-6864

Below is the letter from our representatives, Ken Goldberg and Anthony Gaudio.

I am following up on our discussion by telephone last week regarding land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

On behalf of the undersigned, residents in the Grassroots Community and members of the Grassroots Community Membership Association, Inc. (GCMA), our issues of concern are as follows:

Southwood Plantation Road Lacks Capacity for the Development of the Proposed Land Use Change. The subject property is located between St. Augustine Road, a designated canopy road to its south, and Apalachee Parkway to its north. The property abuts the eastern side of Southwood Plantation Road, which is a narrow, winding single lane rural road bordered by open ditches.

Southwood Plantation Road provides the sole access to/from Apalachee Parkway and Old St. Augustine Road from the eastern side of the Southwood DRI/PUE. It also provides the sole point of ingress and egress to and from the 240 unit Apalachee Point Apartments, adjacent to the northern boundary of the subject property, as well as other single family residences abutting Southwood Plantation Road. The proposed land use change from Rural to Suburban changes the parcel from the present density of one unit per 10 acres, to a future density of 20 units per acre. Southwood Plantation Road does not have the capacity to safely handle this proposed increase in density for a 129 acre parcel. Even at 8 units per acre, which you represented would be the zoning density sought through rezoning, this single lane rural road neither

has the capacity, nor can it safely support, the level of development proposed for this site.

Relocation of Southwood Plantation Road. As a condition of approval of the original Southwood DRI/PUD, St. Joe agreed to redirect future traffic in the DRI off Southwood Plantation Road onto a newly developed internal road system. This new internal road necessitated the creation of a new intersection at St. Augustine Road that will connect the DRI development south of St. Augustine Road, to the future DRI development proposed north of St. Augustine Road. The intersection will be located in an area west of Southwood Plantation Road, that is more central to the DRI. In exchange for the creation of a new intersection that will require significant safety and sight clearing of St. Augustine Road's protected canopy, St. Joe agreed to close the existing intersection at Southwood Plantation and St. Augustine Roads to offset the canopy impacts on the new intersection to the west. (It is our understanding that access to St. Augustine Road from the portion of Southwood Plantation Road south of St. Augustine Road would not be closed in order to maintain the east/west access St. Augustine Road provides to the existing homes abutting Southwood Plantation Road that are not part of the Southwood DRI).

It is imperative that the proposed 129 acre land use and zoning change be evaluated for potential impacts this development will have on Southwood Plantation Road, including an assessment of the project based on the closure of access to St. Augustine Road from Southwood Plantation Road. It is also imperative that any land use change, rezoning, or development order issued for the subject parcel be conditioned on the closure of this intersection, in conformity with St. Joe's commitment to offset its new canopy road intersection with the closure.

Density - This 129 acre site now Zoned Rural can have up to 20 units per acre after the changes to the land use map requested. Even if the developer only goes to 8 units per acre, as you stated in our telephone conversation, this could mean up to 1000 or more additional housing units that will be in that development, on a parcel that is itself designated rural, within a much larger area east and south of the site, that is also designated rural. The proposed land use change is incompatible with the area, and inconsistent with the underlying purpose of having designated the parcel as rural, in recognition of the existing natural systems and ecosystems in the area, and the rural development patterns that presently exists around this site. This is underscored by the fact that a portion of the parcel is located outside the USA boundary.

Urban Services Area – It is my understanding that a portion of the property is not now in the Urban Services Area. Adding this development will add significantly to the Concurrency needs for transportation, sewage, Schools, Fire, etc. Given the thousands of approved residences and commercial development still undeveloped in the Southwood DRI/PUD, all within the the USA, what is the rationale for having to expand the USA to accommodate the change in land use sought by these amendments? It seems piecemeal at the expense of infilling remaining for the existing USA.

Concurrency Requirement for \$10 Million dollars to be paid to the City for Concurrency after Southwood expands or develops north of its current northern most boundary. This 129 acre parcel is proposed to be developed by a subsequent purchaser from the current owner, St. Joe, subject to the approval of the change in land use and zoning. The concurrency deficits and future needs that have been identified in the area are directly the result of the approval of the Southwood DRI/PUD. These deficits will be exacerbated by the approval of the land use change that has been requested for the subject property, and should be assessed and evaluated based on the reality of the deficits existing today, not on the basis of the improvements that may be made in the future when, and if, St. Joe develops the northern portion of the DRI.

We do not want the future developer of the subject parcel to be allowed to offset the impacts of its proposed development on the basis of concurrency improvements that might be made if the Southwood DRI moves forward on the northern portion of the DRI. The proposed project should pay its own fair share for its own impacts independent of any improvements that might occur in the future, just as St. Joe should be required to pay its full \$10 million share of the impacts its DRI will have if it completes its development north of Old St. Augustine Road, irrespective of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

Ken Goldberg,
President, GCMA
511China Berry Lane
Tallahassee, FL 32311
850-567-6225

Anthony Gaudio

Registered Agent, GCMA
2335 Grassroots Way
Tallahassee, FL 32311
850-528-6350

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From: [Gary Zirin](#)
To: [Chasity OSteen](#)
Cc: [Emily Bouza](#); [Patti Poppell](#)
Subject: Fw: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201
Date: Tuesday, May 17, 2022 9:23:50 AM

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Thanks,
Gary



Gary Zirin
Chief of Staff
County Commissioner Kristin Dozier
301 S. Monroe Street, Tallahassee, FL
32301
(850) 606-5375 /work | (850) 264-
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From: Kristin Dozier <DozierK@leoncountyfl.gov>
Sent: Monday, May 2, 2022 9:15 PM
To: Gary Zirin <ZirinG@leoncountyfl.gov>
Subject: Fwd: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

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Date: April 12, 2022 at 5:40:56 PM EDT
To: rosanne wood <rosannewood@gmail.com>, grassroots-community <grassroots-community@googlegroups.com>
Cc: Rick Minor <MinorR@leoncountyfl.gov>, Kristin Dozier <DozierK@leoncountyfl.gov>, Brian Welch <WelchB@leoncountyfl.gov>, Nick Maddox <MaddoxN@leoncountyfl.gov>, Bill Proctor <PROCTORB@leoncountyfl.gov>, Carolyn Cummings <CummingsC@leoncountyfl.gov>, Jimbo Jackson <JacksonJ@leoncountyfl.gov>
Subject: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

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Also, the proposed land use change is incompatible with the designation of rural and will have a negative impact on the existing natural environment.

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850-567-6225

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Registered Agent, GCMA
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Tallahassee, FL 32311
850-528-6350

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From: [Gary Zirin](#)
To: [Chasity OSteen](#)
Cc: [Emily Bouza](#); [Patti Poppell](#)
Subject: Fw: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201
Date: Tuesday, May 17, 2022 9:21:48 AM

This email was received as an Ex-Parte communication by Commissioner Dozier in reference to the Southwood Plantation Road Rezoning and should be included in the public 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

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From: web_team@leoncountyfl.gov <web_team@leoncountyfl.gov>
Sent: Tuesday, April 12, 2022 8:29 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>

Cc: Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway
<HollowayS@leoncountyfl.gov>

Subject: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

FROM:"Linda Service <Lindaservice08@gmail.com>

Dear commissioners,

My name is Linda Service. My husband Steven Service and I have lived in the Grassroots community off of old Saint Augustine Road for 38 years. We bought in this development for the rural lifestyle it affords. We are distressed to learn of the high density developments near Southwood plantation Road and April Road that are being considered. Our representative, Ken Goldberg, and our agent, Anthony Gaudio, speak for the Grassroots community and have enumerated many of the issues we have with the new development including density, traffic and change in zoning. I am writing to assure you that there are 28 households in our community who, along with me, oppose the rezoning of the designated area and hope you will take our concerns into consideration. Thank you.

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

From: [Gary Zirin](#)
To: [Chasity OSteen](#)
Cc: [Emily Bouza](#); [Patti Poppel](#)
Subject: Fw: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes
Date: Tuesday, May 17, 2022 9:25:47 AM

This email was received as an Ex-Parte communication by Commissioner Dozier in reference to the Southwood Plantation Road and April Rezoning and should be included in the public 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

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From: Kristin Dozier <DozierK@leoncountyfl.gov>
Sent: Monday, May 2, 2022 9:33 PM
To: Gary Zirin <ZirinG@leoncountyfl.gov>
Subject: Fwd: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes

Begin forwarded message:

From: Anthony Gaudio <agaudio49@gmail.com>
Date: February 25, 2022 at 5:01:17 PM EST
To: "Akinrinde, Oluwaseyi" <Oluwaseyi.Akinrinde@talgov.com>
Cc: Ken Goldberg <kgoldberg7@aol.com>, "Hodges, Stephen M" <Stephen.Hodges@talgov.com>, Kristin Dozier <DozierK@leoncountyfl.gov>, Rick Minor <MinorR@leoncountyfl.gov>, Brian Welch <WelchB@leoncountyfl.gov>, "Dailey, John" <John.Dailey@talgov.com>
Subject: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes

Mr. Oluwaseyi , Mr. Hodges, and Commissioners

I am sending this email on behalf of the Grassroots Community with regard to two land use change amendments, LMA 202201 (129.8 acres) and LMA 202203 (173.24 acres), which will be considered by the City's Local Planning Agency on March 1, 2022. The applicant for both projects is D.R. Horton; the landowner is St. Joe Company. The land use amendments also seek concurrent rezonings for the designated properties.

Grassroots community is located between Southwood Plantation and April Roads, along Old St. Augustine Road. We have a number of concerns with both of these projects, which I've briefly outlined below:

1. The projects contain approximately 303 acres. The applications for concurrent rezonings on these parcels seek urban and suburban densities that will allow more than 2,500 residences to be developed in an area of the County that is characterized by rural, low density residential development. With the exception of the April Road parcel abutting Apalachee Parkway, the parcels being considered for rezoning are located outside the City's and County's existing Urban Services Area. The proposed rezonings seek to expand the existing Urban Services Area, notwithstanding the fact that hundreds of undeveloped acres abutting Old St. Augustine Road were already rezoned and approved for development for St. Joe's Southwood DRI. The existence of this significant residential capacity within the USA, in the same general area as the D.R. Horton parcels, undermines the need or rationale for expanding the existing USA boundary to justify these amendments, which are located outside the USA, particularly at the densities and intensities sought.
2. The densities and intensities sought in these rezonings will have significant adverse impacts on Old St. Augustine Road, one of the only designated canopy roads in the County that remains largely intact. As such, Old St. Augustine Road requires special protection when considering any development that will impact the road. The proposed rezoning provides no substantive detail to ensure that the road can, in fact, handle the additional impacts from these rezonings, while ensuring it retains its protected status.
3. Old St. Augustine Road is a single lane, narrow, hilly, winding rural road. It cannot safely and reasonably handle the additional traffic that will result from the proposed rezonings at their proposed densities and intensities. As noted above, the development approvals for the Southwood DRI along Old St. Augustine Road, once developed, will have a significant impact on the capacity of Old St. Augustine Road to handle the additional traffic impacts that will result from the proposed by the D.R. Horton rezonings. If, for safety, capacity, or concurrency requirements, St. Augustine Road will have to be significantly widened or modified because the density or intensity of proposed development necessitates such modifications, it will effectively kill the trees, understory, and habitat that constitutes the canopy protection area, and violate the policies in the comprehensive plan mandating the protection of designated canopy roads.

4. The requirement for the protection of Old St. Augustine Road has been in place for approximately 30 years. Any development proposed along Old St. Augustine Road should be limited to densities and intensities of use that ensures the preservation and protection of the canopy and its protection area. The rezonings that are sought at this time on Southwood Plantation and April Roads do not provide the specific detail for a legitimate assessment of whether the canopy protection requirement can, or will, be met.

For these reasons, it is our suggestion that the concurrent rezoning applications be recommended for denial, or tabled, until such time as the applicant provides the necessary data and detail to fully assess the actual impacts the proposed projects will have on Old St. Augustine Road at the time development is sought. This cannot be done with a rezoning that piggybacks on a land use change. The rezoning should be tied to the application for development order approval. To achieve this end, we suggest that the applicant resubmit its rezoning applications concurrent with its applications for final development order approval so that any issues can be fully fleshed out in advance of, and in coordination with, the project moving forward on the ground.

We would welcome the opportunity to meet with representatives of D.R. Horton, St. Joe, or the City/County to discuss their proposals to see if we can help facilitate the resolution of these issues. I would be happy to answer any questions you may have.

Thank you for your consideration and time.

Ken Goldberg
kgoldberg7@gmail.com
(850) 567-6225

Anthony Gaudio
Agaudio49@gmail.com
850-528-6350



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: [Gary Zirin](#)
To: [Chasity OSteen](#)
Cc: [Patti Poppell](#); [Emily Bouza](#)
Subject: Fw: DR Horton Amendments
Date: Monday, June 13, 2022 11:36:11 AM

This email was received as an Ex-Parte communication by Commissioner Dozier and should be included in the public 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: web_team@leoncountyfl.gov <web_team@leoncountyfl.gov>
Sent: Saturday, June 11, 2022 4:44 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings

<CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>

Cc: Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>

Subject: DR Horton Amendments

FROM:"Ann Dunan <anndunan@gmail.com>

<https://www.drhorton.com/>

I have NO confidence that any builder as large as this really gives a shit about the land, where it is, what environment is nearby or within the property, the real quality of construction. They would hire a local company or two, and buy some local resources... after they negotiate very cheap prices.... which usually denote poorer quality.Â

But can local contractors, people who live here, compete with them?Â Or must they accept the cheap deals to stay alive.Â I wonder who takes home the bigger paychecks?

Keep North Florida construction with mostly North Florida construction businesses.Â Give nearby businesses and people the real work! Not this kiss ass kind of dance.Â

And be sure to ck them out before you hire!Â Make sure that they DO understand the land, locations, what is beneath the land (like fresh water sources that become springs, rivers, lakes etc.Â NOT drains for sewage, gas stations, crud from roads ... grass lawns, and their assortedÂ chemicals for green carpets, hedges, landscaping... at the expense of local plants, trees and wildlife.Â Â

Do you really want to live in a cookie cutter, middle class neighborhood that is little more than the 1950's- 60's subdivisions?

I sure dont!
Ann Dunan

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

From: [Gary Zirin](#)
To: [Chasity OSteen](#)
Cc: [Patti Poppell](#); [Emily Bouza](#)
Subject: Fwd: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201
Date: Thursday, June 9, 2022 10:51:59 PM

This email was received as an Ex-Parte communication by Commissioner Dozier in reference to the Southwood Plantation Road Rezoning and should be included in the public record.

Thanks,
Gary

Begin forwarded message:

From: Kristin Dozier <DozierK@leoncountyfl.gov>
Date: June 9, 2022 at 2:52:20 PM EDT
To: Gary Zirin <ziring@leoncountyfl.gov>
Subject: Fwd: **OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201**

Begin forwarded message:

From: ROGER PEACE <rcpeace3@embarqmail.com>
Date: June 9, 2022 at 2:51:30 PM EDT
To: Rick Minor <MinorR@leoncountyfl.gov>, Kristin Dozier <DozierK@leoncountyfl.gov>, Nick Maddox <MaddoxN@leoncountyfl.gov>, Carolyn Cummings <CummingsC@leoncountyfl.gov>, Bill Proctor <PROCTORB@leoncountyfl.gov>, Jimbo Jackson <JacksonJ@leoncountyfl.gov>, Brian Welch <WelchB@leoncountyfl.gov>
Cc: grassroots-community <grassroots-community@googlegroups.com>
Subject: Re: **OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201**

Dear Commissioners:

Regarding the upcoming meeting on June 14 to discuss rezoning parcels for high density development on Southwood

Plantation Road, I along with my neighbors oppose this request. The road does NOT support more traffic for this type of development. This is a rural area and the roads are already too narrow for walkers or bikers and are unsafe for normal speeds. High density housing should be built in areas with adequate roads, sidewalks, and access to bus lines and other existing infrastructure.

Roger Peace
2276 Grassroots Way
Tallahassee, FL 32311

P.S. Please see letter below from Grassroots Community Membership Association.

=====

Re: land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

On behalf of the undersigned, residents in the Grassroots Community and members of the Grassroots Community Membership Association, Inc. (GCMA), our issues of concern are as follows:

Southwood Plantation Road Lacks Capacity for the Development of the Proposed Land Use Change. The subject property is located between St. Augustine Road, a designated canopy road to its south, and Apalachee Parkway to its north. The property abuts the eastern side of Southwood Plantation Road, which is a narrow, winding single lane rural road bordered by open ditches.

Southwood Plantation Road provides the sole access to/from Apalachee Parkway and Old St. Augustine Road from the eastern side of the Southwood DRI/PUE. It also provides the sole point of ingress and egress to and from the 240 unit Apalachee Point Apartments, adjacent to the northern boundary of the subject property, as well as other single family residences abutting

Southwood Plantation Road. The proposed land use change from Rural to Suburban changes the parcel from the present density of one unit per 10 acres, to a future density of 20 units per acre. Southwood Plantation Road does not have the capacity to safely handle this proposed increase in density for a 129 acre parcel. Even at 8 units per acre, which you represented would be the zoning density sought through rezoning, this single lane rural road neither has the capacity, nor can it safely support, the level of development proposed for this site.

Relocation of Southwood Plantation Road. As a condition of approval of the original Southwood DRI/PUD, St. Joe agreed to redirect future traffic in the DRI off Southwood Plantation Road onto a newly developed internal road system. This new internal road necessitated the creation of a new intersection at St. Augustine Road that will connect the DRI development south of St. Augustine Road, to the future DRI development proposed north of St. Augustine Road. The intersection will be located in an area west of Southwood Plantation Road, that is more central to the DRI. In exchange for the creation of a new intersection that will require significant safety and sight clearing of St. Augustine Road's protected canopy, St. Joe agreed to close the existing intersection at Southwood Plantation and St. Augustine Roads to offset the canopy impacts on the new intersection to the west. (It is our understanding that access to St. Augustine Road from the portion of Southwood Plantation Road south of St. Augustine Road would not be closed in order to maintain the east/west access St. Augustine Road provides to the existing homes abutting Southwood Plantation Road that are not part of the Southwood DRI).

It is imperative that the proposed 129 acre land use and zoning change be evaluated for potential impacts this development will have on Southwood Plantation Road, including an assessment of the project based on the closure of access to St. Augustine Road from Southwood Plantation Road. It is also imperative that any land use change, rezoning, or development order issued for the subject parcel be conditioned on the closure of this

intersection, in conformity with St. Joe's commitment to offset its new canopy road intersection with the closure.

Density - This 129 acre site now Zoned Rural can have up to 20 units per acre after the changes to the land use map requested. Even if the developer only goes to 8 units per acre, as you stated in our telephone conversation, this could mean up to 1000 or more additional housing units that will be in that development, on a parcel that is itself designated rural, within a much larger area east and south of the site, that is also designated rural. The proposed land use change is incompatible with the area, and inconsistent with the underlying purpose of having designated the parcel as rural, in recognition of the existing natural systems and ecosystems in the area, and the rural development patterns that presently exists around this site. This is underscored by the fact that a portion of the parcel is located outside the USA boundary.

Urban Services Area – It is my understanding that a portion of the property is not now in the Urban Services Area. Adding this development will add significantly to the Concurrency needs for transportation, sewage, Schools, Fire, etc. Given the thousands of approved residences and commercial development still undeveloped in the Southwood DRI/PUD, all within the the USA, what is the rationale for having to expand the USA to accommodate the change in land use sought by these amendments? It seems piecemeal at the expense of infilling remaining for the existing USA.

Concurrency Requirement for \$10 Million dollars to be paid to the City for Concurrency after Southwood expands or develops north of its current northern most boundary. This 129 acre parcel is proposed to be developed by a subsequent purchaser from the current owner, St. Joe, subject to the approval of the change in land use and zoning. The concurrency deficits and future needs that have been identified in the area are directly the result of the approval of the Southwood DRI/PUD. These deficits will be exacerbated by the approval of the land use change that has been requested for the subject

property, and should be assessed and evaluated based on the reality of the deficits existing today, not on the basis of the improvements that may be made in the future when, and if, St. Joe develops the northern portion of the DRI.

We do not want the future developer of the subject parcel to be allowed to offset the impacts of its proposed development on the basis of concurrency improvements that might be made if the Southwood DRI moves forward on the northern portion of the DRI. The proposed project should pay its own fair share for its own impacts independent of any improvements that might occur in the future, just as St. Joe should be required to pay its full \$10 million share of the impacts its DRI will have if it completes its development north of Old St. Augustine Road, irrespective of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

- Ken Goldberg, President, GCMA

511 China Berry Lane

Tallahassee, FL
32311

850-567-6225

- Anthony Gaudio

Registered Agent, GCMA

2335 Grassroots Way

Tallahassee, FL 32311

850-528-6350

From: [Gary Zirin](#)
To: [Chasity OSteen](#)
Cc: [Patti Poppell](#); [Emily Bouza](#)
Subject: Fwd: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201
Date: Friday, June 10, 2022 10:28:57 AM

This email was received as an Ex-Parte communication by Commissioner Dozier in reference to the Southwood Plantation Road Rezoning and should be included in the public record.

Thanks,
Gary

Begin forwarded message:

From: Kristin Dozier <DozierK@leoncountyfl.gov>
Date: June 10, 2022 at 10:27:42 AM EDT
To: Gary Zirin <ziring@leoncountyfl.gov>
Subject: Fwd: **OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201**

Begin forwarded message:

From: Carrie Gaudio <carriekgaudio@gmail.com>
Date: June 10, 2022 at 10:16:34 AM EDT
To: Rick Minor <MinorR@leoncountyfl.gov>, Kristin Dozier <DozierK@leoncountyfl.gov>, Nick Maddox <MaddoxN@leoncountyfl.gov>, Carolyn Cummings <CummingsC@leoncountyfl.gov>, Bill Proctor <PROCTORB@leoncountyfl.gov>, Jimbo Jackson <JacksonJ@leoncountyfl.gov>, Brian Welch <WelchB@leoncountyfl.gov>
Cc: Grassroots <grassroots-community@googlegroups.com>
Subject: **OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201**

Dear Commissioners:

I have had the fortune of growing up in and living most of my adult life in Grassroots Community off of Old Saint Augustine Road. I now have the pleasure of raising my own child here and am even more committed to ensuring this remains a safe

place to live. I know that you, as our commissioners, hold this commitment as well. Regarding the upcoming meeting on June 14th to discuss rezoning parcels for high density development on Southwood Plantation Road: I, along with my neighbors, adamantly oppose this request. The existing infrastructure will not support this type of development and I urge you to consider the needs of the existing residents of this area and address these infrastructure requirements prior to moving forward with any high density development nearby. Inadequate roadways and other infrastructure is a safety issue, and as a parent, I am deeply concerned.

Thank you so much,

Carrie Gaudio
2347 Grassroots Way
Tallahassee, FL 32311

For background, please see letter below from Grassroots Community Membership Association:

Re: land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

On behalf of the undersigned, residents in the Grassroots Community and members of the Grassroots Community Membership Association, Inc. (GCMA), our issues of concern are as follows:

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Southwood Plantation Road provides the sole

access to/from Apalachee Parkway and Old St. Augustine Road from the eastern side of the Southwood DRI/PUE. It also provides the sole point of ingress and egress to and from the 240 unit Apalachee Point Apartments, adjacent to the northern boundary of the subject property, as well as other single family residences abutting Southwood Plantation Road. The proposed land use change from Rural to Suburban changes the parcel from the present density of one unit per 10 acres, to a future density of 20 units per acre. Southwood Plantation Road does not have the capacity to safely handle this proposed increase in density for a 129 acre parcel. Even at 8 units per acre, which you represented would be the zoning density sought through rezoning, this single lane rural road neither has the capacity, nor can it safely support, the level of development proposed for this site.

Relocation of Southwood Plantation Road. As a condition of approval of the original Southwood DRI/PUD, St. Joe agreed to redirect future traffic in the DRI off Southwood Plantation Road onto a newly developed internal road system. This new internal road necessitated the creation of a new intersection at St. Augustine Road that will connect the DRI development south of St. Augustine Road, to the future DRI development proposed north of St. Augustine Road. The intersection will be located in an area west of Southwood Plantation Road, that is more central to the DRI. In exchange for the creation of a new intersection that will require significant safety and sight clearing of St. Augustine Road's protected canopy, St. Joe agreed to close the existing intersection at Southwood Plantation and St. Augustine Roads to offset the canopy impacts on the new intersection to the west. (It is our understanding that access to St. Augustine Road from the portion of Southwood Plantation Road south of St. Augustine Road would not be closed in order to maintain the east/west access St. Augustine Road provides to the existing homes abutting Southwood Plantation Road that are not part of the Southwood DRI).

It is imperative that the proposed 129 acre land use and zoning change be evaluated for potential

impacts this development will have on Southwood Plantation Road, including an assessment of the project based on the closure of access to St. Augustine Road from Southwood Plantation Road. It is also imperative that any land use change, rezoning, or development order issued for the subject parcel be conditioned on the closure of this intersection, in conformity with St. Joe's commitment to offset its new canopy road intersection with the closure.

Density - This 129 acre site now Zoned Rural can have up to 20 units per acre after the changes to the land use map requested. Even if the developer only goes to 8 units per acre, as you stated in our telephone conversation, this could mean up to 1000 or more additional housing units that will be in that development, on a parcel that is itself designated rural, within a much larger area east and south of the site, that is also designated rural. The proposed land use change is incompatible with the area, and inconsistent with the underlying purpose of having designated the parcel as rural, in recognition of the existing natural systems and ecosystems in the area, and the rural development patterns that presently exists around this site. This is underscored by the fact that a portion of the parcel is located outside the USA boundary.

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Concurrency Requirement for \$10 Million dollars to be paid to the City for Concurrency after Southwood expands or develops north of its current northern most boundary. This 129 acre parcel is proposed to be developed by a subsequent purchaser from the current owner, St.

Joe, subject to the approval of the change in land use and zoning. The concurrency deficits and future needs that have been identified in the area are directly the result of the approval of the Southwood DRI/PUD. These deficits will be exacerbated by the approval of the land use change that has been requested for the subject property, and should be assessed and evaluated based on the reality of the deficits existing today, not on the basis of the improvements that may be made in the future when, and if, St. Joe develops the northern portion of the DRI.

We do not want the future developer of the subject parcel to be allowed to offset the impacts of its proposed development on the basis of concurrency improvements that might be made if the Southwood DRI moves forward on the northern portion of the DRI. The proposed project should pay its own fair share for its own impacts independent of any improvements that might occur in the future, just as St. Joe should be required to pay its full \$10 million share of the impacts its DRI will have if it completes its development north of Old St. Augustine Road, irrespective of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

- Ken Goldberg, President, GCMA

511China Berry Lane

Tallahassee, FL
32311

850-567-6225

- Anthony Gaudio

Registered Agent, GCMA

2335 Grassroots Way

Tallahassee, FL 32311

850-528-6350

From: [Gary Zirin](#)
To: [Chasity OSteen](#)
Cc: [Emily Bouza](#); [Patti Poppell](#)
Subject: Fw: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes
Date: Tuesday, May 17, 2022 9:25:47 AM

This email was received as an Ex-Parte communication by Commissioner Dozier in reference to the Southwood Plantation Road and April Rezoning and should be included in the public 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: Kristin Dozier <DozierK@leoncountyfl.gov>
Sent: Monday, May 2, 2022 9:33 PM
To: Gary Zirin <ZirinG@leoncountyfl.gov>
Subject: Fwd: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes

Begin forwarded message:

From: Anthony Gaudio <agaudio49@gmail.com>
Date: February 25, 2022 at 5:01:17 PM EST
To: "Akinrinde, Oluwaseyi" <Oluwaseyi.Akinrinde@talgov.com>
Cc: Ken Goldberg <kgoldberg7@aol.com>, "Hodges, Stephen M" <Stephen.Hodges@talgov.com>, Kristin Dozier <DozierK@leoncountyfl.gov>, Rick Minor <MinorR@leoncountyfl.gov>, Brian Welch <WelchB@leoncountyfl.gov>, "Dailey, John" <John.Dailey@talgov.com>
Subject: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes

Mr. Oluwaseyi , Mr. Hodges, and Commissioners

I am sending this email on behalf of the Grassroots Community with regard to two land use change amendments, LMA 202201 (129.8 acres) and LMA 202203 (173.24 acres), which will be considered by the City's Local Planning Agency on March 1, 2022. The applicant for both projects is D.R. Horton; the landowner is St. Joe Company. The land use amendments also seek concurrent rezonings for the designated properties.

Grassroots community is located between Southwood Plantation and April Roads, along Old St. Augustine Road. We have a number of concerns with both of these projects, which I've briefly outlined below:

1. The projects contain approximately 303 acres. The applications for concurrent rezonings on these parcels seek urban and suburban densities that will allow more than 2,500 residences to be developed in an area of the County that is characterized by rural, low density residential development. With the exception of the April Road parcel abutting Apalachee Parkway, the parcels being considered for rezoning are located outside the City's and County's existing Urban Services Area. The proposed rezonings seek to expand the existing Urban Services Area, notwithstanding the fact that hundreds of undeveloped acres abutting Old St. Augustine Road were already rezoned and approved for development for St. Joe's Southwood DRI. The existence of this significant residential capacity within the USA, in the same general area as the D.R. Horton parcels, undermines the need or rationale for expanding the existing USA boundary to justify these amendments, which are located outside the USA, particularly at the densities and intensities sought.
2. The densities and intensities sought in these rezonings will have significant adverse impacts on Old St. Augustine Road, one of the only designated canopy roads in the County that remains largely intact. As such, Old St. Augustine Road requires special protection when considering any development that will impact the road. The proposed rezoning provides no substantive detail to ensure that the road can, in fact, handle the additional impacts from these rezonings, while ensuring it retains its protected status.
3. Old St. Augustine Road is a single lane, narrow, hilly, winding rural road. It cannot safely and reasonably handle the additional traffic that will result from the proposed rezonings at their proposed densities and intensities. As noted above, the development approvals for the Southwood DRI along Old St. Augustine Road, once developed, will have a significant impact on the capacity of Old St. Augustine Road to handle the additional traffic impacts that will result from the proposed by the D.R. Horton rezonings. If, for safety, capacity, or concurrency requirements, St. Augustine Road will have to be significantly widened or modified because the density or intensity of proposed development necessitates such modifications, it will effectively kill the trees, understory, and habitat that constitutes the canopy protection area, and violate the policies in the comprehensive plan mandating the protection of designated canopy roads.

4. The requirement for the protection of Old St. Augustine Road has been in place for approximately 30 years. Any development proposed along Old St. Augustine Road should be limited to densities and intensities of use that ensures the preservation and protection of the canopy and its protection area. The rezonings that are sought at this time on Southwood Plantation and April Roads do not provide the specific detail for a legitimate assessment of whether the canopy protection requirement can, or will, be met.

For these reasons, it is our suggestion that the concurrent rezoning applications be recommended for denial, or tabled, until such time as the applicant provides the necessary data and detail to fully assess the actual impacts the proposed projects will have on Old St. Augustine Road at the time development is sought. This cannot be done with a rezoning that piggybacks on a land use change. The rezoning should be tied to the application for development order approval. To achieve this end, we suggest that the applicant resubmit its rezoning applications concurrent with its applications for final development order approval so that any issues can be fully fleshed out in advance of, and in coordination with, the project moving forward on the ground.

We would welcome the opportunity to meet with representatives of D.R. Horton, St. Joe, or the City/County to discuss their proposals to see if we can help facilitate the resolution of these issues. I would be happy to answer any questions you may have.

Thank you for your consideration and time.

Ken Goldberg
kgoldberg7@gmail.com
(850) 567-6225

Anthony Gaudio
Agaudio49@gmail.com
850-528-6350



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: [Gary Zirin](#)
To: [Chasity OSteen](#)
Cc: [Emily Bouza](#); [Patti Poppell](#)
Subject: Fw: Oppose--Today's request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201
Date: Tuesday, May 17, 2022 9:26:45 AM

This email was received as an Ex-Parte communication by Commissioner Dozier in reference to the Southwood Plantation Road Rezoning and should be included in the public 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: Kristin Dozier <DozierK@leoncountyfl.gov>
Sent: Monday, May 2, 2022 9:15 PM
To: Gary Zirin <ZirinG@leoncountyfl.gov>
Subject: Fwd: Oppose--Today's request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

Begin forwarded message:

From: Rosanne Wood <rosannewood@gmail.com>
Date: April 12, 2022 at 1:32:10 PM EDT
To: Rick Minor <MinorR@leoncountyfl.gov>, Kristin Dozier <DozierK@leoncountyfl.gov>, Brian Welch <WelchB@leoncountyfl.gov>, Nick Maddox <MaddoxN@leoncountyfl.gov>, Bill Proctor <PROCTORB@leoncountyfl.gov>, Carolyn Cummings <CummingsC@leoncountyfl.gov>, Jimbo Jackson <JacksonJ@leoncountyfl.gov>
Subject: Oppose--Today's request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

I join my neighbors in the Grassroots Community to oppose the proposed rezoning for high density development on Southwood Plantation Road. The road does NOT support more traffic for this type of development in this rural area. I have a School Board meeting tonight and cannot attend in person.

Thanks,
Rosanne Wood
850-544-0952

Below is the letter from our representatives, Ken Goldberg and Anthony Gaudio.

I am following up on our discussion by telephone last week regarding land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

On behalf of the undersigned, residents in the Grassroots Community and members of the Grassroots Community Membership Association, Inc. (GCMA), our issues of concern are as follows:

Southwood Plantation Road Lacks Capacity for the Development of the Proposed Land Use Change. The subject property is located between St. Augustine Road, a designated canopy road to its south, and Apalachee Parkway to its north. The property abuts the eastern side of Southwood Plantation Road, which is a narrow, winding single

lane rural road bordered by open ditches.

Southwood Plantation Road provides the sole access to/from Apalachee Parkway and Old St. Augustine Road from the eastern side of the Southwood DRI/PUE. It also provides the sole point of ingress and egress to and from the 240 unit Apalachee Point Apartments, adjacent to the northern boundary of the subject property, as well as other single family residences abutting Southwood Plantation Road. The proposed land use change from Rural to Suburban changes the parcel from the present density of one unit per 10 acres, to a future density of 20 units per acre. Southwood Plantation Road does not have the capacity to safely handle this proposed increase in density for a 129 acre parcel. Even at 8 units per acre, which you represented would be the zoning density sought through rezoning, this single lane rural road neither has the capacity, nor can it safely support, the level of development proposed for this site.

Relocation of Southwood Plantation

Road. As a condition of approval of the original Southwood DRI/PUD, St. Joe agreed to redirect future traffic in the DRI off Southwood Plantation Road onto a newly developed internal road system. This new internal road necessitated the creation of a new intersection at St. Augustine Road that will connect the DRI development south of St. Augustine Road, to the future DRI development proposed north of St. Augustine Road. The intersection will be located in an area west of Southwood Plantation Road, that is more central to the DRI. In exchange for the creation of a new intersection that will require significant safety and sight clearing of St. Augustine Road's protected canopy, St. Joe agreed to close the existing intersection at Southwood Plantation and

St. Augustine Roads to offset the canopy impacts on the new intersection to the west. (It is our understanding that access to St. Augustine Road from the portion of Southwood Plantation Road south of St. Augustine Road would not be closed in order to maintain the east/west access St. Augustine Road provides to the existing homes abutting Southwood Plantation Road that are not part of the Southwood DRI).

It is imperative that the proposed 129 acre land use and zoning change be evaluated for potential impacts this development will have on Southwood Plantation Road, including an assessment of the project based on the closure of access to St. Augustine Road from Southwood Plantation Road. It is also imperative that any land use change, rezoning, or development order issued for the subject parcel be conditioned on the closure of this intersection, in conformity with St. Joe's commitment to offset its new canopy road intersection with the closure.

Density - This 129 acre site now Zoned Rural can have up to 20 units per acre after the changes to the land use map requested. Even if the developer only goes to 8 units per acre, as you stated in our telephone conversation, this could mean up to 1000 or more additional housing units that will be in that development, on a parcel that is itself designated rural, within a much larger area east and south of the site, that is also designated rural. The proposed land use change is incompatible with the area, and inconsistent with the underlying purpose of having designated the parcel as rural, in recognition of the existing natural systems and ecosystems in the area, and the rural development patterns that presently exists around this site. This is underscored by the

fact that a portion of the parcel is located outside the USA boundary.

Urban Services Area – It is my understanding that a portion of the property is not now in the Urban Services Area. Adding this development will add significantly to the Concurrency needs for transportation, sewage, Schools, Fire, etc. Given the thousands of approved residences and commercial development still undeveloped in the Southwood DRI/PUD, all within the the USA, what is the rationale for having to expand the USA to accommodate the change in land use sought by these amendments? It seems piecemeal at the expense of infilling remaining for the existing USA.

Concurrency Requirement for \$10 Million dollars to be paid to the City for Concurrency after Southwood expands or develops north of its current northern most boundary. This 129 acre parcel is proposed to be developed by a subsequent purchaser from the current owner, St. Joe, subject to the approval of the change in land use and zoning. The concurrency deficits and future needs that have been identified in the area are directly the result of the approval of the Southwood DRI/PUD. These deficits will be exacerbated by the approval of the land use change that has been requested for the subject property, and should be assessed and evaluated based on the reality of the deficits existing today, not on the basis of the improvements that may be made in the future when, and if, St. Joe develops the northern portion of the DRI.

We do not want the future developer of the subject parcel to be allowed to offset the impacts of its proposed development on the basis of concurrency

improvements that might be made if the Southwood DRI moves forward on the northern portion of the DRI. The proposed project should pay its own fair share for its own impacts independent of any improvements that might occur in the future, just as St. Joe should be required to pay its full \$10 million share of the impacts its DRI will have if it completes its development north of Old St. Augustine Road, irrespective of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

Ken Goldberg,
President, GCMA
511 China Berry Lane
Tallahassee, FL
32311
850-567-6225

Anthony Gaudio
Registered Agent, GCMA
2335 Grassroots Way
Tallahassee, FL 32311
850-528-6350

From: [Chasity OSteen](#)
To: [Nick Maddox](#)
Cc: [Emily Bouza](#); [Patti Poppell](#); [Sinclair Yoshikawa](#)
Subject: FW: DR Horton Amendments
Date: Monday, June 13, 2022 10:34:34 AM

Good morning Commissioner Maddox,

Based upon the information below, with the subject line "Horton Amendments," we will presume that Ms. Dunan is referring to Options 8, 11, and 13 to be considered at the Joint Comp Plan Hearing tomorrow. Accordingly, we will include the communication in the record as an ex parte communication. Thank you for your assistance and diligence!

Best Regards,
Chas-

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

From: Nick Maddox <MaddoxN@leoncountyfl.gov>
Sent: Monday, June 13, 2022 10:32 AM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: FW: DR Horton Amendments

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

From: web_team@leoncountyfl.gov <web_team@leoncountyfl.gov>
Sent: Saturday, June 11, 2022 4:44 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>
Cc: Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>
Subject: DR Horton Amendments

FROM:"Ann Dunan <anndunan@gmail.com>

<https://www.drhorton.com/>

I have NO confidence that any builder as large as this really gives a shit about the land, where it is, what environment is nearby or within the property, the real quality of construction. They would hire a local company or two, and buy some local resources... after they negotiate very cheap prices.... which usually denote poorer quality.Â But can local contractors, people who live here, compete with them?Â Or must they accept the cheap deals to stay alive.Â I wonder who takes home the bigger paychecks?

Keep North Florida construction with mostly North Florida construction businesses.Â Give nearby businesses and people the real work! Not this kiss ass kind of dance.Â And be sure to ck them out before you hire!Â Make sure that they DO understand the land, locations, what is beneath the land (like fresh water sources that become springs, rivers, lakes etc.Â NOT drains for sewage, gas stations, crud from roads ... grass lawns, and their assortedÂ chemicals for green carpets, hedges, landscaping... at the expense of local plants, trees and wildlife.Â Â

Do you really want to live in a cookie cutter, middle class neighborhood that is little more than the 1950's- 60's subdivisions?

I sure dont!
Ann Dunan

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

From: [Chasity OSteen](#)
To: [Nick Maddox](#)
Cc: [Emily Bouza](#); [Patti Poppell](#); [Sinclair Yoshikawa](#)
Subject: FW: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201
Date: Thursday, June 9, 2022 3:27:14 PM

Good afternoon Commissioner Maddox,

Thank you for forwarding this ex parte communication for disclosure in advance of the quasi-judicial proceeding.

Best Regards,
Chas-

From: Nick Maddox <MaddoxN@leoncountyfl.gov>
Sent: Thursday, June 9, 2022 2:52 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: FW: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

From: ROGER PEACE <rcpeace3@embarqmail.com>
Sent: Thursday, June 9, 2022 2:51 PM
To: Rick Minor <MinorR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>
Cc: grassroots-community <grassroots-community@googlegroups.com>
Subject: Re: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

Dear Commissioners:

Regarding the upcoming meeting on June 14 to discuss rezoning parcels for high density development on Southwood Plantation Road, I along with my neighbors oppose this request. The road does NOT support more traffic for this type of development. This is a rural area and the roads are already too narrow for walkers or bikers and are unsafe for normal speeds. High density housing should be built in areas with adequate roads, sidewalks, and access to bus lines and other existing infrastructure.

Roger Peace
2276 Grassroots Way
Tallahassee, FL 32311

P.S. Please see letter below from Grassroots Community Membership Association.

=====

Re: land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

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Augustine Road from the portion of Southwood Plantation Road south of St. Augustine Road would not be closed in order to maintain the east/west access St. Augustine Road provides to the existing homes abutting Southwood Plantation Road that are not part of the Southwood DRI).

It is imperative that the proposed 129 acre land use and zoning change be evaluated for potential impacts this development will have on Southwood Plantation Road, including an assessment of the project based on the closure of access to St. Augustine Road from Southwood Plantation Road. It is also imperative that any land use change, rezoning, or development order issued for the subject parcel be conditioned on the closure of this intersection, in conformity with St. Joe's commitment to offset its new canopy road intersection with the closure.

Density - This 129 acre site now Zoned Rural can have up to 20 units per acre after the changes to the land use map requested. Even if the developer only goes to 8 units per acre, as you stated in our telephone conversation, this could mean up to 1000 or more additional housing units that will be in that development, on a parcel that is itself designated rural, within a much larger area east and south of the site, that is also designated rural. The proposed land use change is incompatible with the area, and inconsistent with the underlying purpose of having designated the parcel as rural, in recognition of the existing natural systems and ecosystems in the area, and the rural development patterns that presently exists around this site. This is underscored by the fact that a portion of the parcel is located outside the USA boundary.

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Joe develops the northern portion of the DRI.

We do not want the future developer of the subject parcel to be allowed to offset the impacts of its proposed development on the basis of concurrency improvements that might be made if the Southwood DRI moves forward on the northern portion of the DRI. The proposed project should pay its own fair share for its own impacts independent of any improvements that might occur in the future, just as St. Joe should be required to pay its full \$10 million share of the impacts its DRI will have if it completes its development north of Old St. Augustine Road, irrespective of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

- Ken Goldberg, President, GCMA

511 China Berry Lane

Tallahassee, FL 32311

850-567-6225

- Anthony Gaudio

Registered Agent, GCMA

2335 Grassroots Way

Tallahassee, FL 32311

850-528-6350

From: [Chasity OSteen](#)
To: [Nick Maddox](#)
Cc: [Emily Bouza](#); [Patti Poppell](#); [Sinclair Yoshikawa](#)
Subject: RE: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201
Date: Friday, June 10, 2022 10:40:22 AM

Good morning Commission Maddox,

Thank you for forwarding the ex parte communication. We will ensure it is made a part of the record.

Best Regards,
Chas-

From: Nick Maddox <MaddoxN@leoncountyfl.gov>
Sent: Friday, June 10, 2022 10:37 AM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: FW: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

From: Carrie Gaudio <carriekgaudio@gmail.com>
Sent: Friday, June 10, 2022 10:16 AM
To: Rick Minor <MinorR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>
Cc: Grassroots <grassroots-community@googlegroups.com>
Subject: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

Dear Commissioners:

I have had the fortune of growing up in and living most of my adult life in Grassroots Community off of Old Saint Augustine Road. I now have the pleasure of raising my own child here and am even more committed to ensuring this remains a safe place to live. I know that you, as our commissioners, hold this commitment as well. Regarding the upcoming meeting on June 14th to discuss rezoning parcels for high density development on Southwood Plantation Road: I, along with my neighbors, adamantly oppose this request. The existing infrastructure will not support this type of development and I urge you to consider the needs of the existing residents of this area and address these infrastructure requirements prior to moving forward with any high density development nearby. Inadequate roadways and other infrastructure is a safety issue, and as a parent, I am deeply concerned.

Thank you so much,

Carrie Gaudio
2347 Grassroots Way
Tallahassee, FL 32311

For background, please see letter below from Grassroots Community Membership Association:

Re: land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

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We do not want the future developer of the subject parcel to be allowed to offset the impacts of its proposed development on the basis of concurrency improvements that might be made if the Southwood DRI moves forward on the northern portion of the DRI. The proposed project should pay its own fair share for its own impacts independent of any improvements that might occur in the future, just as St. Joe should be required to pay its full \$10 million share of the impacts its DRI will have if it completes its development north of Old St. Augustine Road, irrespective of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

- Ken Goldberg, President, GCMA

511 China Berry Lane
Tallahassee, FL 32311
850-567-6225

- Anthony Gaudio

Registered Agent, GCMA
2335 Grassroots Way
Tallahassee, FL 32311
850-528-6350

From: [Chasity OSteen](#)
To: [Jodi Wilkof](#)
Cc: [Rick Minor](#); [Patti Poppell](#); [Emily Bouza](#)
Subject: Re: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes
Date: Saturday, February 26, 2022 7:48:02 AM

Good morning Jodi,

Thank you! We will add them into the record.

Best Regards,
Chas-

Get [Outlook for iOS](#)

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Friday, February 25, 2022 5:57:08 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Fw: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes

Chasity -

I am forwarding you this email Rick received consistent with your directions regarding ex parte communications on a pending quasi-judicial matter.

Please advise if anything further we need to do.

Thank you,
Jodi

Jodi Wilkof
Chief of Staff, Leon County Chairman Rick Minor
850/606-5373 - Office
850/491-0192 - Cell
WilkofJ@LeonCountyFL.gov

Please note that under Florida's Public Records laws, most written communication 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: Anthony Gaudio <agaudio49@gmail.com>
Sent: Friday, February 25, 2022 5:01 PM
To: Akinrinde, Oluwaseyi <Oluwaseyi.Akinrinde@talgov.com>
Cc: 'Ken Goldberg' <kgoldberg7@aol.com>; Hodges, Stephen M <Stephen.Hodges@talgov.com>;

Kristin Dozier <DozierK@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Dailey, John <John.Dailey@talgov.com>

Subject: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes

Mr. Oluwaseyi , Mr. Hodges, and Commissioners

I am sending this email on behalf of the Grassroots Community with regard to two land use change amendments, LMA 202201 (129.8 acres) and LMA 202203 (173.24 acres), which will be considered by the City's Local Planning Agency on March 1, 2022. The applicant for both projects is D.R. Horton; the landowner is St. Joe Company. The land use amendments also seek concurrent rezonings for the designated properties.

Grassroots community is located between Southwood Plantation and April Roads, along Old St. Augustine Road. We have a number of concerns with both of these projects, which I've briefly outlined below:

1. The projects contain approximately 303 acres. The applications for concurrent rezonings on these parcels seek urban and suburban densities that will allow more than 2,500 residences to be developed in an area of the County that is characterized by rural, low density residential development. With the exception of the April Road parcel abutting Apalachee Parkway, the parcels being considered for rezoning are located outside the City's and County's existing Urban Services Area. The proposed rezonings seek to expand the existing Urban Services Area, notwithstanding the fact that hundreds of undeveloped acres abutting Old St. Augustine Road were already rezoned and approved for development for St. Joe's Southwood DRI. The existence of this significant residential capacity within the USA, in the same general area as the D.R. Horton parcels, undermines the need or rationale for expanding the existing USA boundary to justify these amendments, which are located outside the USA, particularly at the densities and intensities sought.
2. The densities and intensities sought in these rezonings will have significant adverse impacts on Old St. Augustine Road, one of the only designated canopy roads in the County that remains largely intact. As such, Old St. Augustine Road requires special protection when considering any development that will impact the road. The proposed rezoning provides no substantive detail to ensure that the road can, in fact, handle the additional impacts from these rezonings, while ensuring it retains its protected status.
3. Old St. Augustine Road is a single lane, narrow, hilly, winding rural road. It cannot safely and reasonably handle the additional traffic that will result from the proposed rezonings at their proposed densities and intensities. As noted above, the development approvals for the Southwood DRI along Old St. Augustine Road, once developed, will have a significant impact on the capacity of Old St. Augustine Road to handle the additional traffic impacts that will result from the proposed by the D.R. Horton rezonings. If, for safety, capacity, or concurrency requirements, St. Augustine Road will have to be significantly widened or modified because the density or intensity of proposed development necessitates such modifications, it will effectively kill the trees, understory, and habitat that constitutes the canopy protection area, and violate the policies in the comprehensive plan mandating the protection of designated canopy roads.
4. The requirement for the protection of Old St. Augustine Road has been in place for approximately 30 years. Any development proposed along Old St. Augustine Road should be limited to densities and intensities of use that ensures the preservation and protection of the canopy and its protection area. The rezonings that are sought at this time on Southwood Plantation and April Roads do not provide the specific detail for a legitimate assessment of whether the canopy protection requirement can, or will, be met.

For these reasons, it is our suggestion that the concurrent rezoning applications be recommended for denial, or tabled, until such time as the applicant provides the necessary data and detail to fully assess the actual impacts the proposed projects will have on Old St. Augustine Road at the time development is sought. This cannot be done with a rezoning that piggybacks on a land use change. The rezoning should be tied to the application for development order approval. To achieve this end, we suggest that the applicant resubmit its rezoning applications concurrent with its applications for final development order approval so that any issues can be fully fleshed out in advance of, and in coordination with, the project moving forward on the ground.

We would welcome the opportunity to meet with representatives of D.R. Horton, St. Joe, or the City/County to discuss their

proposals to see if we can help facilitate the resolution of these issues. I would be happy to answer any questions you may have.

Thank you for your consideration and time.

Ken Goldberg
kgoldberg7@gmail.com
(850) 567-6225

Anthony Gaudio
Agaudio49@gmail.com
850-528-6350



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: [Chasity OSteen](#)
To: [Jodi Wilkof](#)
Cc: [Rick Minor](#); [Emily Bouza](#); [Patti Poppell](#)
Subject: RE: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)
Date: Tuesday, January 11, 2022 12:14:46 PM
Attachments: [image001.png](#)

Good afternoon Jodi,

Great, thank you! The CAO will ensure that the communication is made part of the record for the quasi-judicial proceeding.

Best Regards,
Chas-

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Tuesday, January 11, 2022 12:03 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Fw: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

Chasity -

I am forwarding you this email Rick received, consistent with your directions regarding ex parte communications on a pending quasi-judicial matter.

Please advise if anything further we need to do.

Thank you,
Jodi

Jodi Wilkof

Chief of Staff, Leon County Chairman Rick Minor

850/606-5373 - Office

850/491-0192 - Cell

WilkofJ@LeonCountyFL.gov

Please note that under Florida's Public Records laws, most written communication 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: Anthony Gaudio <agaudio49@gmail.com>
Sent: Monday, January 10, 2022 5:26 PM
To: kristendozier@gmail.com <kristendozier@gmail.com>; Rick Minor <MinorR@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>
Cc: Akinrinde, Oluwaseyi <Oluwaseyi.Akinrinde@talgov.com>; 'Ken Goldberg' <kgoldberg7@aol.com>; Hodges, Stephen M <Stephen.Hodges@talgov.com>
Subject: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

Thought you might want to know about this issue. I just found out that there is a similar land use issue on April Road which Grassroots community was not notified about. We will look into this and see if we have additional concerns on that Amendment. Right off the bat one issue that comes to mind is that the Urban services area will need to be extended to large developments to both the East and West of Grassroots Community. Will this mean that eventually Grassroots will become part of the USA? Thanks for your consideration of these two amendments.

Anthony Gaudio
Agaudio49@gmail.com
850-528-6350

From: Anthony Gaudio [<mailto:agaudio49@gmail.com>]
Sent: Monday, January 10, 2022 3:52 PM
To: 'Akinrinde, Oluwaseyi' <Oluwaseyi.Akinrinde@talgov.com>
Cc: 'Jeremy Matlow' <jeremy@jeremymatlow.com>; 'jack@jackfortallahassee.com' <jack@jackfortallahassee.com>; 'curtisrichardson@gmail.com' <curtisrichardson@gmail.com>; 'Ken Goldberg' <kgoldberg7@aol.com>; 'Hodges, Stephen M' <Stephen.Hodges@talgov.com>
Subject: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

Mr. Oluwaseyi and Commissioners

I am following up on our discussion by telephone last week regarding land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

On behalf of the undersigned, residents in the Grassroots Community and members of the Grassroots Community Membership Association, Inc. (GCMA), our issues of concern are as follows:

Southwood Plantation Road Lacks Capacity for the Development of the Proposed Land Use Change. The subject property is located between St. Augustine Road, a designated canopy road to its south, and Apalachee Parkway to its north. The property abuts the eastern side of Southwood Plantation Road, which is a narrow, winding single lane rural road bordered by open ditches.

Southwood Plantation Road provides the sole access to/from Apalachee Parkway and Old St. Augustine Road from the eastern side of the Southwood DRI/PUE. It also provides the sole point of ingress and egress to and from the 240 unit Apalachee Point Apartments, adjacent to the northern boundary of the subject property, as well as other single family residences abutting Southwood Plantation Road. The proposed land use change from Rural to Suburban changes the parcel from the present density of one unit per 10 acres, to a future density of 20 units per acre. Southwood Plantation Road does not have the capacity to safely handle this proposed increase in density for a 129 acre parcel. Even at 8 units per acre, which you represented would be the zoning density sought through rezoning, this single lane rural road neither has the capacity, nor can it safely support, the level of development proposed for this site.

Relocation of Southwood Plantation Road. As a condition of approval of the original Southwood DRI/PUD, St. Joe agreed to redirect future traffic in the DRI off Southwood Plantation Road onto a newly developed internal road system. This new internal road necessitated the creation of a new intersection at St. Augustine Road that will connect the DRI development south of St. Augustine Road, to the future DRI development proposed north of St. Augustine Road. The intersection will be located in an area west of Southwood Plantation Road, that is more central to the DRI. In exchange for the creation of a new intersection that will require significant safety and sight clearing of St. Augustine Road's protected canopy, St. Joe agreed to close the existing intersection at Southwood Plantation and St. Augustine Roads to offset the canopy impacts on the new intersection to the west. (It is our understanding that access to St. Augustine Road from the portion of Southwood Plantation Road south of St. Augustine Road would not

be closed in order to maintain the east/west access St. Augustine Road provides to the existing homes abutting Southwood Plantation Road that are not part of the Southwood DRI).

It is imperative that the proposed 129 acre land use and zoning change be evaluated for potential impacts this development will have on Southwood Plantation Road, including an assessment of the project based on the closure of access to St. Augustine Road from Southwood Plantation Road. It is also imperative that any land use change, rezoning, or development order issued for the subject parcel be conditioned on the closure of this intersection, in conformity with St. Joe's commitment to offset its new canopy road intersection with the closure.

Density - This 129 acre site now Zoned Rural can have up to 20 units per acre after the changes to the land use map requested. Even if the developer only goes to 8 units per acre, as you stated in our telephone conversation, this could mean up to 1000 or more additional housing units that will be in that development, on a parcel that is itself designated rural, within a much larger area east and south of the site, that is also designated rural. The proposed land use change is incompatible with the area, and inconsistent with the underlying purpose of having designated the parcel as rural, in recognition of the existing natural systems and ecosystems in the area, and the rural development patterns that presently exists around this site. This is underscored by the fact that a portion of the parcel is located outside the USA boundary.

Urban Services Area – It is my understanding that a portion of the property is not now in the Urban Services Area. Adding this development will add significantly to the Concurrency needs for transportation, sewage, Schools, Fire, etc. Given the thousands of approved residences and commercial development still undeveloped in the Southwood DRI/PUD, all within the the USA, what is the rationale for having to expand the USA to accommodate the change in land use sought by these amendments? It seems piecemeal at the expense of infilling remaining for the existing USA.

Concurrency Requirement for \$10 Million dollars to be paid to

the City for Concurrency after Southwood expands or develops north of its current northern most boundary. This 129 acre parcel is proposed to be developed by a subsequent purchaser from the current owner, St. Joe, subject to the approval of the change in land use and zoning. The concurrency deficits and future needs that have been identified in the area are directly the result of the approval of the Southwood DRI/PUD. These deficits will be exacerbated by the approval of the land use change that has been requested for the subject property, and should be assessed and evaluated based on the reality of the deficits existing today, not on the basis of the improvements that may be made in the future when, and if, St. Joe develops the northern portion of the DRI.

We do not want the future developer of the subject parcel to be allowed to offset the impacts of its proposed development on the basis of concurrency improvements that might be made if the Southwood DRI moves forward on the northern portion of the DRI. The proposed project should pay its own fair share for its own impacts independent of any improvements that might occur in the future, just as St. Joe should be required to pay its full \$10 million share of the impacts its DRI will have if it completes its development north of Old St. Augustine Road, irrespective of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

Ken Goldberg,
President, GCMA
511 China Berry Lane
Tallahassee, FL 32311
850-567-6225

Anthony Gaudio
Registered Agent, GCMA
2335 Grassroots Way
Tallahassee, FL 32311

850-528-6350

cc: Steve Hodges, COT & County Commissioners

From: Akinrinde, Oluwaseyi [<mailto:Oluwaseyi.Akinrinde@talgov.com>]
Sent: Monday, January 10, 2022 9:59 AM
To: agaudio49@gmail.com
Cc: Mohrman, Melinda <Melinda.Mohrman@talgov.com>
Subject: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

Anthony,

I'm sending you this e-mail in response to your voicemail on Friday. You can send your comments and concerns here.

Also, to further expatiate on our conversation last week, Comprehensive Plan amendments are named after the access road to the subject property. For example, the amendment LMA202203 is called the Southwood Plantation Road amendment because the subject property is located on Southwood Plantation Road and has no relationship with the Southwood Development PUD.

I documented our previous phone conversation and will present this and your additional concerns to the Board of County Commissioners for their consideration at the upcoming workshop and public hearings. You can find the dates for those meetings on the mailing notice that you received and at the website link provided below. The website link will also provide more information about this amendment and other Comprehensive Plan amendments as it becomes available, including the staff reports that provide greater detail about each amendment. The staff reports should be posted online towards the end of the month.

Thank you very much for your participation in this process.

[Planning | Comprehensive Plan | 2022 Comprehensive Plan Amendment Cycle | PLACE \(talgov.com\)](#)

[Planning | Comprehensive Plan | 2022 Comprehensive Plan Amendment Cycle | PLACE](#)

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www.talgov.com

Regards,

Oluwaseyi Akinrinde

Planner I | Comprehensive Planning

Tallahassee-Leon County Planning Dept.

Frenchtown Renaissance Center, Third Floor

435 N Macomb St.

Tallahassee FL, 32309

850.891.6412 • oluwaseyi.akinrinde@talgov.com

Description: JUST-PLN



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www.avast.com

From: [Chasity OSteen](#)
To: [Jodi Wilkof](#)
Cc: [Rick Minor](#); [Emily Bouza](#); [Patti Poppell](#)
Subject: RE: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201
Date: Friday, June 10, 2022 10:37:13 AM

Good morning Jodi,

Thank you for forwarding the ex parte communication. There is nothing more for you or Commissioner Minor to do; we will ensure it is made a part of the record.

Best Regards,
Chas-

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Friday, June 10, 2022 10:20 AM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Fw: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

Chasity -

I am forwarding you this email Rick received, consistent with your directions regarding ex parte communications on a pending quasi-judicial matter.

Please advise if anything further we need to do.

Thank you,
Jodi

Jodi Wilkof

Chief of Staff, Leon County Chairman Rick Minor

850/606-5373 - Office

850/491-0192 - Cell

WilkofJ@LeonCountyFL.gov

Please note that under Florida's Public Records laws, most written communication 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: Carrie Gaudio <carriekgaudio@gmail.com>
Sent: Friday, June 10, 2022 10:16 AM
To: Rick Minor <MinorR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>
Cc: Grassroots <grassroots-community@googlegroups.com>
Subject: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

Dear Commissioners:

I have had the fortune of growing up in and living most of my adult life in Grassroots Community off of Old Saint Augustine Road. I now have the pleasure of raising my own child here and am even more committed to ensuring this remains a safe place to live. I know that you, as our commissioners, hold this commitment as well. Regarding the upcoming meeting on June 14th to discuss rezoning parcels for high density development on Southwood Plantation Road: I, along with my neighbors, adamantly oppose this request. The existing infrastructure will not support this type of development and I urge you to consider the needs of the existing residents of this area and address these infrastructure requirements prior to moving forward with any high density development nearby. Inadequate roadways and other infrastructure is a safety issue, and as a parent, I am deeply concerned.

Thank you so much,

Carrie Gaudio
2347 Grassroots Way
Tallahassee, FL 32311

For background, please see letter below from Grassroots Community Membership Association:

Re: land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

On behalf of the undersigned, residents in the Grassroots Community and members of the Grassroots Community Membership Association, Inc. (GCMA), our issues of concern are as follows:

Southwood Plantation Road Lacks Capacity for the Development of the Proposed Land Use Change. The subject property is located between St. Augustine Road, a designated canopy road to its south, and Apalachee Parkway to its north. The property abuts the eastern side of

Southwood Plantation Road, which is a narrow, winding single lane rural road bordered by open ditches.

Southwood Plantation Road provides the sole access to/from Apalachee Parkway and Old St. Augustine Road from the eastern side of the Southwood DRI/PUE. It also provides the sole point of ingress and egress to and from the 240 unit Apalachee Point Apartments, adjacent to the northern boundary of the subject property, as well as other single family residences abutting Southwood Plantation Road. The proposed land use change from Rural to Suburban changes the parcel from the present density of one unit per 10 acres, to a future density of 20 units per acre. Southwood Plantation Road does not have the capacity to safely handle this proposed increase in density for a 129 acre parcel. Even at 8 units per acre, which you represented would be the zoning density sought through rezoning, this single lane rural road neither has the capacity, nor can it safely support, the level of development proposed for this site.

Relocation of Southwood Plantation Road. As a condition of approval of the original Southwood DRI/PUD, St. Joe agreed to redirect future traffic in the DRI off Southwood Plantation Road onto a newly developed internal road system. This new internal road necessitated the creation of a new intersection at St. Augustine Road that will connect the DRI development south of St. Augustine Road, to the future DRI development proposed north of St. Augustine Road. The intersection will be located in an area west of Southwood Plantation Road, that is more central to the DRI. In exchange for the creation of a new intersection that will require significant safety and sight clearing of St. Augustine Road's protected canopy, St. Joe agreed to close the existing intersection at Southwood Plantation and St. Augustine Roads to offset the canopy impacts on the new intersection to the west. (It is our understanding that access to St. Augustine Road from the portion of Southwood Plantation Road south of St. Augustine Road would not be closed in order to maintain the east/west access St. Augustine Road provides to the existing homes abutting Southwood Plantation Road that are not part of the Southwood DRI). It is imperative that the proposed 129 acre land use and zoning change be evaluated for potential impacts this development will have on Southwood Plantation Road, including an assessment of the project based on the closure of access to St. Augustine Road from Southwood Plantation Road. It is also imperative that any land use change, rezoning, or development order issued for the subject parcel be conditioned on the closure of this intersection, in conformity with St. Joe's commitment to offset its new canopy road intersection with the closure.

Density - This 129 acre site now Zoned Rural can have up to 20 units per acre after the changes to the land use map requested. Even if the developer only goes to 8 units per acre, as you stated in our telephone conversation, this could mean up to 1000 or more additional housing units that will be in that development, on a parcel that is itself designated rural, within a much larger area east and south of the site, that is also designated rural. The proposed land use change is incompatible with the area, and inconsistent with the underlying purpose of having designated

the parcel as rural, in recognition of the existing natural systems and ecosystems in the area, and the rural development patterns that presently exists around this site. This is underscored by the fact that a portion of the parcel is located outside the USA boundary.

Urban Services Area – It is my understanding that a portion of the property is not now in the Urban Services Area. Adding this development will add significantly to the Concurrency needs for transportation, sewage, Schools, Fire, etc. Given the thousands of approved residences and commercial development still undeveloped in the Southwood DRI/PUD, all within the the USA, what is the rationale for having to expand the USA to accommodate the change in land use sought by these amendments? It seems piecemeal at the expense of infilling remaining for the existing USA.

Concurrency Requirement for \$10 Million dollars to be paid to the City for Concurrency after Southwood expands or develops north of its current northern most boundary. This 129 acre parcel is proposed to be developed by a subsequent purchaser from the current owner, St. Joe, subject to the approval of the change in land use and zoning. The concurrency deficits and future needs that have been identified in the area are directly the result of the approval of the Southwood DRI/PUD. These deficits will be exacerbated by the approval of the land use change that has been requested for the subject property, and should be assessed and evaluated based on the reality of the deficits existing today, not on the basis of the improvements that may be made in the future when, and if, St. Joe develops the northern portion of the DRI.

We do not want the future developer of the subject parcel to be allowed to offset the impacts of its proposed development on the basis of concurrency improvements that might be made if the Southwood DRI moves forward on the northern portion of the DRI. The proposed project should pay its own fair share for its own impacts independent of any improvements that might occur in the future, just as St. Joe should be required to pay its full \$10 million share of the impacts its DRI will have if it completes its development north of Old St. Augustine Road, irrespective of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

- Ken Goldberg, President, GCMA

511China Berry Lane
Tallahassee, FL 32311
850-567-6225

- Anthony Gaudio

Registered Agent, GCMA
2335 Grassroots Way
Tallahassee, FL 32311
850-528-6350

From: [Chasity OSteen](#)
To: [Jodi Wilkof](#)
Cc: [Rick Minor](#); [Patti Poppell](#); [Emily Bouza](#)
Subject: Re: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes
Date: Saturday, February 26, 2022 7:48:02 AM

Good morning Jodi,

Thank you! We will add them into the record.

Best Regards,
Chas-

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From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Friday, February 25, 2022 5:57:08 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Fw: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes

Chasity -

I am forwarding you this email Rick received consistent with your directions regarding ex parte communications on a pending quasi-judicial matter.

Please advise if anything further we need to do.

Thank you,
Jodi

Jodi Wilkof
Chief of Staff, Leon County Chairman Rick Minor
850/606-5373 - Office
850/491-0192 - Cell
WilkofJ@LeonCountyFL.gov

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From: Anthony Gaudio <agaudio49@gmail.com>
Sent: Friday, February 25, 2022 5:01 PM
To: Akinrinde, Oluwaseyi <Oluwaseyi.Akinrinde@talgov.com>
Cc: 'Ken Goldberg' <kgoldberg7@aol.com>; Hodges, Stephen M <Stephen.Hodges@talgov.com>;

Kristin Dozier <DozierK@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Dailey, John <John.Dailey@talgov.com>

Subject: Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes

Mr. Oluwaseyi , Mr. Hodges, and Commissioners

I am sending this email on behalf of the Grassroots Community with regard to two land use change amendments, LMA 202201 (129.8 acres) and LMA 202203 (173.24 acres), which will be considered by the City's Local Planning Agency on March 1, 2022. The applicant for both projects is D.R. Horton; the landowner is St. Joe Company. The land use amendments also seek concurrent rezonings for the designated properties.

Grassroots community is located between Southwood Plantation and April Roads, along Old St. Augustine Road. We have a number of concerns with both of these projects, which I've briefly outlined below:

1. The projects contain approximately 303 acres. The applications for concurrent rezonings on these parcels seek urban and suburban densities that will allow more than 2,500 residences to be developed in an area of the County that is characterized by rural, low density residential development. With the exception of the April Road parcel abutting Apalachee Parkway, the parcels being considered for rezoning are located outside the City's and County's existing Urban Services Area. The proposed rezonings seek to expand the existing Urban Services Area, notwithstanding the fact that hundreds of undeveloped acres abutting Old St. Augustine Road were already rezoned and approved for development for St. Joe's Southwood DRI. The existence of this significant residential capacity within the USA, in the same general area as the D.R. Horton parcels, undermines the need or rationale for expanding the existing USA boundary to justify these amendments, which are located outside the USA, particularly at the densities and intensities sought.
2. The densities and intensities sought in these rezonings will have significant adverse impacts on Old St. Augustine Road, one of the only designated canopy roads in the County that remains largely intact. As such, Old St. Augustine Road requires special protection when considering any development that will impact the road. The proposed rezoning provides no substantive detail to ensure that the road can, in fact, handle the additional impacts from these rezonings, while ensuring it retains its protected status.
3. Old St. Augustine Road is a single lane, narrow, hilly, winding rural road. It cannot safely and reasonably handle the additional traffic that will result from the proposed rezonings at their proposed densities and intensities. As noted above, the development approvals for the Southwood DRI along Old St. Augustine Road, once developed, will have a significant impact on the capacity of Old St. Augustine Road to handle the additional traffic impacts that will result from the proposed by the D.R. Horton rezonings. If, for safety, capacity, or concurrency requirements, St. Augustine Road will have to be significantly widened or modified because the density or intensity of proposed development necessitates such modifications, it will effectively kill the trees, understory, and habitat that constitutes the canopy protection area, and violate the policies in the comprehensive plan mandating the protection of designated canopy roads.
4. The requirement for the protection of Old St. Augustine Road has been in place for approximately 30 years. Any development proposed along Old St. Augustine Road should be limited to densities and intensities of use that ensures the preservation and protection of the canopy and its protection area. The rezonings that are sought at this time on Southwood Plantation and April Roads do not provide the specific detail for a legitimate assessment of whether the canopy protection requirement can, or will, be met.

For these reasons, it is our suggestion that the concurrent rezoning applications be recommended for denial, or tabled, until such time as the applicant provides the necessary data and detail to fully assess the actual impacts the proposed projects will have on Old St. Augustine Road at the time development is sought. This cannot be done with a rezoning that piggybacks on a land use change. The rezoning should be tied to the application for development order approval. To achieve this end, we suggest that the applicant resubmit its rezoning applications concurrent with its applications for final development order approval so that any issues can be fully fleshed out in advance of, and in coordination with, the project moving forward on the ground.

We would welcome the opportunity to meet with representatives of D.R. Horton, St. Joe, or the City/County to discuss their

proposals to see if we can help facilitate the resolution of these issues. I would be happy to answer any questions you may have.

Thank you for your consideration and time.

Ken Goldberg
kgoldberg7@gmail.com
(850) 567-6225

Anthony Gaudio
Agaudio49@gmail.com
850-528-6350



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www.avast.com

From: [Chasity OSteen](#)
To: [Jodi Wilkof](#); [Rick Minor](#)
Cc: [Emily Bouza](#); [Patti Poppell](#)
Subject: RE: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201
Date: Thursday, June 9, 2022 3:27:58 PM

Good afternoon Jodi,

Thank you for forwarding this ex parte communication for disclosure in advance of the quasi-judicial proceeding. Your assistance is appreciated!

Best Regards,
Chas-

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Thursday, June 9, 2022 2:56 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>
Subject: Fw: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

Chasity -

I am forwarding you this email Rick received, consistent with your directions regarding ex parte communications on a pending quasi-judicial matter.

Please advise if anything further we need to do.

Thank you,
Jodi

Jodi Wilkof

Chief of Staff, Leon County Chairman Rick Minor

850/606-5373 - Office

850/491-0192 - Cell

WilkofJ@LeonCountyFL.gov

Please note that under Florida's Public Records laws, most written communication 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: ROGER PEACE <rcpeace3@embargo.com>

Sent: Thursday, June 9, 2022 2:51 PM

To: Rick Minor <MinorR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>

Cc: grassroots-community <grassroots-community@googlegroups.com>

Subject: Re: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

Dear Commissioners:

Regarding the upcoming meeting on June 14 to discuss rezoning parcels for high density development on Southwood Plantation Road, I along with my neighbors oppose this request. The road does NOT support more traffic for this type of development. This is a rural area and the roads are already too narrow for walkers or bikers and are unsafe for normal speeds. High density housing should be built in areas with adequate roads, sidewalks, and access to bus lines and other existing infrastructure.

Roger Peace
2276 Grassroots Way
Tallahassee, FL 32311

P.S. Please see letter below from Grassroots Community Membership Association.

=====

Re: land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

On behalf of the undersigned, residents in the Grassroots Community and members of the Grassroots Community Membership Association, Inc. (GCMA), our issues of concern are as follows:

Southwood Plantation Road Lacks Capacity for the Development of the Proposed Land Use Change. The subject property is located between St. Augustine Road, a designated canopy road to its south, and Apalachee Parkway to its north. The property abuts the eastern side of Southwood Plantation Road, which is a narrow, winding single lane rural road bordered by open ditches.

Southwood Plantation Road provides the sole access to/from Apalachee Parkway and Old St. Augustine Road from the eastern side of the Southwood DRI/PUE. It also provides the sole point of ingress and egress

to and from the 240 unit Apalachee Point Apartments, adjacent to the northern boundary of the subject property, as well as other single family residences abutting Southwood Plantation Road. The proposed land use change from Rural to Suburban changes the parcel from the present density of one unit per 10 acres, to a future density of 20 units per acre. Southwood Plantation Road does not have the capacity to safely handle this proposed increase in density for a 129 acre parcel. Even at 8 units per acre, which you represented would be the zoning density sought through rezoning, this single lane rural road neither has the capacity, nor can it safely support, the level of development proposed for this site.

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It is imperative that the proposed 129 acre land use and zoning change be evaluated for potential impacts this development will have on Southwood Plantation Road, including an assessment of the project based on the closure of access to St. Augustine Road from Southwood Plantation Road. It is also imperative that any land use change, rezoning, or development order issued for the subject parcel be conditioned on the closure of this intersection, in conformity with St. Joe's commitment to offset its new canopy road intersection with the closure.

Density - This 129 acre site now Zoned Rural can have up to 20 units per acre after the changes to the land use map requested. Even if the developer only goes to 8 units per acre, as you stated in our telephone conversation, this could mean up to 1000 or more additional housing units that will be in that development, on a parcel that is itself designated rural, within a much larger area east and south of the site, that is also designated rural. The proposed land use change is incompatible with the area, and inconsistent with the underlying purpose of having designated the parcel as rural, in recognition of the existing natural systems and ecosystems in the area, and the rural development patterns that presently

exists around this site. This is underscored by the fact that a portion of the parcel is located outside the USA boundary.

Urban Services Area – It is my understanding that a portion of the property is not now in the Urban Services Area. Adding this development will add significantly to the Concurrency needs for transportation, sewage, Schools, Fire, etc. Given the thousands of approved residences and commercial development still undeveloped in the Southwood DRI/PUD, all within the the USA, what is the rationale for having to expand the USA to accommodate the change in land use sought by these amendments? It seems piecemeal at the expense of infilling remaining for the existing USA.

Concurrency Requirement for \$10 Million dollars to be paid to the City for Concurrency after Southwood expands or develops north of its current northern most boundary. This 129 acre parcel is proposed to be developed by a subsequent purchaser from the current owner, St. Joe, subject to the approval of the change in land use and zoning. The concurrency deficits and future needs that have been identified in the area are directly the result of the approval of the Southwood DRI/PUD. These deficits will be exacerbated by the approval of the land use change that has been requested for the subject property, and should be assessed and evaluated based on the reality of the deficits existing today, not on the basis of the improvements that may be made in the future when, and if, St. Joe develops the northern portion of the DRI.

We do not want the future developer of the subject parcel to be allowed to offset the impacts of its proposed development on the basis of concurrency improvements that might be made if the Southwood DRI moves forward on the northern portion of the DRI. The proposed project should pay its own fair share for its own impacts independent of any improvements that might occur in the future, just as St. Joe should be required to pay its full \$10 million share of the impacts its DRI will have if it completes its development north of Old St. Augustine Road, irrespective of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

- Ken Goldberg, President, GCMA

511China Berry Lane

Tallahassee, FL 32311

850-567-6225

- Anthony Gaudio

Registered Agent, GCMA

2335 Grassroots Way

Tallahassee, FL 32311

850-528-6350

From: [Chasity OSteen](#)
To: [Jodi Wilkof](#)
Cc: [Rick Minor](#); [Emily Bouza](#); [Patti Poppell](#)
Subject: RE: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)
Date: Tuesday, January 11, 2022 12:14:46 PM
Attachments: [image001.png](#)

Good afternoon Jodi,

Great, thank you! The CAO will ensure that the communication is made part of the record for the quasi-judicial proceeding.

Best Regards,
Chas-

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Tuesday, January 11, 2022 12:03 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Fw: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

Chasity -

I am forwarding you this email Rick received, consistent with your directions regarding ex parte communications on a pending quasi-judicial matter.

Please advise if anything further we need to do.

Thank you,
Jodi

Jodi Wilkof

Chief of Staff, Leon County Chairman Rick Minor

850/606-5373 - Office

850/491-0192 - Cell

WilkofJ@LeonCountyFL.gov

Please note that under Florida's Public Records laws, most written communication 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: Anthony Gaudio <agaudio49@gmail.com>
Sent: Monday, January 10, 2022 5:26 PM
To: kristendozier@gmail.com <kristendozier@gmail.com>; Rick Minor <MinorR@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>
Cc: Akinrinde, Oluwaseyi <Oluwaseyi.Akinrinde@talgov.com>; 'Ken Goldberg' <kgoldberg7@aol.com>; Hodges, Stephen M <Stephen.Hodges@talgov.com>
Subject: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

Thought you might want to know about this issue. I just found out that there is a similar land use issue on April Road which Grassroots community was not notified about. We will look into this and see if we have additional concerns on that Amendment. Right off the bat one issue that comes to mind is that the Urban services area will need to be extended to large developments to both the East and West of Grassroots Community. Will this mean that eventually Grassroots will become part of the USA? Thanks for your consideration of these two amendments.

Anthony Gaudio
Agaudio49@gmail.com
850-528-6350

From: Anthony Gaudio [<mailto:agaudio49@gmail.com>]
Sent: Monday, January 10, 2022 3:52 PM
To: 'Akinrinde, Oluwaseyi' <Oluwaseyi.Akinrinde@talgov.com>
Cc: 'Jeremy Matlow' <jeremy@jeremymatlow.com>; 'jack@jackfortallahassee.com' <jack@jackfortallahassee.com>; 'curtisrichardson@gmail.com' <curtisrichardson@gmail.com>; 'Ken Goldberg' <kgoldberg7@aol.com>; 'Hodges, Stephen M' <Stephen.Hodges@talgov.com>
Subject: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

Mr. Oluwaseyi and Commissioners

I am following up on our discussion by telephone last week regarding land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

On behalf of the undersigned, residents in the Grassroots Community and members of the Grassroots Community Membership Association, Inc. (GCMA), our issues of concern are as follows:

Southwood Plantation Road Lacks Capacity for the Development of the Proposed Land Use Change. The subject property is located between St. Augustine Road, a designated canopy road to its south, and Apalachee Parkway to its north. The property abuts the eastern side of Southwood Plantation Road, which is a narrow, winding single lane rural road bordered by open ditches.

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It is imperative that the proposed 129 acre land use and zoning change be evaluated for potential impacts this development will have on Southwood Plantation Road, including an assessment of the project based on the closure of access to St. Augustine Road from Southwood Plantation Road. It is also imperative that any land use change, rezoning, or development order issued for the subject parcel be conditioned on the closure of this intersection, in conformity with St. Joe's commitment to offset its new canopy road intersection with the closure.

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Concurrency Requirement for \$10 Million dollars to be paid to

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Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

Ken Goldberg,
President, GCMA
511 China Berry Lane
Tallahassee, FL 32311
850-567-6225

Anthony Gaudio
Registered Agent, GCMA
2335 Grassroots Way
Tallahassee, FL 32311

850-528-6350

cc: Steve Hodges, COT & County Commissioners

From: Akinrinde, Oluwaseyi [<mailto:Oluwaseyi.Akinrinde@talgov.com>]
Sent: Monday, January 10, 2022 9:59 AM
To: agaudio49@gmail.com
Cc: Mohrman, Melinda <Melinda.Mohrman@talgov.com>
Subject: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

Anthony,

I'm sending you this e-mail in response to your voicemail on Friday. You can send your comments and concerns here.

Also, to further expatiate on our conversation last week, Comprehensive Plan amendments are named after the access road to the subject property. For example, the amendment LMA202203 is called the Southwood Plantation Road amendment because the subject property is located on Southwood Plantation Road and has no relationship with the Southwood Development PUD.

I documented our previous phone conversation and will present this and your additional concerns to the Board of County Commissioners for their consideration at the upcoming workshop and public hearings. You can find the dates for those meetings on the mailing notice that you received and at the website link provided below. The website link will also provide more information about this amendment and other Comprehensive Plan amendments as it becomes available, including the staff reports that provide greater detail about each amendment. The staff reports should be posted online towards the end of the month.

Thank you very much for your participation in this process.

[Planning | Comprehensive Plan | 2022 Comprehensive Plan Amendment Cycle | PLACE \(talgov.com\)](#)

[Planning | Comprehensive Plan | 2022 Comprehensive Plan Amendment Cycle | PLACE](#)

The official website of the City of Tallahassee, Florida, a city which remembers its past while focusing on the future – a vibrant capital city: fostering a strong sense of community, cherishing our beautiful, natural environment, and ensuring economic opportunities for all our citizens.

www.talgov.com

Regards,

Oluwaseyi Akinrinde

Planner I | Comprehensive Planning

Tallahassee-Leon County Planning Dept.

Frenchtown Renaissance Center, Third Floor

435 N Macomb St.

Tallahassee FL, 32309

850.891.6412 • oluwaseyi.akinrinde@talgov.com

Description: JUST-PLN



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



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: [Rayshell Holmes](#)
To: [Patti Poppell](#)
Subject: FW: DR Horton Amendments
Date: Monday, June 13, 2022 3:03:27 PM

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

From: web_team@leoncountyfl.gov <web_team@leoncountyfl.gov>
Sent: Saturday, June 11, 2022 4:44 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Rayshell Holmes <HolmesR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Gary Zirin <ZirinG@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Sinclair Yoshikawa <yoshikawas@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Kellie Sirmons <SirmonsKe@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Chauncy Haynes <HaynesC@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Kyle Frost <FrostK@leoncountyfl.gov>
Cc: Bill Simpson <SimpsonBi@leoncountyfl.gov>; Stephanie Holloway <HollowayS@leoncountyfl.gov>
Subject: DR Horton Amendments

FROM:"Ann Dunan <anndunan@gmail.com>

<https://www.drhorton.com/>

I have NO confidence that any builder as large as this really gives a shit about the land, where it is, what environment is nearby or within the property, the real quality of construction. They would hire a local company or two, and buy some local resources... after they negotiate very cheap prices.... which usually denote poorer quality.Â But can local contractors, people who live here, compete with them?Â Or must they accept the cheap deals to stay alive.Â I wonder who takes home the bigger paychecks?

Keep North Florida construction with mostly North Florida construction businesses.Â Give nearby businesses and people the real work! Not this kiss ass kind of dance.Â And be sure to ck them out before you hire!Â Make sure that they DO understand the land, locations, what is beneath the land (like fresh water sources that become springs, rivers, lakes etc.Â NOT drains for sewage, gas stations, crud from roads ... grass lawns, and their assortedÂ chemicals for green carpets, hedges, landscaping... at the expense of local plants, trees and wildlife.Â Â

Do you really want to live in a cookie cutter, middle class neighborhood that is little more than the 1950's- 60's subdivisions?

I sure dont!
Ann Dunan

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

From: [Bill Proctor](#)
To: [Patti Poppell](#)
Subject: Fw: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201
Date: Monday, June 13, 2022 3:05:57 PM

From: Carrie Gaudio <carriekgaudio@gmail.com>
Sent: Friday, June 10, 2022 10:16 AM
To: Rick Minor <MinorR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>
Cc: Grassroots <grassroots-community@googlegroups.com>
Subject: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

Dear Commissioners:

I have had the fortune of growing up in and living most of my adult life in Grassroots Community off of Old Saint Augustine Road. I now have the pleasure of raising my own child here and am even more committed to ensuring this remains a safe place to live. I know that you, as our commissioners, hold this commitment as well. Regarding the upcoming meeting on June 14th to discuss rezoning parcels for high density development on Southwood Plantation Road: I, along with my neighbors, adamantly oppose this request. The existing infrastructure will not support this type of development and I urge you to consider the needs of the existing residents of this area and address these infrastructure requirements prior to moving forward with any high density development nearby. Inadequate roadways and other infrastructure is a safety issue, and as a parent, I am deeply concerned.

Thank you so much,

Carrie Gaudio
2347 Grassroots Way
Tallahassee, FL 32311

For background, please see letter below from Grassroots Community Membership Association:

Re: land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

On behalf of the undersigned, residents in the Grassroots Community and members of the Grassroots Community Membership Association, Inc. (GCMA), our issues of concern are as follows:

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of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

- Ken Goldberg, President, GCMA

511 China Berry Lane

Tallahassee, FL 32311

850-567-6225

- Anthony Gaudio

Registered Agent, GCMA

2335 Grassroots Way

Tallahassee, FL 32311

850-528-6350

From: [Bill Proctor](#)
To: [Patti Poppell](#)
Subject: Fw: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201
Date: Monday, June 13, 2022 3:08:00 PM

From: ROGER PEACE <rcpeace3@embarqmail.com>
Sent: Thursday, June 9, 2022 2:51 PM
To: Rick Minor <MinorR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>
Cc: grassroots-community <grassroots-community@googlegroups.com>
Subject: Re: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

Dear Commissioners:

Regarding the upcoming meeting on June 14 to discuss rezoning parcels for high density development on Southwood Plantation Road, I along with my neighbors oppose this request. The road does NOT support more traffic for this type of development. This is a rural area and the roads are already too narrow for walkers or bikers and are unsafe for normal speeds. High density housing should be built in areas with adequate roads, sidewalks, and access to bus lines and other existing infrastructure.

Roger Peace
2276 Grassroots Way
Tallahassee, FL 32311

P.S. Please see letter below from Grassroots Community Membership Association.

=====

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conversation, this could mean up to 1000 or more additional housing units that will be in that development, on a parcel that is itself designated rural, within a much larger area east and south of the site, that is also designated rural. The proposed land use change is incompatible with the area, and inconsistent with the underlying purpose of having designated the parcel as rural, in recognition of the existing natural systems and ecosystems in the area, and the rural development patterns that presently exists around this site. This is underscored by the fact that a portion of the parcel is located outside the USA boundary.

Urban Services Area – It is my understanding that a portion of the property is not now in the Urban Services Area. Adding this development will add significantly to the Concurrency needs for transportation, sewage, Schools, Fire, etc. Given the thousands of approved residences and commercial development still undeveloped in the Southwood DRI/PUD, all within the the USA, what is the rationale for having to expand the USA to accommodate the change in land use sought by these amendments? It seems piecemeal at the expense of infilling remaining for the existing USA.

Concurrency Requirement for \$10 Million dollars to be paid to the City for Concurrency after Southwood expands or develops north of its current northern most boundary. This 129 acre parcel is proposed to be developed by a subsequent purchaser from the current owner, St. Joe, subject to the approval of the change in land use and zoning. The concurrency deficits and future needs that have been identified in the area are directly the result of the approval of the Southwood DRI/PUD. These deficits will be exacerbated by the approval of the land use change that has been requested for the subject property, and should be assessed and evaluated based on the reality of the deficits existing today, not on the basis of the improvements that may be made in the future when, and if, St. Joe develops the northern portion of the DRI.

We do not want the future developer of the subject parcel to be allowed to offset the impacts of its proposed development on the basis of concurrency improvements that might be made if the Southwood DRI moves forward on the northern portion of the DRI. The proposed project should pay its own fair share for its own impacts independent of any improvements that might occur in the future, just as St. Joe should be required to pay its full \$10 million share of the impacts its DRI will have if it completes its development north of Old St. Augustine Road, irrespective of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

- Ken Goldberg, President, GCMA

511 China Berry Lane

Tallahassee, FL 32311

850-567-6225

- Anthony Gaudio

Registered Agent, GCMA

2335 Grassroots Way

Tallahassee, FL 32311

850-528-6350

From: [Kyle Frost](#)
To: [Emily Bouza](#)
Subject: Ex Parte
Date: Monday, June 13, 2022 1:27:42 PM
Attachments: [ATN Comments on Comp Plan Amendments for June 14th meeting.eml](#)
[DR Horton Amendments.eml](#)
[image001.png](#)

Hi Emily,

Thank you for the call regarding the upcoming quasi-judicial items. I've attached 2 ex parte emails that I don't believe we've sent in yet. If we had, apologies for any duplicates. Please let me know if there's anything more we can provide.

Best,



Kyle Frost
Commissioner Aide
Leon County Commissioner Brian Welch, District 4
301 South Monroe Street | Tallahassee, FL 32301
(850) 606-5374 /work | (850) 841-0679 /cell
FrostK@leoncountyfl.gov | [Follow us online](#)

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From: [Kathy McGuire](#)
To: [Mayor John Dailey](#); [Jeremy Matlow](#); [Porter, Jack](#); [Richardson, Curtis](#); [Dianne Williams-Cox](#); [Rick Minor](#); [Nick Maddox](#); welchb@leoncountyfl.gov; DozierK@leoncountyfl.gov; ProctorB@leoncountyfl.gov; cummingsC@leoncountyfl.gov; [White, Artie](#); [Mohrman, Melinda](#)
Subject: ATN Comments on Comp Plan Amendments for June 14th meeting
Date: Friday, June 10, 2022 1:57:56 PM
Attachments: [ATN Horton Comp Plan Amendment Remarks 6-10-22.pdf](#)

The portal to submit public comments for the June 14th meeting is not available on the website, so the Alliance of Tallahassee Neighborhoods is hereby submitting these comments, for the record, to you individually.

Kathy McGuire, Chair
Alliance of Tallahassee Neighborhoods



June 10, 2022

The Alliance of Tallahassee Neighborhoods (ATN) is requesting denial for Text Amendment LTA 2022-01, and Large-Scale Map Amendments LMA 2022-01, 2022-02, and 2022-03.

Action on these amendments should be denied or delayed until these analyses are completed.
The information staff has supplied in support of Approval is inadequate.

Staff does not provide vital analyses and data in support of their recommendation for approval of these amendments, including:

- A. Population growth/available developable land inside the USA,
- B. Roadway capacity, and
- C. Costs to the public to provide infrastructure and services

[LTA 2022-01](#) Text Amendment – Urban Services Area (USA) Expansion

Current Owner – St. Joe

Applicant – D. R. Horton

3 parcels:

- 134.9 acres Northeast quadrant: Old St. Augustine Road and April Road
- 62.0 acres Intersection Capital Circle Southwest and Woodville Highway
- 107.8 acres Between Apalachee Parkway and Old St. Augustine Road

ATN requests Denial.

These amendments are inconsistent with several comprehensive plan Land Use policies. Adoption of them violates the fundamental Land Use Plan criterion of not approving expansion of the USA until there is inadequate developable land to accommodate 90 % of the projected population in the Plan timeframe (20 years). Prior to the Welaunee USA expansion, Dr. Pam Hall's analysis showed there was still more than sufficient land available. Post Welaunee there is likely enough developable land already inside the USA for the next 45 years. Staff cites the governing formula, but provides no data to support the need for expansion.

Other Land Use plan policies about containing urban sprawl, maintaining the rural character of land outside the USA, and provision of adequate infrastructure are not met on these parcels.

[LMA 2022-01](#) 2022-02 2022-03 Large- Scale Map Amendments

Current Owner – St. Joe

Applicant – D. R. Horton

3 parcels:

01 - April Road Old St. Augustine Road	174 acres	Rural & Suburban to R3
02 - Woodville Highway	154 acres	PUD & Rural to Suburban
03 - Southwood Plantation	129.85 acres	Rural to Suburban

ATN requests Denial.

This is a mixed group of parcels-- some inside the city and inside the USA, some partially inside the USA, some in the City's Water & Sewer territory, others without water and sewer. Some of these parcels are covered in the Text Amendment (USA Expansion). They should not have been grouped as if the same Plan policies apply equally to all. This grouping causes confusion and gives the impression that all of them satisfy relevant Plan policies.

The Amendments which require expansion of the USA Boundary should be removed from consideration in the Map Amendment, as discussed above.

The remaining ones when evaluated on availability of essential infrastructure fail the test. Staff references available roadway access while ignoring other considerations, such as ack of water and sewer to some parcels.

There are existing Plan policies about containing urban sprawl and maintaining Rural properties for agriculture, silviculture, and associated uses with very low density residential allowed - 1 du/10 acres. These amendments prematurely open large acreage for development with higher density sprawled residential and commercial uses.

From: web_team@leoncountyfl.gov
To: proctorb@leoncountyfl.gov; holmesr@leoncountyfl.gov; DozierK@leoncountyfl.gov; ziring@leoncountyfl.gov; maddoxn@leoncountyfl.gov; YoshikawaS@leoncountyfl.gov; jacksonj@leoncountyfl.gov; sirmonske@leoncountyfl.gov; minorrr@leoncountyfl.gov; wilkofj@leoncountyfl.gov; cummingsc@leoncountyfl.gov; haynesc@leoncountyfl.gov; welchb@leoncountyfl.gov; frostk@leoncountyfl.gov
Cc: simpsonbi@leoncountyfl.gov; holloways@leoncountyfl.gov
Subject: DR Horton Amendments
Date: Saturday, June 11, 2022 4:44:17 PM

FROM:"Ann Dunan <anndunan@gmail.com>

<https://www.drhorton.com/>

I have NO confidence that any builder as large as this really gives a shit about the land, where it is, what environment is nearby or within the property, the real quality of construction. They would hire a local company or two, and buy some local resources... after they negotiate very cheap prices.... which usually denote poorer quality.Â But can local contractors, people who live here, compete with them?Â Or must they accept the cheap deals to stay alive.Â I wonder who takes home the bigger paychecks?

Keep North Florida construction with mostly North Florida construction businesses.Â Give nearby businesses and people the real work! Not this kiss ass kind of dance.Â And be sure to ck them out before you hire!Â Make sure that they DO understand the land, locations, what is beneath the land (like fresh water sources that become springs, rivers, lakes etc.Â NOT drains for sewage, gas stations, crud from roads ... grass lawns, and their assortedÂ chemicals for green carpets, hedges, landscaping... at the expense of local plants, trees and wildlife.Â Â

Do you really want to live in a cookie cutter, middle class neighborhood that is little more than the 1950's- 60's subdivisions?

I sure dont!
Ann Dunan

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

From: [Chasity OSteen](#)
To: [Kyle Frost](#)
Cc: [Emily Bouza](#); [Patti Poppell](#)
Subject: FW: Quasi-Judicial - Southwood Plantation Road and April Road
Date: Tuesday, January 11, 2022 11:57:00 AM
Attachments: [Re Comments and Concerns on Proposed Southwood Plantation Road \(LMA202203\).msg](#)
[image001.png](#)
[Comments and Concerns on Proposed Southwood Plantation Road \(LMA202203\).msg](#)

Good morning Kyle,

Thank you for forwarding these communications! The CAO will ensure that the communications are made part of the record for the quasi-judicial proceeding.

Best Regards,
Chas-

From: Kyle Frost <FrostK@leoncountyfl.gov>
Sent: Tuesday, January 11, 2022 10:29 AM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: Quasi-Judicial - Southwood Plantation Road and April Road

Good morning Chasity,

We recently received the attached two emails that reference the Southwood Plantation Road and April Road projects and thought I should forward them as they are on the list of quasi-judicial projects.

Thanks!



Kyle Frost
Commissioner Aide
Leon County Commissioner Brian Welch
301 South Monroe Street
Tallahassee, FL 32301
(850) 606-5374 /work | (850) 841-0679 /cell
FrostK@leoncountyfl.gov | [Join our newsletter](#)

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From: [Akinrinde, Oluwaseyi](#)
To: [Anthony Gaudio](#); kristendozier@gmail.com; [Rick Minor](#); [Brian Welch](#)
Cc: ["Ken Goldberg"](#); [Hodges, Stephen M](#); [Mohrman, Melinda](#)
Subject: Re: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)
Date: Monday, January 10, 2022 6:22:02 PM
Attachments: [image001.png](#)

Mr. Anthony,

The notice for the proposed amendments was sent to homeowners within one thousand feet of the subject site. The April Road amendment is LMA202201 which you itemized in your concerns, and you can find more information about the amendment on the [website](#) I shared with you previously. In the case of the April Road amendment, a portion of the subject site is already in the Urban Services Area, and there is a concurrent application to add the portion outside the USA. However, each application is treated accordingly, and developments will go through this similar process to analyze the current Future Land Use and zoning before consideration for addition to the USA. Also, parcels added to the USA already have a portion inside the USA or share a boundary with the USA, amongst other requirements.

I hope this clarifies your question, and do not hesitate to let us know if you have further questions and concerns.

Thank you for your participation in this process.

Regards,

Oluwaseyi Akinrinde

Planner I | Comprehensive Planning

Tallahassee-Leon County Planning Dept.

Frenchtown Renaissance Center, Third Floor

435 N Macomb St.

Tallahassee FL, 32309

850.891.6412 • oluwaseyi.akinrinde@talgov.com

Description: JUST-PLN



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

From: Anthony Gaudio <agaudio49@gmail.com>

Sent: Monday, January 10, 2022 5:26:56 PM

To: kristendozier@gmail.com <kristendozier@gmail.com>; [Rick Minor](mailto:Rick.Minor@leoncountyfl.gov) <MinorR@leoncountyfl.gov>; [Brian Welch](mailto:Brian.Welch@leoncountyfl.gov) <WelchB@leoncountyfl.gov>

Cc: [Akinrinde, Oluwaseyi](mailto:Akinrinde.Oluwaseyi@talgov.com) <Akinrinde.Oluwaseyi@talgov.com>; 'Ken Goldberg'

<kgoldberg7@aol.com>; Hodges, Stephen M <Stephen.Hodges@talgov.com>

Subject: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

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

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

Thought you might want to know about this issue. I just found out that there is a similar land use issue on April Road which Grassroots community was not notified about. We will look into this and see if we have additional concerns on that Amendment. Right off the bat one issue that comes to mind is that the Urban services area will need to be extended to large developments to both the East and West of Grassroots Community. Will this mean that eventually Grassroots will become part of the USA? Thanks for your consideration of these two amendments.

Anthony Gaudio
Agaudio49@gmail.com
850-528-6350

From: Anthony Gaudio [mailto:agaudio49@gmail.com]

Sent: Monday, January 10, 2022 3:52 PM

To: 'Akinrinde, Oluwaseyi' <Oluwaseyi.Akinrinde@talgov.com>

Cc: 'Jeremy Matlow' <jeremy@jeremymatlow.com>; 'jack@jackfortallahassee.com' <jack@jackfortallahassee.com>; 'curtisrichardson@gmail.com' <curtisrichardson@gmail.com>; 'Ken Goldberg' <kgoldberg7@aol.com>; 'Hodges, Stephen M' <Stephen.Hodges@talgov.com>

Subject: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

Mr. Oluwasey and Commisioners

I am following up on our discussion by telephone last week regarding land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

On behalf of the undersigned, residents in the Grassroots Community and members of the Grassroots Community Membership Association, Inc. (GCMA), our issues of concern are as follows:

Southwood Plantation Road Lacks Capacity for the

Development of the Proposed Land Use Change. The subject property is located between St. Augustine Road, a designated canopy road to its south, and Apalachee Parkway to its north. The property abuts the eastern side of Southwood Plantation Road, which is a narrow, winding single lane rural road bordered by open ditches.

Southwood Plantation Road provides the sole access to/from Apalachee Parkway and Old St. Augustine Road from the eastern side of the Southwood DRI/PUE. It also provides the sole point of ingress and egress to and from the 240 unit Apalachee Point Apartments, adjacent to the northern boundary of the subject property, as well as other single family residences abutting Southwood Plantation Road. The proposed land use change from Rural to Suburban changes the parcel from the present density of one unit per 10 acres, to a future density of 20 units per acre. Southwood Plantation Road does not have the capacity to safely handle this proposed increase in density for a 129 acre parcel. Even at 8 units per acre, which you represented would be the zoning density sought through rezoning, this single lane rural road neither has the capacity, nor can it safely support, the level of development proposed for this site.

Relocation of Southwood Plantation Road. As a condition of approval of the original Southwood DRI/PUD, St. Joe agreed to redirect future traffic in the DRI off Southwood Plantation Road onto a newly developed internal road system. This new internal road necessitated the creation of a new intersection at St. Augustine Road that will connect the DRI development south of St. Augustine Road, to the future DRI development proposed north of St. Augustine Road. The intersection will be located in an area west of Southwood Plantation Road, that is more central to the DRI. In exchange for the creation of a new intersection that will require significant safety and sight clearing of St. Augustine Road's protected canopy, St. Joe agreed to close the existing intersection at Southwood Plantation and St. Augustine Roads to offset the canopy impacts on the new intersection to the west. (It is our understanding that access to St. Augustine Road from the portion of Southwood Plantation Road south of St. Augustine Road would not be closed in order to maintain the east/west access St. Augustine Road provides to the existing homes abutting Southwood Plantation Road that

are not part of the Southwood DRI).

It is imperative that the proposed 129 acre land use and zoning change be evaluated for potential impacts this development will have on Southwood Plantation Road, including an assessment of the project based on the closure of access to St. Augustine Road from Southwood Plantation Road. It is also imperative that any land use change, rezoning, or development order issued for the subject parcel be conditioned on the closure of this intersection, in conformity with St. Joe's commitment to offset its new canopy road intersection with the closure.

Density - This 129 acre site now Zoned Rural can have up to 20 units per acre after the changes to the land use map requested. Even if the developer only goes to 8 units per acre, as you stated in our telephone conversation, this could mean up to 1000 or more additional housing units that will be in that development, on a parcel that is itself designated rural, within a much larger area east and south of the site, that is also designated rural. The proposed land use change is incompatible with the area, and inconsistent with the underlying purpose of having designated the parcel as rural, in recognition of the existing natural systems and ecosystems in the area, and the rural development patterns that presently exists around this site. This is underscored by the fact that a portion of the parcel is located outside the USA boundary.

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Concurrency Requirement for \$10 Million dollars to be paid to the City for Concurrency after Southwood expands or develops north of its current northern most boundary. This 129 acre parcel is

proposed to be developed by a subsequent purchaser from the current owner, St. Joe, subject to the approval of the change in land use and zoning. The concurrency deficits and future needs that have been identified in the area are directly the result of the approval of the Southwood DRI/PUD. These deficits will be exacerbated by the approval of the land use change that has been requested for the subject property, and should be assessed and evaluated based on the reality of the deficits existing today, not on the basis of the improvements that may be made in the future when, and if, St. Joe develops the northern portion of the DRI.

We do not want the future developer of the subject parcel to be allowed to offset the impacts of its proposed development on the basis of concurrency improvements that might be made if the Southwood DRI moves forward on the northern portion of the DRI. The proposed project should pay its own fair share for its own impacts independent of any improvements that might occur in the future, just as St. Joe should be required to pay its full \$10 million share of the impacts its DRI will have if it completes its development north of Old St. Augustine Road, irrespective of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

Ken Goldberg,
President, GCMA
511 China Berry Lane
Tallahassee, FL 32311
850-567-6225

Anthony Gaudio
Registered Agent, GCMA
2335 Grassroots Way
Tallahassee, FL 32311
850-528-6350

cc: Steve Hodges, COT & County Commissioners

From: Akinrinde, Oluwaseyi [<mailto:Oluwaseyi.Akinrinde@talgov.com>]
Sent: Monday, January 10, 2022 9:59 AM
To: agaudio49@gmail.com
Cc: Mohrman, Melinda <Melinda.Mohrman@talgov.com>
Subject: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

Anthony,

I'm sending you this e-mail in response to your voicemail on Friday. You can send your comments and concerns here.

Also, to further expatiate on our conversation last week, Comprehensive Plan amendments are named after the access road to the subject property. For example, the amendment LMA202203 is called the Southwood Plantation Road amendment because the subject property is located on Southwood Plantation Road and has no relationship with the Southwood Development PUD.

I documented our previous phone conversation and will present this and your additional concerns to the Board of County Commissioners for their consideration at the upcoming workshop and public hearings. You can find the dates for those meetings on the mailing notice that you received and at the website link provided below. The website link will also provide more information about this amendment and other Comprehensive Plan amendments as it becomes available, including the staff reports that provide greater detail about each amendment. The staff reports should be posted online towards the end of the month.

Thank you very much for your participation in this process.

[Planning | Comprehensive Plan | 2022 Comprehensive Plan Amendment Cycle | PLACE \(talgov.com\)](#)

[Planning | Comprehensive Plan | 2022 Comprehensive Plan Amendment Cycle | PLACE](#)

The official website of the City of Tallahassee, Florida, a city which remembers its past while focusing on the future – a vibrant capital city: fostering a strong sense of community, cherishing our beautiful, natural environment, and ensuring economic opportunities for all our citizens.

www.talgov.com

Regards,

Oluwaseyi Akinrinde

Planner I | Comprehensive Planning

Tallahassee-Leon County Planning Dept.
Frenchtown Renaissance Center, Third Floor
435 N Macomb St.
Tallahassee FL, 32309

850.891.6412 • oluwaseyi.akinrinde@talgov.com

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www.avast.com

From: [Anthony Gaudio](#)
To: kristendozier@gmail.com; [Rick Minor](#); [Brian Welch](#)
Cc: [Akinrinde, Oluwaseyi](#); ["Ken Goldberg"](#); [Hodges, Stephen M](#)
Subject: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)
Date: Monday, January 10, 2022 5:27:04 PM
Attachments: [image001.png](#)

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Sent: Monday, January 10, 2022 3:52 PM
To: 'Akinrinde, Oluwaseyi' <Oluwaseyi.Akinrinde@talgov.com>
Cc: 'Jeremy Matlow' <jeremy@jeremymatlow.com>; 'jack@jackfortallahassee.com' <jack@jackfortallahassee.com>; 'curtisrichardson@gmail.com' <curtisrichardson@gmail.com>; 'Ken Goldberg' <kgoldberg7@aol.com>; 'Hodges, Stephen M' <Stephen.Hodges@talgov.com>
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2335 Grassroots Way
Tallahassee, FL 32311
850-528-6350

cc: Steve Hodges, COT & County Commissioners

From: Akinrinde, Oluwaseyi [<mailto:Oluwaseyi.Akinrinde@talgov.com>]
Sent: Monday, January 10, 2022 9:59 AM
To: agaudio49@gmail.com
Cc: Mohrman, Melinda <Melinda.Mohrman@talgov.com>
Subject: Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

Anthony,

I'm sending you this e-mail in response to your voicemail on Friday. You can send your comments and concerns here.

Also, to further expatiate on our conversation last week, Comprehensive Plan amendments are named after the access road to the subject property. For example, the amendment LMA202203 is called the Southwood Plantation Road amendment because the subject property is located on Southwood Plantation Road and has no relationship with the Southwood Development PUD.

I documented our previous phone conversation and will present this and your additional concerns to the Board of County Commissioners for their consideration at the upcoming workshop and public hearings. You can find the dates for those meetings on the mailing notice that you received and at the website link provided below. The website link will also provide more information about this amendment and other Comprehensive Plan amendments as it becomes available, including the staff reports that provide greater detail about each amendment. The staff reports should be posted online towards the end of the month.

Thank you very much for your participation in this process.

[Planning | Comprehensive Plan | 2022 Comprehensive Plan Amendment Cycle | PLACE \(talgov.com\)](#)

[Planning | Comprehensive Plan | 2022 Comprehensive Plan Amendment Cycle | PLACE](#)

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www.talgov.com

Regards,

Oluwaseyi Akinrinde

Planner I | Comprehensive Planning

Tallahassee-Leon County Planning Dept.
Frenchtown Renaissance Center, Third Floor
435 N Macomb St.
Tallahassee FL, 32309

850.891.6412 • oluwaseyi.akinrinde@talgov.com

Description: JUST-PLN



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From: [Chasity OSteen](#)
To: [Kyle Frost](#)
Cc: [Emily Bouza](#); [Patti Poppell](#)
Subject: RE: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201
Date: Thursday, June 9, 2022 3:28:49 PM
Attachments: [image001.png](#)

Good afternoon Kyle,

Thank you for forwarding this ex parte communication for disclosure in advance of the quasi-judicial proceeding. Your assistance is appreciated!

Best Regards,
Chas-

From: Kyle Frost <FrostK@leoncountyfl.gov>
Sent: Thursday, June 9, 2022 3:10 PM
To: Chasity OSteen <osteenc@leoncountyfl.gov>
Subject: FW: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

Hi Chasity,

I wanted to forward this email as it references an upcoming quasi-judicial item.

Thanks,



Kyle Frost
Commissioner Aide
Leon County Commissioner Brian Welch, District 4
301 South Monroe Street | Tallahassee, FL 32301
(850) 606-5374 /work | (850) 841-0679 /cell
FrostK@leoncountyfl.gov | [Follow us online](#)

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From: ROGER PEACE <rcpeace3@embarqmail.com>
Sent: Thursday, June 9, 2022 2:51 PM
To: Rick Minor <MinorR@leoncountyfl.gov>; Kristin Dozier <DozierK@leoncountyfl.gov>; Nick

Maddox <MaddoxN@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Jimbo Jackson <JacksonJ@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>

Cc: grassroots-community <grassroots-community@googlegroups.com>

Subject: Re: OPPOSE request for rezoning on Southwood Plantation Road-LMA202203 and LTA202201

Dear Commissioners:

Regarding the upcoming meeting on June 14 to discuss rezoning parcels for high density development on Southwood Plantation Road, I along with my neighbors oppose this request. The road does NOT support more traffic for this type of development. This is a rural area and the roads are already too narrow for walkers or bikers and are unsafe for normal speeds. High density housing should be built in areas with adequate roads, sidewalks, and access to bus lines and other existing infrastructure.

Roger Peace
2276 Grassroots Way
Tallahassee, FL 32311

P.S. Please see letter below from Grassroots Community Membership Association.

=====

Re: land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

On behalf of the undersigned, residents in the Grassroots Community and members of the Grassroots Community Membership Association, Inc. (GCMA), our issues of concern are as follows:

Southwood Plantation Road Lacks Capacity for the Development of the Proposed Land Use Change. The subject property is located between St. Augustine Road, a designated canopy road to its south, and Apalachee Parkway to its north. The property abuts the eastern side of Southwood Plantation Road, which is a narrow, winding single lane rural road bordered by open ditches.

Southwood Plantation Road provides the sole access to/from Apalachee Parkway and Old St. Augustine Road from the eastern side of the Southwood DRI/PUE. It also provides the sole point of ingress and egress to and from the 240 unit Apalachee Point Apartments, adjacent to the northern boundary of the subject property, as well as other single family

residences abutting Southwood Plantation Road. The proposed land use change from Rural to Suburban changes the parcel from the present density of one unit per 10 acres, to a future density of 20 units per acre. Southwood Plantation Road does not have the capacity to safely handle this proposed increase in density for a 129 acre parcel. Even at 8 units per acre, which you represented would be the zoning density sought through rezoning, this single lane rural road neither has the capacity, nor can it safely support, the level of development proposed for this site.

Relocation of Southwood Plantation Road. As a condition of approval of the original Southwood DRI/PUD, St. Joe agreed to redirect future traffic in the DRI off Southwood Plantation Road onto a newly developed internal road system. This new internal road necessitated the creation of a new intersection at St. Augustine Road that will connect the DRI development south of St. Augustine Road, to the future DRI development proposed north of St. Augustine Road. The intersection will be located in an area west of Southwood Plantation Road, that is more central to the DRI. In exchange for the creation of a new intersection that will require significant safety and sight clearing of St. Augustine Road's protected canopy, St. Joe agreed to close the existing intersection at Southwood Plantation and St. Augustine Roads to offset the canopy impacts on the new intersection to the west. (It is our understanding that access to St. Augustine Road from the portion of Southwood Plantation Road south of St. Augustine Road would not be closed in order to maintain the east/west access St. Augustine Road provides to the existing homes abutting Southwood Plantation Road that are not part of the Southwood DRI).

It is imperative that the proposed 129 acre land use and zoning change be evaluated for potential impacts this development will have on Southwood Plantation Road, including an assessment of the project based on the closure of access to St. Augustine Road from Southwood Plantation Road. It is also imperative that any land use change, rezoning, or development order issued for the subject parcel be conditioned on the closure of this intersection, in conformity with St. Joe's commitment to offset its new canopy road intersection with the closure.

Density - This 129 acre site now Zoned Rural can have up to 20 units per acre after the changes to the land use map requested. Even if the developer only goes to 8 units per acre, as you stated in our telephone conversation, this could mean up to 1000 or more additional housing units that will be in that development, on a parcel that is itself designated rural, within a much larger area east and south of the site, that is also designated rural. The proposed land use change is incompatible with the area, and inconsistent with the underlying purpose of having designated the parcel as rural, in recognition of the existing natural systems and ecosystems in the area, and the rural development patterns that presently exists around this site. This is underscored by the fact that a portion of the parcel is located outside the USA boundary.

Urban Services Area – It is my understanding that a portion of the property is not now in the Urban Services Area. Adding this development will add significantly to the Concurrency needs for transportation, sewage, Schools, Fire, etc. Given the thousands of approved residences and commercial development still undeveloped in the Southwood DRI/PUD, all within the the USA, what is the rationale for having to expand the USA to accommodate the change in land use sought by these amendments? It seems piecemeal at the expense of infilling remaining for the existing USA.

Concurrency Requirement for \$10 Million dollars to be paid to the City for Concurrency after Southwood expands or develops north of its current northern most boundary. This 129 acre parcel is proposed to be developed by a subsequent purchaser from the current owner, St. Joe, subject to the approval of the change in land use and zoning. The concurrency deficits and future needs that have been identified in the area are directly the result of the approval of the Southwood DRI/PUD. These deficits will be exacerbated by the approval of the land use change that has been requested for the subject property, and should be assessed and evaluated based on the reality of the deficits existing today, not on the basis of the improvements that may be made in the future when, and if, St. Joe develops the northern portion of the DRI.

We do not want the future developer of the subject parcel to be allowed to offset the impacts of its proposed development on the basis of concurrency improvements that might be made if the Southwood DRI moves forward on the northern portion of the DRI. The proposed project should pay its own fair share for its own impacts independent of any improvements that might occur in the future, just as St. Joe should be required to pay its full \$10 million share of the impacts its DRI will have if it completes its development north of Old St. Augustine Road, irrespective of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

- Ken Goldberg, President, GCMA

511China Berry Lane

Tallahassee, FL 32311

850-567-6225

- Anthony Gaudio

Registered Agent, GCMA

2335 Grassroots Way

Tallahassee, FL 32311

850-528-6350